

Spring-Summer 2026

# Kent Countryside *Voice*

**Ton up!**

**CPRE celebrates  
100 years**

**Hedgerow Heroes**

Giving the unsung stars of the rural landscape a helping hand

**Talking Green**

Countryside (and just a little politics) with the former Deputy Prime Minister

100  
YEARS



Campaign to Protect  
Rural England  
Kent



#HedgerowHeroes



The countryside charity  
Kent

# Hedgerow Heroes



Kent Countryside Partnership  
**COUNTRYSIDE**  
Protect. Restore. Enjoy.

Nell Griffiths... flying the flag  
Cover: Kimberley Daws, aged six, digs hedges

# CONTENTS

Spring-Summer 2026



**4**  
DIRECTOR'S REPORT

**15**  
BIG COUNTRYSIDE DAY

**24-25**  
LOCAL PLANS OVERVIEW

**5-8**  
HEDGEROW HEROES

**16-19**  
FIRST RESERVE

**26-29**  
AROUND THE DISTRICTS

**9**  
CHAIRMAN'S UPDATE

**20-21**  
NPPF

**30**  
LEGACIES

**10-13**  
THE GREEN AGENDA

**22**  
VICKY ELLIS

**31**  
GIFT OF MEMBERSHIP

**14**  
ALEX HILLS

**23**  
LOVE YOUR COUNTRYSIDE DAY

*contact us*

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



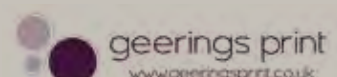
[www.cprekent.org.uk](http://www.cprekent.org.uk)

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 in any way. 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.

Director  
Planning team

Andrea Griffiths [andrea.griffiths@cprekent.org.uk](mailto:andrea.griffiths@cprekent.org.uk)  
Julie Davies [julie.davies@cprekent.org.uk](mailto:julie.davies@cprekent.org.uk)  
Richard Thompson [richard.thompson@cprekent.org.uk](mailto:richard.thompson@cprekent.org.uk)  
David Mairs [david.mairs@cprekent.org.uk](mailto:david.mairs@cprekent.org.uk)  
Belinda Lamb [belinda.lamb@cprekent.org.uk](mailto:belinda.lamb@cprekent.org.uk)

Campaigns and PR Manager  
Office Manager





Andrea Griffiths

# Director's Report

**The Campaign to Protect Rural England marks 100 years in 2026. One hundred years of fighting for the rights of our rural communities, heritage and the countryside, to preserve it and keep it safe for future generations.**

From the birth of the Green Belt in 1935, the National Parks and Access to the Countryside Act in 1945 (which created National Parks and Public Rights of Way and gave equal protection to Areas of Outstanding Natural Beauty - now National Landscapes) to kickstarting the Keep Britain Tidy campaign and much more, the charity certainly got off to a flying start with new designations and policy.

It did not stop there, of course. Jump forward to more recent times and the charity has been involved in all sorts of landscape-saving projects - from raising awareness of plastic pollution and climate change, stopping pylons sprawling over designated landscapes and embedding energy-efficiency standards into planning requirements to campaigning for our dark skies.

We continue to fight for proper affordable housing, brownfield sites rather than green fields for development and energy infrastructure to be in the most suitable places to safeguard important habitats and landscapes (such as rooftops for solar). We continue to highlight our vulnerable farmland and food security and to demand a strategic planning system delivered properly for the benefit of all.

The charity has a 'parish to parliament' approach, with our national office working to influence policy, such as the National Planning Policy Framework, and local branches feeding into those consultations while also fighting local threats - and many threats there are.

The Kent team are non-stop and I would like to give them all well-deserved acknowledgements. The knowledge and skills constantly demonstrated by our planners Richard and Julie and our PR manager, David, are second to none. Our office manager, Belinda, is new to the team, but she has hit the ground running, already ensuring everything in the background is running as smoothly as possible.

Many thanks also to our supportive board of trustees, especially to Christine Drury and Ben Moorhead, who have

both been enormously helpful during the recent transitional period, when we said goodbye to long-standing trustees and a member of staff.

So... after 100 years of fighting to preserve our countryside and rural areas, where are we now?

Well, through no fault of our own, sadly it feels like the need for CPRE has never been stronger.

The government seems determined to rewind and rescind the hard work of countless groups and positive policy in the name of growth and development, incorrectly pursuing the rhetoric that nature and wildlife are to blame for slow progress.

The government continues to enforce unsustainable and undeliverable housing targets on local authorities, thereby benefiting the big builders every step of the way without truly addressing affordability or acknowledging the importance of our natural areas and wildlife.

Now too we have seen the introduction of the 'grey belt' concept, which, due to deliberate loopholes, is resulting in important Green Belt areas being chipped away at and undermined.

The threats come not just from housing targets but energy infrastructure, too. All of this is of course much needed and CPRE has never been anti-development, but we are seeing plans for solar farms sprawled across our most productive farmland and iconic landscapes such as Romney Marsh, together with converter stations such as that proposed in National Grid's Sea Link project, in wholly unsuitable locations like Minster Marshes, a scheme that will decimate Pegwell Bay and parts of the last remaining marshland in the area.

So... with these threats, which coincidentally come with the desire for maximum profit being prioritised over best practice or strategy, plus the constant attempt to undermine efforts and reverse positive future-proofing policy, our work at CPRE has never been more vital.

Threats never go away, they just change over time... and the fight for our countryside, which can't fight for itself, goes on. ■





# HAPPY DAYS WITH HEDGEROW HEROES

**Andrea Griffiths**, CPRE Kent director, celebrates our branch taking on a project that puts the accent wholly on the positive

**I have always had an unquenchable passion for trees - and smaller trees in hedgerows are no exception. I think hedgerows are the unsung heroes of the countryside, playing so many vital roles.**

From butterflies to bats and dormice to dunnocks, hedgerows provide homes and food for wildlife and offer vital green corridors that help animals move between sites. This helps reduce habitat fragmentation, reconnecting our countryside and landscape.

Hedgerows support a vast number of creatures, including many farmland birds and rarer protected species. They sequester carbon and so help to fight climate change. They reduce flooding and purify water, improving its quality. Being made up of a dense collection of trees, they improve air quality. They are vital for reducing soil loss and maintaining and improving soil health and they act as a natural green barrier, keeping livestock in and helping to improve biosecurity.

As well as the ecosystem services they provide, there are also strong historical and cultural links to hedgerows, too. Did you know that springtime hawthorn blossom, collected often from local hedgerows, was the original wedding confetti and the traditional blossom to decorate maypoles?

Hedgerows have always played a key part in giving our countryside its unique character.

With the services they provide, their blossom and berries, what's not to like about these seasonally-changing natural powerhouses?

Well, given how hedgerows have been treated in England in the last few decades, you'd be forgiven for dismissing their importance. They have been massively overlooked and taken for granted. Hedgerows, to be fair, need to be maintained by human intervention to reach their full potential, so people perhaps have overlooked the myriad of vital services they provide.

We know from aerial photographs that hedgerow cover did not change much between the late 1800s and the 1940s. However, between the 1950s and 1975, mainly due to agricultural practices changing, the loss of hedgerows across England was nothing short of shocking. The decline has continued. Hedgerow surveying indicated that there was more than 500,000 kilometres of managed hedgerow in England in 1984 but by 2007 (a mere 23 years later) more than 100,000km had been lost!

We are now more aware of the importance of hedgerows, but it was only in 1997 that the first legal protection for them was introduced. After a long campaign by CPRE, the Hedgerow Regulations were created, which finally gave some hedgerows the designation of 'important'. Unfortunately, we still find that many hedgerows are cast aside (like many other natural features) if the perceived overriding public good of a ▶



It must be Hedgelines Day at Clayhanger Hall, near Canterbury! (Jasper Maberly)



The bare necessities for the job...



Hedge-laying on the Folkestone Downs (White Cliffs Countryside Partnership)

development demands the space. Fences are arguably easier to maintain, too, and one of the biggest threats now comes from new roads, especially along the edges of existing and new settlements.

Sadly, many of the hedges that remain have been managed poorly, or not at all. An overgrown hedge does not provide as secure a habit for wildlife as a managed one. A hedge trimmed too frequently might die prematurely. Both these scenarios can cause gappy hedges that no longer keep back livestock or provide a continuous corridor for wildlife. In addition, if historically unmanaged, much more management, and therefore time, is needed to restore them to their full glory. In this scenario, sadly some people decided it was easier to remove them.

To address the hedgerow horror of the last 50-plus years, in 2020 CPRE launched the Hedgerow Heroes project with an overall aim to plant and/or rejuvenate 100 miles of hedgerow across England before the end of this, our centenary year. In this time, via externally sourced and distributed funds, the national team have been supporting county CPRE branches with planting and restoration projects. CPRE Kent took part for the first time in Phase 5: 2025-26.

Lorraine Ray, Hedgerow Heroes project management officer for the national CPRE team, brings together all the branches

involved. She said: "With 13 counties now taking part, it's no small task... but it's an exciting one. Collecting statistics and data is a crucial part of the project, helping us demonstrate real impact on the ground.

"We work hard behind the scenes to secure funding and make sure the project runs well. The enthusiasm and positive feedback from volunteers, partners and landowners highlight just how much this project means to people. We're so glad that CPRE Kent have joined us this season."

In 2025-26, across England the 13 involved counties collectively planned to plant and/or rejuvenate 26 miles of hedgerow. Of this, CPRE Kent had 2.5 miles (3,998 metres). That might not sound like much for the whole county, but that distance equates to almost 20,000 trees - and that was just for Kent alone this year.

CPRE Kent put a shout-out for sites in spring last year and we were inundated with potential hedgerow locations. Our funding bid was submitted and we were delighted to be awarded the funds to proceed and have concluded by working across 20 sites this year.

Working in partnership with Countryside Management Partnership teams, sites were visited and assessed, landowner agreements signed, dates set, risk assessments written, trees and materials ordered and volunteers recruited.



We did encounter some potential issues (deer pressure, for example), which took our target down to 3,998m (2.5 miles). Nonetheless, the project went swimmingly, with fantastic partnerships and community and volunteer involvement. Working together in this way resulted in us beating the target and planting or restoring more than 5,200m (3.2 miles).

Hedgerows are not just brilliant for our wildlife and countryside; they are good for people, too. There is so much evidence on how spending time outdoors in nature is good for our mental as well as physical well-being and the feedback from the volunteers who have been involved with Hedgerow Heroes this winter has reflected this. Meeting others, being outdoors, helping to create spaces for wildlife, doing something meaningful and learning a traditional craft were all among the answers given when people were asked why they had enjoyed taking part.

From our youngest volunteer (Kimberley, aged six) to one of our oldest (Adrian, 82), we have had hundreds of people volunteering in Kent alone. It's been a wonderful turn-out of people from all walks of life and ages.

Included were members of Scout and youth groups, corporate teams, members of staff from councils and long-standing conservation volunteers working with the Countryside Management Partnership teams. Some were planting trees

for the first time, while some had been doing it for years. All were welcome and all enjoyed the experience, saying they would recommend it to others.

CPRE staff also got involved, both members of the national team and from Kent.

Martin Collett, a national CPRE trustee, joined one of the task days with his colleagues from English Rural. "Days like this remind me why the work of organisations like English Rural and CPRE matters. There's huge power in local action, strong communities and a shared belief in a sustainable future," he said after a very wet and muddy February day.

And after helping plant some 200 metres of hedgerow near Faversham with the Medway Swale Estuary Partnership, CPRE Kent's own David Mairs said: "We're a positive bunch at CPRE Kent, but it might not always seem that way as we so often find ourselves in an adversarial system fighting for the countryside.

"So it's heartening just now and again to get out and do something unequivocally beneficial for the county's landscape, nature and people - and joining our Hedgerow Heroes in the lovely village of Eastling for a morning's planting just before Christmas gave me a real lift away from what can sometimes feel like a constant struggle. Become a Hedgerow Hero - it makes you feel good." ▶



We can work it out!  
(Medway Swale Estuary Partnership)



The fruits of their labours... Preston Farm, Shoreham  
(North West Kent Countryside Partnership)



From little whips mighty hedges grow

We have also worked with other volunteer groups such as Trees for Farms, Grow 19 and Youngwilders, the latter a youth-led conservation organisation empowering younger people to undertake practical conservation activities. Alongside Kentish Stour Countryside Partnership and CPRE Kent staff, volunteers with Youngwilders helped complete the planting of a hedge at a site north-east of Canterbury on what is now known as Hedgentines Day, February 21st.

They say the pen is mightier than the sword and we at CPRE Kent spend much of our time fighting with planning, policy... and pens. As such, it made a nice change to temporarily have spades in hand and dirt around our fingers. For me, coming from a countryside management and ecological background, rather than one of policy or planning, it has been a more familiar place and it was nice to be out and about again (despite the rain and wind).

The project has allowed CPRE Kent to engage with new partners and audiences and via highlighting our work to more people we have gained many new supporters. We have also, of course, planted and/or rejuvenated 3.2 miles of hedgerow across the county, increasing habitat for wildlife and reducing fragmentation while also helping people get outside, learn new skills, make new friends and connect with nature.

We dearly hope to repeat the project at new sites and with

new contacts in the winter of 2026-27. Until then, many thanks to our Hedgerow Hero volunteers, to our partners at the Countryside Management Partnership teams, to CPRE national and of course the Hedgerow Hero funders. ■





# Chairman's Update

## Ben Moorhead

A hundred years of CPRE... will there still be a countryside in another hundred?

**It is quite hard to imagine that there are alive today people who were alive when CPRE hatched from its chrysalis on December 7, 1926, a lively creature with a broadly single purpose to protect the countryside, that would spawn into further regional creations, including our own CPRE Kent in 1929.**

Generally, CPRE remains as relevant today - indeed more relevant as the threats have mushroomed - as in 1926, when threats comprised things like the postwar building boom (including bungalows and shacks) and roads and cars. All this was done under the auspices of Sir Patrick Abercrombie, a leading planner and architect who served as the inaugural honorary secretary of the then-Council for the Preservation of Rural England. Its main purpose was to promote rural planning and to protect the countryside for public benefit.

It is harder still to imagine 100 years later the threats posed to the countryside. Even Sir Patrick could not have contemplated these. Perhaps the only distinction now in the structure is the powerful network of 43 branches, sharing common goals, that cover all of England's counties. All but two of these are independent charities.

Within these structures lie deeply active district committees - the very lifeblood of countryside protection and other spurs

covering important areas like transport, environment and ancient monuments. We salute all of our own who go into combat, who have an eye for detail and keep a watching brief.

In 1926, as today, threats were also driven by architectural eyesores, the destruction of nature and the loss of hedgerows, trees and rural scenery due to development. On top of this, there is the intrusion of unsightly pylons and the industrialisation of the countryside that today we see echoed in industrial-scale mega solar schemes. Tourism also had an impact in the last century but perhaps less so today.

Abercrombie helped bring about planning legislation into a codified set of rules. Sadly, there are always ways to get around or bend the rules or to use them to your advantage.

In the more modern world, CPRE Kent, rather than taking direct action in every case, seek to influence planning policy. CPRE National was assisted by our own Richard Thompson in shaping the response to the new NPPF (National Planning Policy Framework) changes. Discussing policy will be even more relevant when Kent's local-government reorganisation and devolution is finally settled.

So have we protected the countryside? I believe yes.

Though we may walk less down a familiar path or way because it has been damaged by man's intrusion, though we may not be

so often greeted by the gatekeeper butterfly at the gate or rarely behold the brilliant brimstone, the harbinger of spring, or the call of the cuckoo in May, these absences are often created by land-use methods rather than habitat loss or development per se or even global warming.

This requires strong governmental intervention and significant financial support and incentives, which were once promised but are now very lacking. Governments have other priorities, and often not the welfare of the natural world.

CPRE Kent are always evolving. With the rotation, retirement and departure of trustees and changes in the team we remain well placed to meet our challenges and to deliver our strategy. We have recently welcomed Belinda Lamb as administrator and Sharen Cain for financial and accounting support. We wish them very well. Former director Hilary Newport, who is known to most of you, is joining as a trustee. She is a formidable strength with great knowledge and understanding of the countryside and its history.

Old colleagues Mike Moore, Rod Muir and Vicky Ellis are no longer with the charity and we extend very great thanks to them for their long service and work.

I thank Andrea and all the team, the trustees, all the district chairs and committees for their unstinting efforts over the winter and for their support in protecting Kent towards the next 100 years. ■

The gatekeeper... not around so often to greet us these days (David Mairs)





# THE GREEN AGENDA

Having served as First Secretary of State, a role that doubles as Deputy Prime Minister, **Damian Green** has experienced this country's increasingly complex political scene at the highest level. He is also a trustee with CPRE Kent, so who better to cast a light on the place that the countryside commands in the corridors of power? He talks to **David Mairs** about life after Westminster, how we might have greater lobbying impact and the need for politicians to be a little more careful on social media...

**The brutal scrum of politics isn't for everyone... but for some folk it can represent life's highest calling, so when in July 2024 a combination of boundary changes and Labour's landslide victory in the general election brought down the curtain on Damian Green's high-achieving Westminster career it might be assumed the gap left behind was difficult to bridge. How much was he missing it?**

"Less than I thought I would, partly because of the political situation right now and partly because it's very tough for the remaining Conservative MPs. I did wonder that, having been there for 27 years, I had become institutionalised and wouldn't be able to cope with the freedom, but it hasn't proved to be that way.

"I've managed to do a number of things since I stopped being a parliamentarian and had the luxury of only doing things I'm interested in."

Nevertheless, he keeps in touch with today's political scene, "watching all the relevant political programmes, reading the political press and so on, while I have friends who are still actively involved". For his part, he is involved with Prosper UK, a centre-right organisation, "which is the wing I was always on".

While Conservative MP for Ashford, Damian witnessed the extraordinary levels of housebuilding in the town while at the same time representing an otherwise largely rural

constituency. All taken together, perhaps the road to this charity was always an obvious one.

"I got involved through my parliamentary activity - a couple of us were interested in protecting the county's countryside and I regularly talked to CPRE Kent. I became involved and came along every so often. When I stopped being a parliamentarian, I was asked to become a trustee and was delighted to accept.

"I was pleased to discover that Kent was the largest branch of CPRE and doing positive things rather than simply opposing this or opposing that - Hedgerow Heroes is a current example of that. I'm very keen that we don't just act as a nimby organisation that's anti-housing or anti-economic growth."

So how do we get more involved with the public debate?

"We have to decide what we talk about and how we talk about it. We need more supporters, while we also need to get out and do more, with grassroots action, picking battles and saying something interesting about them.

"There's the use of new media or social media. I draw from my days in politics - none of the old ways such as TV, radio, newspapers, newsletters and so on have gone away, but we need to be constantly active on the big social-media channels - this ought to be transforming life for pressure groups. It is, though, easy to be bad on social media, as many politicians could testify!



'I have a particular fondness for King's Wood, which is quiet, relaxing and a fabulous place to enjoy the beauty of Kent' (Julie Davies)

"If you want to be mass influencers, you need a strong presence on social media. X is a bit of a cesspit, but Instagram and Facebook are relatively safe spaces where people who only rarely engage in public debate will go. However much you might dislike it, you've got to be everywhere. You're talking to more people on Facebook - there will be people who strongly agree with you and people who strongly disagree, but there will be others who don't hold a strong position."

CPRE Kent would of course like to see the countryside and its protection command greater prominence among our policymakers, but, as ever, that is easier said than done.

"It's never top of the political agenda for anyone," says Damian. "My first parliament was dominated by [Labour Deputy Prime Minister] John Prescott, who demanded that Ashford double in size. I was very much against that as large swathes of farmland would have disappeared.

"You always need to plan in a way that people accept. From the 90s I've been arguing that it's better to have a steady trickle of houses in every village so people can stay in the places they grew up in and close to their parents, which is what people tell us they want. It's less controversial than losing those 200 acres that you've loved looking at all your life and are now gone.

"There are some huge areas of urban land that can be utilised for housing - the rail industry has always been a culprit in this regard, with buildings and land around stations left derelict.

"You can find much of the land you need for housing largely in urban areas - if cities need big numbers, build them in the cities, not least because this is where the market wants them. There aren't enough homes for people in the cities, but people want to stay there - it makes life better for them and they don't have to commute long distances every day."

For the most part, we steer clear of party politics in our conversation, but I can't help but ask if there is a marked difference between the current Labour administration and his in relation to countryside protection.

"There have always been more Conservatives than Labour politicians representing rural seats, so they're likely to be more sympathetic to the countryside. Even if I had not been interested anyway, I would have to have been interested given the seat I was representing.

"But now there are more rural Labour MPs - to the extent there is a Labour Rural Research Group - and the government has been forced into a U-turn [on inheritance tax] as those MPs did not want to alienate the farming community. I'm particularly confident that we would not have made that mistake.

"What is common to government of all stripes is that we don't build enough houses. The Whitehall solution is that this is down to nimby councils representing people who don't want any housing in their area and that the power should be taken away from them - that certainly wasn't my experience at Ashford, ▶



which has seen many houses go up. The problem is that the way planning permissions work means developers can landbank and not build on those planning permissions, which can last for years. It's not good enough simply to put down a strip of concrete without any houses. We can't blame the developers as of course they're looking to make a profit and they're not going to build when prices are low.

"Large parts of Kent have been built up as commuter towns - this is doubly frustrating, as we've seen in Ashford, where the average house price is 10 times local wages, meaning the only people who can afford to buy are from London. It's unsatisfactory all round - not just for local people, but the lives of people having to move out of the city would be better, while there's added strain on the transport system.

"There has to be a grip on London, parts of which would benefit from housing development, while we need imaginative transport solutions, for example extension of the Docklands Light Railway."

### Standard methodology

It was during a Conservative administration, in 2017, that Communities Secretary Sajid Javid introduced what has come to be known as the standard methodology for calculating housing need - a piece of legislation that, it is fair to say, has garnered more than its share of criticism for not considering local circumstances and nuances while demanding housing numbers that simply can't be met. In retrospect, would Damian have done things differently regarding planning? Perhaps a more strategic approach?

"Planning has to be done both strategically and, more importantly, bottom up. The role of government should be to set up the framework, with planners working within that framework, along with more local control than the current system allows.

"I was one of a group of MPs lobbying Michael Gove [then Communities Secretary] for time-limited planning permissions – and, to be fair, he listened. In the short term, it's the biggest single thing a government could do to build houses."

Looking back, getting on for two years after leaving the fray, did Damian leave with any unfinished business?

"A *huge* amount of unfinished business," he stresses. "The issue of social care has still not been gripped by any party over 30 years, but more locally the amount of time we've discussed the M20 gungeing up whenever there's an issue at Dover or during any holiday period is a national shame. The amount of time it takes getting things done is unconscionable.

"That's why we have national government, to get these things done. There's the joint feeling that we don't protect our countryside

well enough and we don't build enough houses. They seem opposites, but it's more symptomatic of this feeling that Britain doesn't work anymore.

"It's a big challenge for all the major political parties that you can actually get things done and you have the political will to do so. People disapprove of you if you keep saying you're going to do something and then fail to do it. Whether people agreed with them or not, both Margaret Thatcher and Tony Blair did what they said they were going to do and they earned respect for that."

We have in power an administration that has been accused of waging war on the countryside and the natural environment. Many who love rural England feel a sense of despair, but Damian gives an indication of how those of us who battle on, whether individually or as part of an organisation, can make some impact.

"You need a coherent argument and to be able to demonstrate you have widespread support. Every individual is powerful every four or five years, when they get to vote. Politicians do listen - they know when they're not popular.

"There are any number of lobbyists who urge spending more on this, that or the other, but where you can have a message is to say this won't cost money but you can protect the countryside and build the necessary houses. To get through to politicians, talk to them in a way that is practical, strong and unceasing. When lobbying, give a practical, sensible message and make it clear that you're speaking for a large number of people.

"From the other side, not many people think about politics all the time, but if they think you as a party will be better for their area than the other lot then they might vote for you."

It might be an open goal but, when asked if he has grown to love his adopted county, Damian responds with genuine enthusiasm.

"Absolutely! It's been a huge blessing. I had no connection to Ashford or Kent when I stood here as a candidate, but I grew to love Kent very quickly. I have a particular fondness for King's Wood, which is quiet, relaxing and a fabulous place to enjoy the beauty of Kent.

"I love the coast. It's one of the benefits of living in Kent that, wherever you are in the county, you're essentially close to the coast.

But we do of course face particular challenges...

"We can't change those - it's just geography. We're the main point of contact across the Channel - that's a blessing in terms of the economy but a problem in terms of transport.

"We're a bit of land between London and the Continent and the practicalities, with no one big centre, make it quite difficult to attract people to the NHS, for example. We have a big but diffused population and for the coastal hospitals in one direction their only patients are fish - east Kent has three hospitals that should be larger than they are."

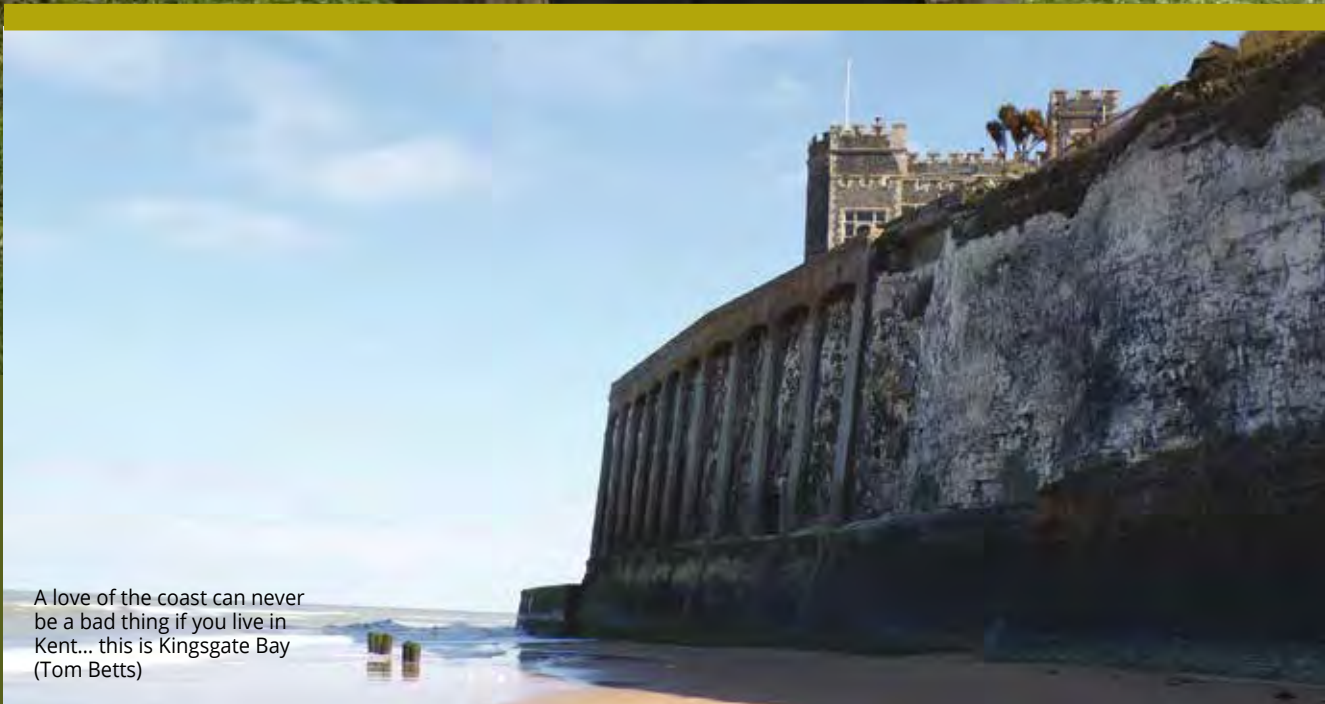
And finally, in such times of political uncertainty, when seemingly anything can happen, might we expect Damian to make a comeback?

"No! I've done my stint."

More time for CPRE Kent, then... ■



Since stopping being a parliamentarian, Damian Green has 'had the luxury of only doing things I'm interested in'



A love of the coast can never be a bad thing if you live in Kent... this is Kingsgate Bay (Tom Betts)

The highways and byways of north-west Kent were Alex's beloved cycling territory

# WITH THE PASSING OF ALEX HILLS, CPRE KENT HAVE LOST A CHAMPION AND A FRIEND

Countryside campaigner had a love of the outdoors and wildlife that knew no bounds



**Last autumn, CPRE Kent lost one of our most passionate and determined campaigners with the death of Alex Hills.**

Alex was the chairman of our Gravesham committee, which had only been re-established a little over six years ago thanks to the enthusiasm and commitment of Alex and his colleagues in north-west Kent.

How he found the time for another demanding role was anyone's guess - his enthusiasm and love of the outdoors and wildlife knew no bounds as he shared his talents with other groups such as Cycling UK and the West Kent Badger Group, where he was a committee member.

Alex was a leading force in many campaigns ranging from the fight to save the Swanscombe peninsula from the ravages of a theme park to becoming one of Thames Crossing Action Group's most active and knowledgeable members. Indeed, he became the go-to man for local TV and radio when, as it so often was, the saga of the proposed Lower Thames Crossing was featured in the news.

In June last year, Alex received national recognition for his volunteer work with CPRE Kent when we learnt during Volunteers' Week that he had been chosen for the Everyday Excellence Award.

The national CPRE website said at the time: "Alex has had to overcome enormous challenges and knock backs over the years yet even in the face of adversity he continues to serve the countryside and support CPRE Kent with positivity. He is a true inspiration to us all."

Andrea Griffiths, CPRE Kent director, added: "In August last year, Alex was diagnosed with cancer, but he somehow continued to work as much as he could, continuing to attend meetings and keeping up to speed with the LTC and other campaigns, even during a 25-day stay in hospital and the initial two months' recovery!"

"In short, Alex is a powerhouse and has been invaluable to CPRE Kent and other organisations. He is wholly deserving of his award and CPRE Kent are most grateful to him."

Tragically, that cancer was to take Alex's life way before his time and he passed on Saturday, October 25, at the age of 61.

It was a measure of his impact on people, organisations and causes across the county that so many were present for his funeral, held in November at Thames View Crematorium, near Shorne.

CPRE Kent, the county's countryside and its wildlife have lost a champion and a friend. We will miss him. ■



# BIG COUNTRYSIDE DAY

Sunday, April 19

Lydd Community Hall  
Manor Road, Romney Marsh TN29 9HU

10am to 3pm

As part of the Community Planning Alliance's Day of Action, groups and communities across the UK will be shouting about nature, parks and green spaces.

Join Hands off our Marsh and CPRE Kent for an informative and fun day in Lydd.

This will be a social event with lots of information and activities plus timed talks by local experts. Learn how you can get more involved and active during the Day of Action and demonstrate how important nature is.



A full list of the organisations involved and the presentations will be available soon.  
Email either [info@cprekent.org.uk](mailto:info@cprekent.org.uk) or [info@handsoffourmarsh.org](mailto:info@handsoffourmarsh.org) for information.

White admiral is an increasingly regular sight in the area (David Mairs)

# First reserve



## Kent has a new National Nature Reserve and it's one that is likely to change the way we approach such high-profile sites, reports David Mairs

**The announcement in May last year that Kent was to get a new National Nature Reserve was, to this unashamed nature nerd at least, exciting news. Having enjoyed for so many years such county gems as Sandwich and Pegwell Bay, Stodmarsh, The Swale and Wye NNRs, I looked forward to another brilliant site for nature being bought, protected and enhanced for perpetuity. When the facts became clearer, however, I couldn't help but feel a little underwhelmed...**

The designation of the North Kent Woods and Downs NNR didn't confer added protections; nowhere was being bought by government agency Natural England, as might once have been the case; and there didn't appear to be any worthwhile money targeted at developing the 'reserve' for wildlife conservation... was it simply a National Nature Reserve in name only with real little benefit for the nature within said reserve?

This was the eighth in the King's Series of National Nature Reserves, a statement from the Department for Environment, Food & Rural Affairs (Defra) declaring that the wider project "will leave a lasting public legacy for people and nature by creating or extending 25 National Nature Reserves by 2027". Fine but empty words, or could we expect something of genuine value?

Able to quell my angst no longer, I travelled to Shorne Woods Country Park to meet the county council's Tim Bell, who was instrumental in the creation of the NNR, and his colleague Kate Boorman, head of country parks & partnerships.

Given my reservations about the project, the conversation could have got off to an awkward start, but Bell was immediately understanding.

"We felt the same way - we needed to be convinced," he said.

"When Nick Johannsen of the Kent Downs National Landscape team came to us with the idea of the NNR in early 2023, we had an idea of what the right thing was for this area, but there had been no concerted effort to work on anything. We needed someone or something to facilitate the key elements, and thankfully National Highways [think Lower Thames Crossing]

funding gave us that ability, while there was big support from Natural England.

"Site meetings were held on almost every relevant part of the proposed NNR - of course there were different agendas involving a range of people and partnerships. Those meetings would determine whether it was a goer. We were not at all sure that it was the right pathway, but Natural England pointed us in the right direction."

Such elements as a climate-resilience strategy and management and grazing regimes needed to be in place for designation to be won, but key to everything was working together on access, community engagement, habitat connectivity and future funding opportunities.

"The NNR adds another layer to National Landscape designation," said Bell. "This is a nationally important landscape with a diverse array of habitat and wildlife that needs protecting. Across this landscape are 2,000 ancient or veteran trees - an internationally important figure - and NNR status gives us the forum to work on all of this. It would not happen otherwise."

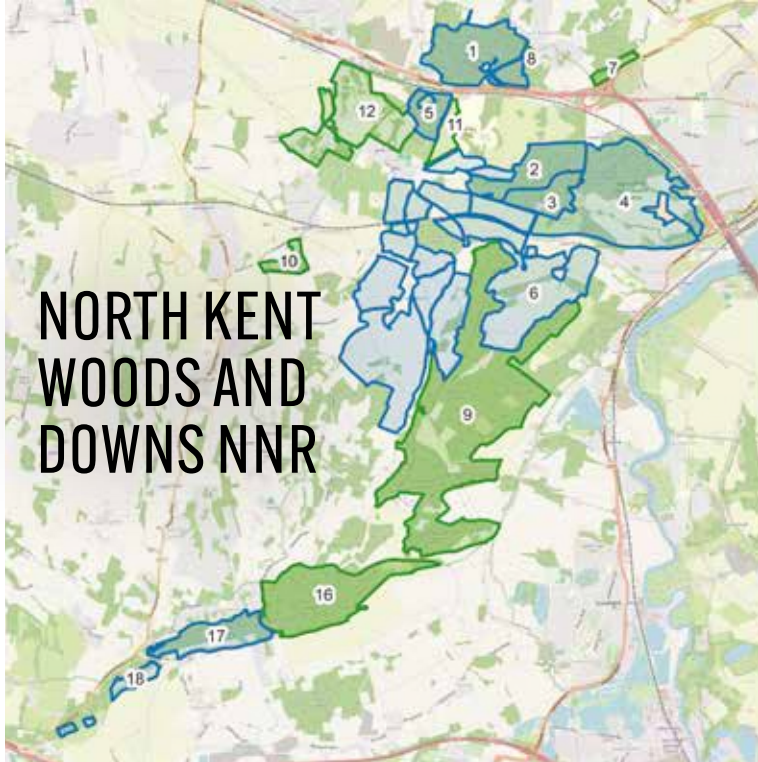
Boorman took up the theme: "The NNR provides the platform for the conversation - we can talk about it and raise funds, helping bring recognition and the stamp of approval that this is somewhere special. NNR status gives us leverage with other bodies.

"To protect an area, people need to know about it and value it - to have a connection. It enables more people from across our diverse community to learn and experience the area. We can act as a mouthpiece for it.

"The county council hosts the team, facilitates marketing, employs staff and provides the financial and HR framework. Our role is to embed people as part of the process - there's a big level of engagement you wouldn't otherwise see.

"Where you live is important and you've got to look after things. In future we'll be taking the NNR into the community. The benefit is that whereas SSSIs [Sites of Special Scientific





1. Shorne Woods Country Park
2. Cobham Woods
3. The 'Leisure Plots'
4. Ranscombe Farm
5. Ashenbank Wood
6. Silverhand Estate
7. Crabbles Bottom
8. Shorne Common Rough
9. Holborough Woodlands
10. Camer Park
11. West Park
12. Jeskyns Community Woodland
13. Birling Estate
14. Trosley Country Park
15. Wrotham Water



Interest] relate to specifically designated sites, the NNR is on an inclusive landscape scale and can include participants within it. It's a blanket."

"The intention is to connect reserves with the landscape, working with everyone within that landscape," said Bell. "We can make a big difference through the NNR designation."

Linked by the Darnley Trail and North Downs Way from Wrotham Water and Trosley Country Park in the west to Shorne in the north, North Kent Woods and Downs is the first NNR to introduce both core and affiliate partners.

The six core partners - the county council, National Trust, Plantlife, non-vineyard areas of the Silverhand Estate, The Woodland Trust and West Kent Downs Countryside Trust - all of which must be approved by Natural England, are committed to the long-term conservation of the NNR and managing sites to high environmental standards. Where possible, they will enhance them.

Keeping the status quo is the minimum - the focus is essentially on optimising what they have for nature, while they can work together on such concerns as antisocial behaviour.

Affiliate partners, meanwhile, support the wider vision, even if their sites are not managed primarily for nature conservation. These number the Birling Estate, Forestry England, Gravesham Borough Council, Shorne Parish Council and Tarmac.

There are some 1,744 acres of core partnership land - when the affiliate sites are included, the reserve area grows to a shade over 3,330 acres.

"The joy for us is being in on things at the outset," said Bell. "You've got to keep everyone talking - keep it sustainable. The buy-in has been phenomenal and we've got every key partner in the area involved."

This is also the first NNR to include a vineyard, with the aim of demonstrating how conservation can work alongside land management and business. Planted woodlands are not new to NNRs, but the vineyard, part of the affiliated land at the Silverhand

Estate, is a unique feature and expected to serve as a model for future NNRs, showing how environmental and commercial interests can be balanced.

Otherwise, key habitats include wood pasture, chalk grassland, ancient woodland, sweet-chestnut coppice, lowland meadow, arable fields and ponds.

We can't talk about the North Kent Woods and Downs NNR without referencing the huge number of people in the wider vicinity - some eight million within 35 minutes' travel, to be specific. As much as nature reserves are about wildlife, particularly in areas such as this they also have to be about people. Some 400,000 visit Shorne and Trosley country parks over the course of a year, for example.

"For an NNR to be appreciated, there has to be accessibility," said Boorman. "For example, changing-places toilets attract people - everyone can use them. We've got that here at Shorne and we've just secured Defra funding for one at Trosley. A safe beginner experience in the NNR is at a country park and we promote access to certain points. There are quieter places, but country parks take the hit.

"There are the obvious mental-health benefits of fresh air, trees and so on. Kids coming out of London are mesmerised - many of them had only ever seen a plane tree before coming here.

"But you can still come to this NNR and if you don't want to see anyone you can do that."

And then there's heritage, with some 200 records from the NNR on the Kent Historic Environment Record.

"It's good to connect people with their local history," said Boorman. "They might be able to look back on, say, their grandparents' work in the area. We make sure these memories include heritage as well as nature and help install a love and understanding in the children.

"There are also volunteering and training opportunities - countryside-skills training is in collapse, with places closing down wherever you look. But you name it, there's something here, at whatever level you want."



Pulling them in... the Shorne Woods pony (Kent County Council)



Some 2,000 ancient or veteran trees enhance the NNR landscape (Kent County Council)

And that, of course, includes an array of wildlife that lifts the North Kent Woods and Downs NNR way above the ordinary. The largest known colony of broad-leaved cudweed in the country and what is thought to be the UK's only native population of corncockle are among the standouts, although lady, musk and man orchids provide the glam for those with even the slightest interest in plants.

White-letter hairstreak, Adonis blue, silver-washed fritillary and white admiral star in a superb assortment of butterflies, while scarce moths include liquorice piercer and straw belle (don't they have such great names!).

Birders might hope to see lesser spotted woodpecker or hawfinch - both now difficult to catch up with in the county; common (in truth very far from common) toad, great crested newt and adder feature in the reserve's list of amphibians and reptiles; and hazel dormouse and harvest mouse have strong populations. Perhaps a shade more esoteric... how many of you knew that the NNR is in the top 20 sites in the country for saproxylic (associated with dead or decaying wood) beetles? Either way, you do now.

So where does the NNR go from here? Funding will be critical, with a Heritage Lottery Fund bid being worked upon and partner organisations looking for opportunities to bring in money.

Ultimately, the NNR will be marked on such publications as Ordnance Survey maps, while tourist organisations will be encouraged to spread the word.

"Aspiration was a key word in the process," said Boorman. "Natural England wanted that - challenging us to think about the unusual. You have to go to them with a kernel that will grow. We were competing with other areas of Kent that wanted to be NNRs, but we already had key partnerships who were talking.

"This application had many challenges - vineyard affiliates, massive urban areas, you name it... but these are some of the reasons we're special."

The landscape-scale approach can't be faulted - the idea of discrete wildlife-rich havens separated from each other by arable desert or

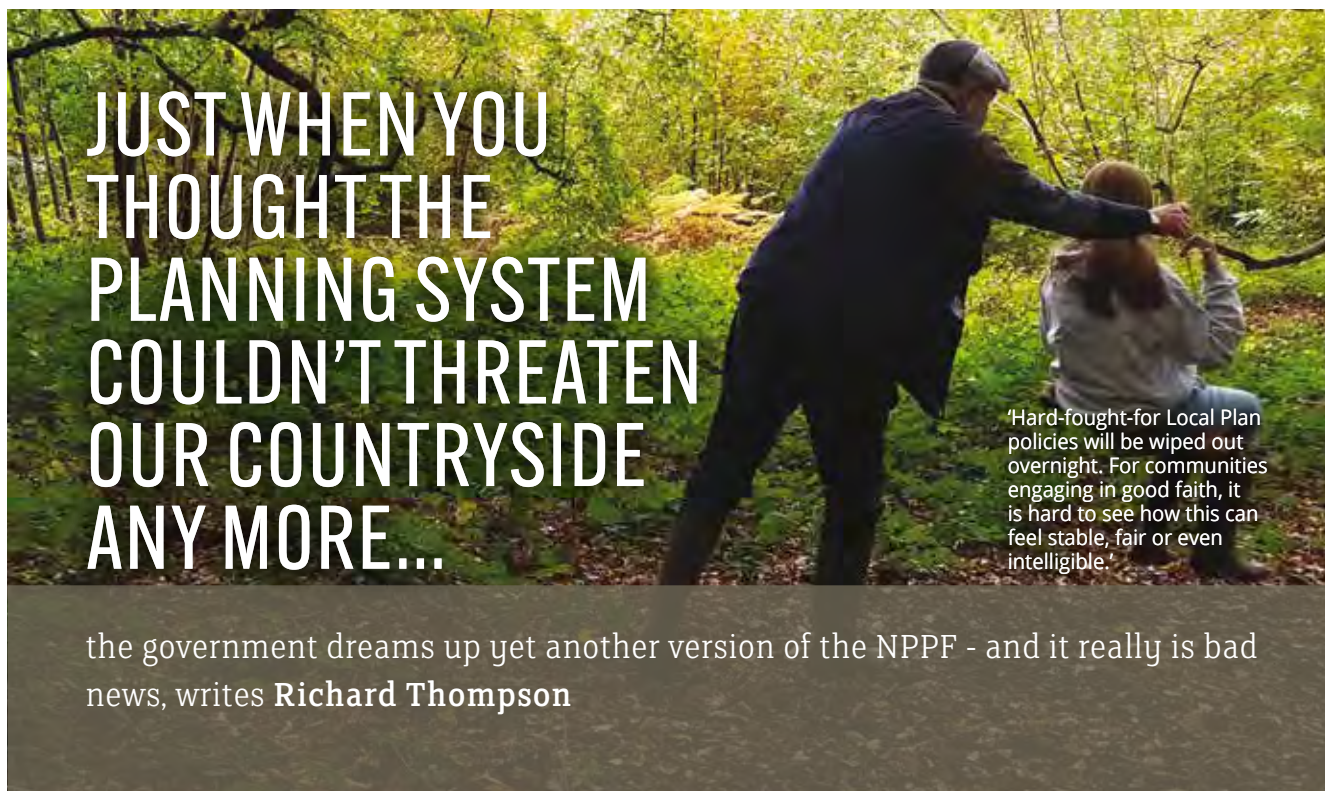
swathes of urbanisation would ultimately fail our wildlife.

The North Kent NNR designation is already bringing positive outcomes. Veteran-tree works to halo-cut around all the specimens that needed it have been funded by the Kent Downs National Landscape, while groups focused on dormouse research, grazing, deer management and rare plants have all been established. It is hoped that funding will be drawn in next year to support their work.

Would it be nice for the NNR status to bestow a greater degree of protection from the developers? Unquestionably yes. Would it be desirable to see a large site bought and enriched primarily with wildlife in mind? Again, who could really object? That isn't happening here, but the establishment of the North Kent Woods and Downs NNR is surely a positive step forward for our countryside and wildlife. How much of a step will unfold, but at least the partners are on board to give it the best chance of being one that leaves a strong impression. ■



An elusive but striking resident is the adder (Kent County Council)



# JUST WHEN YOU THOUGHT THE PLANNING SYSTEM COULDN'T THREATEN OUR COUNTRYSIDE ANY MORE...

'Hard-fought-for Local Plan policies will be wiped out overnight. For communities engaging in good faith, it is hard to see how this can feel stable, fair or even intelligible.'

the government dreams up yet another version of the NPPF - and it really is bad news, writes **Richard Thompson**

Just before Christmas, the government launched yet another consultation on the National Planning Policy Framework (NPPF), making it the third Christmas in a row we had been presented with 'new' national planning proposals. It is understandable that many people are feeling consultation fatigue. But this one is different: beneath the familiar headline, it signals a significant shift in the direction of national planning policy and arguably the biggest change since the NPPF was first introduced in 2012.

Therefore, much as we might prefer to file it away and move on, we do need to pay close attention to what is being proposed and what it could mean for Kent.

## **A centralising move**

At the heart of the draft is a major shift towards national decision-making policies, with the proposed new NPPF effectively becoming a national rulebook for how planning applications are decided. That is, most decisions will be determined by nationally-set policies within the NPPF itself, rather than locally-crafted Local Plan policies informed by local circumstances and community consultation. Any local policy that varies from the national position will be disregarded in planning decisions.

This takes away power from local councils and local democracy, and it limits the scope for councils to reflect genuine local circumstances. It also risks shutting down local leadership on issues where councils may want to go further than national baselines, including the energy-efficiency and environmental performance of new development. With the housebuilding industry so good at lobbying government to ever lower standards to deliver cost savings, this is worrying.

## **A far more permissive regime**

For CPRE Kent, however, the most significant immediate issue is that the draft creates an even more materially permissive planning regime (as if that was possible!). Specifically, the draft reworks the existing so-called 'tilted balance' to planning decisions (more formally known as the presumption in favour of sustainable development) to create an even clearer 'route to yes' for building outside towns and villages, *ie* the countryside.

This is because the proposed wording makes clear that, even outside settlements, approval becomes the starting point where housing targets have not been met, provided the site is described as 'well related' to a settlement. That is a much softer, more arguable test than a clear settlement boundary. This contrasts with the current system where, despite its flaws, councils can still point to clear settlement boundaries and countryside restraint policies to justify refusal, even when the tilted balance is engaged.

In Kent, it is especially bad news because almost every council is already failing the housing supply and/or delivery tests, with at the time of writing only Dartford and Dover narrowly meeting the requirements.

## **Why this becomes chaos in Kent**

All of that would be difficult anywhere. It, however, risks becoming outright chaos for Kent because multiple councils are rushing to get Local Plans approved this year under the current framework, just as the national rules are being rewritten. Ashford, Canterbury, Gravesham, Medway, Sevenoaks, Swale and Tonbridge & Malling are all either already at Local Plan examination or consulting on Plans they expect to submit for examination under the current rules before the end of this year.

Folkestone & Hythe and Thanet are also due to consult on Local Plans this year, though who knows which version of the rules will be applied to these Plans?!

And the problem is that, even if these Plans are technically examined under the current NPPF, the draft NPPF will still be a material consideration. In practice, councils, inspectors and communities must plan for the new approach now because the draft says that once the new framework is published, any Local Plan policies that conflict with it should carry very little weight. That means national policy will trump locally-written policies in day-to-day decisions as soon as the new NPPF is adopted.

Plans are therefore being drafted and examined under one set of rules but judged in the shadow of another, and then expected to operate under a more centralised national framework once they are finally adopted. This will mean that thousands of hours of officer, councillor, inspector and community time that have already gone into shaping Kent-specific policies on countryside protection now risk being watered down or swept aside.

Even where Plans have only recently been adopted - for example



Can we honestly say that the homes we're seeing built are genuinely affordable, well designed and in the right places?

Dover, Maidstone and Tunbridge Wells - hard-fought-for Local Plan policies will be wiped out overnight. For communities engaging in good faith, it is hard to see how this can feel stable, fair or even intelligible. That sort of moving-target planning is a recipe for disengagement.

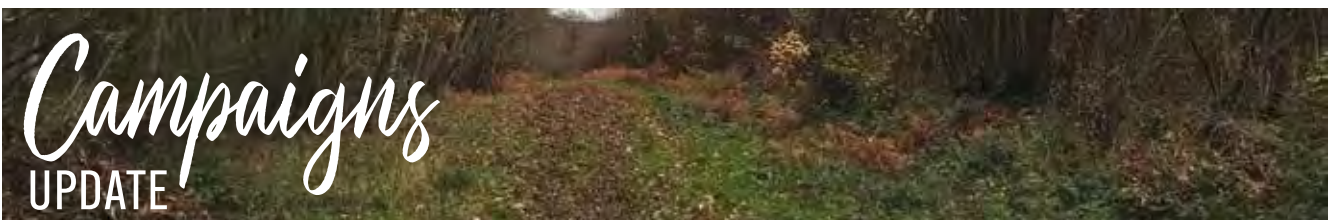
### Where next?

There are things to welcome in the draft: a stronger nod towards urban densification, a clearer recognition of rural affordable housing, and ambitions to support small and medium-sized builders rather than leaving everything to the volume housebuilders. But those aims are undermined if the overall direction is to centralise decisions, reduce the weight of local policy and make refusal harder even where harm is clear.

This churn and chaos will not speed up anything. It will slow Plan-making down, prolong the periods when councils cannot demonstrate a housing supply and leave more areas operating in policy limbo. Constant uncertainty is not good for anyone.

More generally, it is frankly bizarre that government keeps reaching for supply-side planning reforms when the housing market itself is slowing down. If build-out rates are being held back by viability and developer behaviour, making it easier to win permission in the countryside will not fix that. It simply shifts pressure to the wrong places. Government should instead use this breathing space to build a planning system that delivers the homes people actually need: genuinely affordable, well designed, in the right places, with infrastructure to match.

CPRE Kent have been working closely with the CPRE national office to ensure Kent's concerns are reflected in the national response to this consultation. ■



### Sea Link

Following the consultation on National Grid's application for a Development Consent Order allowing it to progress its Sea Link scheme, examination of the project began in November with open floor hearings at Discovery Park, Sandwich.

The environmentally damaging Sea Link scheme has taken up a huge amount of CPRE Kent's time and resource and we have made substantial contributions to the examination process, which is scheduled to close on Tuesday, May 5.

Peter Lorenzo, chairman of both our Thanet committee and the Save Minster Marshes campaign group, said: "The methodology used by the Examining Authority in handling the procedures is confusing, references are changed, updating documents are hard to follow and assertions are made in the documents that, after examination, are spurious or incorrect.

"Everyone concerned with the case has found it time-consuming and difficult to follow the logic used by the Examining Authority."

At the time of writing, a further set of hearings was due to be held in March, with SMM being represented by both a KC and founder member George Cooper.

### Blean

Despite Canterbury City Council removing the entire Blean site from its 2040 draft Local Plan, citing insurmountable technical obstacles relating to road and infrastructure access and environmental impacts, including the loss of ancient woodland, the University of Kent is pressing ahead with its scheme for 2,000 new homes there (see Voices of the Blean in the previous edition of this magazine or on our website for more on this).

# GOODBYE TO VICKY

Our general manager is leaving us but 'staying in the realms of biodiversity'

CPRE Kent is going to be a very different place with the departure of general manager Vicky Ellis.

So often the charity's public face at rural shows and events across the county, Vicky's moving on in January brought to an end some 13 and a half years (she joined in September 2012) at Queen's Head House.

She numbers among her greatest achievements "being a founding member and part of a coalition along with Buglife, RPSB and KWT" and, albeit with mixed feelings, "sorting out the ransomware breach of our data - I did all the communication".

"But the greatest thing was getting CPRE Kent to recognise the importance of biodiversity and wildlife - and winning, alongside Buglife, RSPB, KWT and SSP, at Swanscombe [plans for a theme park on this wildlife-rich place fell by the wayside and much of the site has now been designated a Site of Special Scientific Interest]. Before that, we all seemed to be working in isolation."

With a background in ecological consultancy and scientific research, it comes as no surprise to learn that Vicky is returning



Vicky at Cleve Hill, where she was involved in the battle against the development of a vast solar farm

to that world. She leaves CPRE Kent to enjoy her painting but primarily to take up a role as a senior biodiversity officer. "I care about wildlife passionately and the fact it hasn't got a voice," she says. "I am staying in the realms of biodiversity - I love wildlife far too much to give up fighting for it." ■

100 YEARS  Campaign to Protect Rural England Kent

CENTENARY

## CPRE KENT'S ART COMPETITION 2026

To celebrate our centenary and Kent's countryside, we are running an art competition.

Submit original 2D artwork showing Kent's wildlife, beauty, threats, and our centenary theme. Traditional media only (no digital).

**Categories:**

Ages 7-11 (KS2), Ages 12-16 (KS3), Ages 16+ to Adult

Winners from each category will have their work featured on charity greeting cards, launching September 20 at Leybourne Lakes.

Enter by emailing a high-quality image to [info@cprekent.org.uk](mailto:info@cprekent.org.uk)

Closing date: Friday, July 31, 2026.

Artwork will be judged by the CPRE Kent Board of Trustees and all decisions are final. Staff and trustees cannot enter or judge if relatives or friends take part.

Winners will receive one free box of cards. Additional boxes will be sold by CPRE Kent while stocks last. CPRE Kent may share and reprint the artwork, with credit given to the artist.

Winning entries will also be featured in the autumn/winter Kent Countryside Voice magazine.

100  
YEARS



Campaign to Protect  
Rural England  
Kent

CENTENARY

# CPRE KENT'S LOVE YOUR COUNTRYSIDE DAY

Leybourne Lakes (© TM Active)

Sunday, September 20  
Leybourne Lakes Country Park  
10am to 2pm



Join CPRE Kent at our countryside day event to celebrate the charity's centenary... and the countryside next door.

Informative and fun for all the family.

Including:\*

**Nature-themed face-painting**

Outdoor cooking

**'Forest School' activities**

Guided Hedgerow Heroes walk

**Artisan shopping**

Meet Betty the Badger

**Charity stands and information**

Self-led birdwatching walks

**With prizes... and more**



Cooking with Outdoor Classroom (© Outdoor Classroom)

Leybourne Lakes: Leybourne, ME20 6AA. \*Listed activities are subject to change. Free to attend but parking charges apply at the park. Public transport is via New Hythe train station (a 30-minute walk (1.5 miles)) and local buses (Arriva 71, Nu-Venture 151) from Maidstone, Chatham or Snodland.

# 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:**

- Regulation 18 consultation took place from August 18-October 13, 2025. The next round of consultation is planned for this summer.

## **Canterbury:**

- Focused Regulation 18 consultation took place from September 9-October 13, 2025. The previously-proposed new settlement at Blean has been deleted and new site allocations proposed. The next round of consultation has been confirmed for this spring.

## **Dartford:**

- Local Plan adopted April 22, 2024. Work to commence on Local Plan review late this year.

## **Dover:**

- Local Plan adopted October 16, 2024. Local Plan review is not planned until 2028.

## **Folkestone & Hythe:**

- Places and Polices Local Plan was adopted in September 2020. The Core Strategy Review was adopted in March 2022. Regulation 18 consultation on a new Local Plan is planned to take place this spring.

## **Gravesham:**

- Regulation 19 consultation is expected to take place this spring.

## **Maidstone:**

- Local Plan adopted March 20, 2024. Supplementary Planning Documents (SPDs) for new garden settlements at Heathlands and Lidsing were adopted on February 11, 2026.

## **Medway:**

- The Medway Local Plan was submitted for examination on January 5, 2026.

## **Sevenoaks:**

- Regulation 18 consultation took place at the end of 2025. Regulation 19 consultation is expected to take place this summer.

## **Swale:**

- Regulation 18 consultation took place in January and February this year (development management policies only). Regulation 19 consultation (spatial strategy and allocations) is expected to take place this summer.

## **Thanet:**

- A revised Local Development Scheme was published in February 2025. Regulation 18 consultation is expected to take place this autumn.

**• Tonbridge & Malling:**

- Regulation 18 consultation took place at the end of last year, which included proposals for a new garden settlement at Borough Green. Regulation 19 consultation will take place this summer.

**Tunbridge Wells:**

- Local Plan was adopted December 2025. Work will start on a Local Plan review within six months of adoption.

District	Plan	Jan-Mar 2026	Apr-Jun 2026	July-Sep 2026	Oct-Dec 2026	Jan-Mar 2027	Apr-Jun 2027	July-Sep 2027	Notes
Ashford	Local Plan 2042	Consultation			Examination		Adoption		Adopted 2019
Canterbury	Local Plan 2040		Consultation		Examination	Adoption			Adopted 2017
Dartford	Local Plan 2037								Adopted 2024
Dover	Local Plan 2020-2040								Adopted 2024
Folkestone & Hythe	Local Plan	Consultation				Consultation		Examination	Adopted 2020
Gravesham	Core Strategy Review and Allocations DPD 2036	Consultation		Examination	Adoption				Adopted 2014
Maidstone	Local Plan 2022-2037								Adopted 2024
Medway	Local Plan 2041	Examination			Adoption				Adopted 2003
Sevenoaks	Local Plan 2025- 2038			Consultation	Examination		Adoption		Adopted 2011
Swale	Local Plan 2022-2038	Consultation		Consultation	Examination				Adopted 2017
Thanet	Local Plan 2020-2040			Consultation			Consultation	Examination	Adopted 2020
Tonbridge & Malling	Local Plan 2031		Consultation			Examination			Adopted 2007
Tunbridge Wells	Local Plan 2033	Consultation			Consultation				Adopted 2010

**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): hearings 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.**

- For guidance on Local Plans, see FAQs at [www.cprekent.org.uk](http://www.cprekent.org.uk)

**KEY**

<span style="display:inline-block; width:15px; height:15px; background-color:#d4c08c;"></span>	Regulation 18
<span style="display:inline-block; width:15px; height:15px; background-color:#a67c52;"></span>	Regulation 19
<span style="display:inline-block; width:15px; height:15px; background-color:#5b9bd5;"></span>	Examination
<span style="display:inline-block; width:15px; height:15px; background-color:#c0392b;"></span>	Adoption



# Around the districts

**A quick catch-up with our committees. 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

- Chilmington Green developer Hodson has been attempting to withdraw from legally-binding planning obligations included in a Section 106 agreement. The Planning Inspectorate (PINS) has confirmed that the obligations should remain in place to manage the impacts of the development. High Court action is being progressed by the county council to prevent more than 400 homes being occupied before the due bond is paid for A28 widening. These delays have affected other county council funds for the A28 work that have timed out, highlighting the complexity of the situation. The PINS decision sets a good precedent that developers must stand by their Section 106 agreements. The consequential delays are not good news for Ashford's housing delivery of a major site. On top of sewerage issues resulting from Stodmarsh National Nature Reserve constraints, it seems to have become a case of 'whatever could go wrong does go wrong'. Ashford Borough Council and the parish council are doing their best to keep things on track.
- CPRE Kent are supporting a legal challenge to the NSIP (Nationally Significant Infrastructure Project) planning approval for Stonestreet Green Solar. The CrowdJustice fundraising organised with the Aldington and Mersham action group and the parish councils has reached the target for this stage and the High Court has set a 'first available date after March 13th' for an oral permission hearing, at which the judge will determine whether the case is considered to have merit to proceed. This is testing an important principle of whether planning appeal and NSIP decisions can be in direct conflict, in this case over heritage matters.
- In December, Ashford CPRE participated (as an informal 'Rule 6') in the first-ever planning inquiry into a Crown Development application. This involved the Department for Transport, HM Revenue & Customs and the Department for Environment, Food and Rural Affairs getting permanent permission for the Inland Border Facility off junction 10a of the M20, which is a huge site right up against the historic village of Sevington and has been operating under temporary permissions since it opened on January 1, 2021 (Brexit day). Noise, traffic, lighting and signage issues were all discussed at length for improvement, which was not outweighed by this being a nationally important facility. The inspector's report was published on Thursday, December 18, and the site operators now have their permanent permission. The ABC planning officer, who knows the history of the site better than anyone, will lead the work on the improvements required as defined in the conditions. CPRE played a small part in ensuring the parish councils' involvement was written into the conditions. Good outcomes are that the large field between the site and Mersham is safeguarded under a 30-year Biodiversity Net Gain plan and Sevington church has money for its tower repairs.
- The Ashford Local Plan 2042 went through its Regulation 18 consultation in the autumn with a detailed submission from CPRE. Like other local authorities preparing Plans, ABC is now considering the impact of the new National Planning Policy Framework, alongside the Regulation 18 consultation responses and the technical assessment of sites submitted. The Regulation 19 draft is deferred to the autumn, but informal contact with parish councils is expected through the summer.
- Ashford's largest brownfield site, the former railway works, is now designated for 815 homes in place of the previous mixed-use plans for 300 homes and a film-studios complex. The new plans will be an opportunity to pay community attention to Ashford's past and present role as an important railway town, perhaps with a small railway museum.
- We continue to work with parishes through Ashford KALC (Kent Association of Local Councils), including commenting on the draft new NPPF as it might particularly impact the borough. If you live in the borough of Ashford and would like to help increase our commentary on planning applications or other matters, please get in touch through the branch office at Charing.

## Canterbury - Sarah Cassidy

- Canterbury City Council has published the final draft of its Local Plan, which was scheduled to go out to Regulation 19 consultation on Wednesday, March 18. It includes several changes following the previous focused consultation carried out in September and October. These include:
  - Removal of development at the Land at Rattington Street in Chartham and Land East of Chestfield sites
  - Changes to the proposed development in Beacon Road, Herne Bay, to keep a significant area of open space
  - Inclusion of a new policy requirement for a minimum of 10 per cent social rent housing as part of the overall 30 per cent affordable provision on greenfield sites
- The draft Local Plan was discussed by councillors on the overview committee before being put out to the Regulation 19

consultation. From there it will be submitted to a government-appointed planning inspector, who will hold an Examination in Public later this year.

- We had responded to the previous consultation, highlighting that the draft Plan still relied excessively on major greenfield allocations, both new and retained, despite clear evidence that this approach was unsustainable. We were dismayed at the reintroduction of the strategic allocations proposed east of Canterbury, which are now being proposed without the necessary supporting infrastructure.
- Peter Styles, co-chair of the Canterbury committee, attended the inquiry into the appeal by Gladman Developments against the city council's refusal in July of outline planning permission for up to 300 residential dwellings on farmland at Bekesbourne Lane, Littlebourne.
- We had objected to the scheme, which was recommended for approval by officers, and councillors voted unanimously to reject it due to pollution risks, poor transport links and harm to the rural character of the village. Gladman lodged an appeal, which the city council declined to fight. Sadly, the inspector allowed Gladman's appeal and granted outline planning permission for the scheme.
- South East Water has published early-stage plans for a new reservoir at Broad Oak that it says would hold about five billion litres. Documents show proposed locations for pumping stations and a treatment works, together with outline possibilities for public access and habitat creation. Three locations near West Stourmouth were suggested for where water could be taken to supply the reservoir. Two routes are being considered for transporting this water to Broad Oak, while a further pipeline is proposed to move treated water to the existing Blean service reservoir. Public consultation ended on Wednesday, March 18.
- The city council has begun consulting on its draft Biodiversity Strategy. It includes 32 key actions grouped under six themes: strategic policy working, partnership working, delivery, community working, funding and audit and planning. Consultation runs until Wednesday, May 6.

## Dartford and Gravesham

- Consultation has been undertaken by the Ebbsfleet Development Corporation and Tibbalds Planning seeking views on the future of the Swanscombe peninsula following the collapse of the London Resort theme-park project. We await the draft summary of consultation feedback, which we expect to be published in the spring.
- Several planning applications for residential development on 'grey-belt' sites around Istead Rise and Meopham have been received. These have been strongly resisted by community groups, with objections submitted by the planning team at Charing.

## Dover

- Planning permission was refused in November for a 205-acre solar farm at East Street on Ash Level on the grounds that it would harm the heritage significance and landscape setting of the scheduled Roman site of Richborough, which includes the Grade I-listed Richborough Castle, and the wider landscape and ecology of a largely unspoilt stretch of countryside. The applicant has until May (six months) to appeal the decision.
- The planning team at Charing submitted objections on applications including one for an anaerobic digestion plant at Capel-le-Ferne (noting its impact on the Kent Downs National Landscape) and another for residential development at Walmer.

## Maidstone

- The borough council adopted two Supplementary Planning Documents for development at Heathlands in Lenham (5,000 homes) and Lidsing (2,000 homes) on Wednesday, February 11. Objections have been submitted by the planning team at Charing to various planning applications, including one for residential development at Ulcombe.

## Sevenoaks - Wendy Fallon

- Consultation on the Sevenoaks Local Plan Regulation 18 concluded in mid-December, with our committee involved with comments on many of the sites listed. As mentioned previously, the proposed housing allocation for the Sevenoaks district (1,145 homes over 15 years) is considered horrendous.
- The 'grey belt' category introduced in 2024 is becoming an increasing threat to our previously protected Green Belt. For some time, we have been concerned about brownfield sites not being developed - it is so much more attractive for developers to attack the Green Belt. Proposals in the Edenbridge area make the Green Belt virtually meaningless due to developers latching on to the grey-belt concept. We maintain close links with the London Metropolitan Green Belt Council.
- Illegal occupation and development of sites throughout the district has been challenging, although the High Court has ruled that one such site, at Seasons Farm, Crockham Hill, must be vacated within 12 months after an injunction was served by Sevenoaks District Council.

## Shepway - Graham Horner

- The Local Plan is good for the time being, but housing delivery falls further and further behind as nothing appears to be happening at Otterpool Park. Most of the time there are few, if any, cars parked at the site offices, so one wonders if there is any urgency to the project.
- The council's planning committee approved the relatively small solar farm behind St Mary's Bay, watched by a packed public gallery. Hands Off Our Marsh put up excellent strong arguments against it, but sadly they weren't enough to persuade the council. We doubt that had the council rejected it the Planning Inspectorate would have agreed at the inevitable appeal, given government policy. It is understood there is no agreement to connect the thing to the grid, so it will probably just sit there, unbuilt, for a few years.
- Val Loseby has decided to step down from our committee on her upcoming significant birthday. Val has been invaluable to us with her background as a sometime district councillor and vast knowledge of things down on the Marsh and we wish her well in her 'retirement'. This leaves us with no eyes and ears in that part of the district, so, dear readers, please get in touch if you live in that area and can help us keep abreast of things in Dymchurch, Romney, Lydd and the Marsh villages.

## Swale - Nigel Kay

- The position in Swale continues to be precarious because of the Local Plan being out of date, the lack of a five-year housing supply and the failure to deliver on approved sites. Developers continue to try to take advantage of the current 'limbo' by pressing on with getting applications for medium and large sites in front of Swale Borough Council's planning committee.
- The hybrid planning application for 2,500 homes south-east of Faversham was approved by the borough council's planning committee at an extraordinary meeting on Tuesday, March 10. The meeting was called after the withdrawal of objections from highways authorities. This is a particularly objectionable application given the identity of the applicant (Duchy of Cornwall). Swale's previously-approved policy to skew future development towards the east of the borough, including reference to a large development in Faversham, effectively prejudged the decision of the planning committee and approval was not unexpected. The result will be devastating, with the rural nature of east Faversham and the countryside gap between the town and Boughton being spoilt forever, while a huge area of productive agricultural land will be lost.
- We remain concerned about the 3,000 houses approved to be built on the Isle of Sheppey that have not been built - and it appears are unlikely to be built. The reason for this is economic as housebuilding profitability varies considerably across the borough. Developers on Sheppey struggle to get a satisfactory return, whereas those in Sittingbourne obtain a higher return and those in Faversham a higher one still. So, despite all these dwellings being approved, further approvals have to be granted and those on Sheppey are not viable.
- Consideration of the Local Plan by the borough council stalled in 2022 when the Local Plan Panel was decommissioned despite a requirement in the 2017 Plan Bearing Fruits for it to be refreshed after five years. CPRE Kent have been in regular contact with the council since December 2024 urging it not to delay Local Plan production, but this was to no avail. In the meantime, many of the planning committee's decisions are being overturned on appeal because of the out-of-date Local Plan and lack of five-year housing land supply.
- Thanks to planner Julie Davies, CPRE Kent have submitted 25 pages of detailed comments on the draft Local Plan. We regard the draft to have not been progressed in an open and transparent way and it is not really a true consultation as it has been designed to support a predetermined agenda. The planning & transportation policy working group was presented with six options and chose to adopt one proposing a "very large strategic site in the east of the borough" that "would significantly reduce onus on other settlements to accommodate need". This recommendation was later 'ratified' by the policy & resources committee in September 2024. It appears that there has been a determined attempt to delay public consultation on how the burden of development should be spread across Swale. There are provisions that appear designed to disguise the true objective that would not be apparent to a lay person without detailed technical knowledge. However, fortunately CPRE Kent have this expertise, and these issues have been highlighted in numerous objectionable sections of the draft - it is hoped that the council does not disregard these substantive matters.
- The planning inspector's decision on the Quinn Estates application for more than 9,000 properties at Highsted Park, near Sittingbourne, is imminent. The key issue emerging appears to be the cost of the new road required and whether the overall development will be financially viable. The result of the public inquiry will affect all the other large developments likely to go ahead in the borough.
- There is a further live application, named Winterbourne Fields, to erect 1,740 houses near Dunkirk, also in east of the borough.
- Another concerning planning application is the Foxchurch proposal originally submitted in 2022 for 2,500 properties near Bobbing. This had lots of additional updated documentation submitted last year and further information from Kent Highways this year. The application is now going to the next extraordinary meeting of the planning committee with an officer recommendation to approve.
- A government inspector allowed the developer's appeal against the borough council's refusal of permission for a scheme of 250 dwellings at Ham Farm, Faversham. The circumstances of the inspector's decision appear extraordinary. All parties agree that the site is at risk of flooding from two sources and in a variety of locations across it - is fundamentally at odds with flood-risk guidance articulated in government policy. The application is also contrary to the Faversham Neighbourhood Plan. In August, Faversham Town Council lodged a Section 288 Planning Statutory Appeal against the Secretary of State, challenging the appeal decision allowing the development. It has been granted leave to have the case heard and the judge has ruled against the developer on technical matters relating to costs. Now permission has been granted for the judicial review, the costs of proceeding to the next stage are likely to be anywhere up to £100,000 - funds the town council does not have. It is asking the community to pledge financial support to help it continue the challenge.
- Rodmersham Parish Council has filed a judicial review of the borough council's decision in November to approve a solar farm at Pitstock Farm. It is doing this to protect countryside, farmland, heritage and the setting of the Kent Downs from a deeply flawed decision and is seeking public donations towards its action.
- Proposals for 180 houses on the field that once surrounded historic Faversham Abbey that were refused planning permission by councillors in 2023 have been resubmitted. Undeterred by the rejection and scores of previous objections from residents, the developer has revived its Abbeyfield project and indeed added another 60 homes.
- Other speculative housing applications relate to land off Brogdale Road, Faversham, where an initial proposal on good-quality agricultural land has been submitted to the borough council, and south of the A2 in Ospringe for 85 houses near Syndale Park - a damaging proposal next to an area of high landscape interest and conservation area.

## Thanet - Peter Lorenzo

- The Save Minster Marshes group has been a hive of activity, with members attending the Examining Authority hearings into the Sea Link scheme and responding in writing to the National Grid presentations, as have CPRE Kent and Kent Wildlife Trust. SMM presented some 55 pages of closely-argued narrative culminating in the following conclusion:  
 "The cumulative evidence demonstrates that the Minster Marshes site is hydrologically unsuitable, ecologically sensitive and insufficiently assessed. Significant documentation gaps, late submissions and reliance on desk-based assumptions prevent a fair and informed examination process. The ExA is therefore requested to require full modelling evidence, allow additional time for Interested Parties to review and seriously consider whether the Kent onshore scheme should proceed given its flawed premise and significant environmental and technical constraints."  
 Save Minster Marshes remains implacably opposed to the choice of Minster Marshes and Pegwell Bay as the site for this

development. I hope the ExA will sit up and take notice of the opposition presented by interested parties. Save Minster Marshes will be joining with Suffolk Energy Action Solutions (SEAS) to question the need for the development. My role has changed significantly since I accepted the role of chair of the group. It formed, stormed and now performs to the extent I now play the role of young Mr Grace (I occasionally pop up in the two group apps to say 'You're all doing very well').

- I have been working with a former member of the Broadstairs Society who is compiling a comprehensive list, with photos, of the Grade II-listed buildings in Broadstairs and St Peter's that we hope to complete to present to the town council.
- Attendance at our last group meeting was again desultory, so we plan to have a brainstorming session in April to come up with projects that might inspire greater involvement.

## Tonbridge & Malling

- Comments on the draft Local Plan were submitted by the planning team at Charing; the next round of consultation is expected this summer. Objections have been submitted by the planning team at Charing to planning applications, including one for residential development at Hadlow.

## Tunbridge Wells - John Wotton

- Tunbridge Wells Borough Council received the inspector's final report on the Local Plan examination in October, marking the end of the examination of the Tunbridge Wells Local Plan 2020-2038.
- The report concluded that the duty to cooperate had been met and that, with the recommended Main Modifications, the amended Local Plan satisfied the relevant requirements and was sound. The Local Plan was duly adopted by the council in December. The modifications include the deletion of the highly controversial development at Tudeley and as such the Local Plan only provides sufficient sites to meet a 10-year rather than a 15-year housing land supply. Accordingly, the council is committed to undertaking an early review of the Local Plan. An updated Local Development Scheme has also been issued by the council.
- The Local Plan includes allocations as part of the strategic urban expansion of Paddock Wood and for the surrounding area. A couple of these allocated sites have already seen applications for Environmental Impact Assessment scoping opinions. These include 520 dwellings at Badsell Farm, Five Oak Green. CPRE Kent have provided comments on these applications in the hope of minimising their impact.
- Following the Secretary of State's decision to permit a housing development by Berkeley Homes at Turnden, CPRE Kent had been granted leave to proceed against the decision on failure to comply with the relevant statutory obligations for protection of the High Weald National Landscape. The case was heard by the High Court in June, but regrettably we were unsuccessful. Berkeley Homes is now looking to sell the site and a new owner would have to start development in 2027 unless it applies to change the scheme.
- Other significant applications include a scheme for 400 new dwellings south of St Marks Recreation Ground, Frant Road, Tunbridge Wells, with the relocation of the rugby club to a new ground. While this scheme is on the edge of Royal Tunbridge Wells, it is located predominantly in neighbouring Wealden district (East Sussex). Both CPRE Kent and CPRE Sussex have received requests from local residents who have been very active in opposing the development. The Tunbridge Wells committee is liaising with CPRE Sussex over the scheme as a whole and has objected to the first application, which concerns change of use of the recreation ground. Many other applications have been reviewed by the committee and comments submitted where appropriate.
- We said goodbye to committee member Charles Marshall, who has left the area, coupled with our thanks for his contribution to our work.

## Historic Buildings - John Wotton

- The committee met in January, April, July and October. We have continued to review threats to heritage assets around the county, commenting ourselves or providing advice and assistance to district committees.
- Members have reported to the committee their extensive involvement in local heritage conservation issues and raised several applications, which have been discussed. The committee objected to:
  - The proposed conversion of a barn to residential use at Smockham Farm, Reynolds Lane, Tunbridge Wells (which was permitted).
  - The proposed erection of five dwellings at Cellar Lane, Lynsted (awaiting decision).
  - The proposed erection of a new dwelling at Ospringe Place, Faversham (which was refused).
- The committee prepared a submission to Swale Borough Council concerning the need for clarity and transparency over plans for Macknade Farm, an historic farmstead within a large development proposed by the Duchy of Cornwall near Faversham.
- As I reported to last year's AGM, the county council consulted late in 2024 on a change to its recently-adopted Heritage Conservation Strategy to permit the disposal of the eight listed windmills that it has owned and cared for over several decades, six of which are listed Grade I or Grade II\*. The committee responded to the consultation in January 2025, objecting to the proposed change. Despite receiving many responses to the consultation, which overwhelmingly opposed the change, the county council duly adopted the new policy. As yet, no proposals to transfer ownership of any of the windmills have come to the committee's attention. Several members have continued to liaise with the volunteer groups for their local windmills.
- Graham Horner and Michael Peters continue to review the committee's archives and seek potential permanent homes for these documents.
- Nick Blake, former committee member and chair of CPRE Kent's Canterbury committee, sadly passed away in June. I sent condolences to his children on behalf of the committee.
- Shelley Morris stood down from the committee last year. I am grateful for her thorough reports from the Dover district over several years. At this AGM, we say goodbye to Michael Peters, who has served on the committee for several decades. He was the long-serving secretary of the committee before handing over to Graham Horner and has also guided and organised our programme of visits, in addition to his work on the archives. We shall miss him greatly and cannot allow this moment to pass without recognising his unique contribution to our work over so many years.
- We remain in need of new members, especially to cover Ashford, Dartford, Dover, Gravesham, Maidstone and Medway. ■

# Help protect the future of Kent's countryside with a legacy gift



By remembering CPRE Kent when considering your will, you can help ensure we will be here protecting the Kent countryside well into the future.

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, quoting charity No. 1092012.

To find out more, contact Belinda Lamb on 01233 714540 or [belinda.lamb@cprekent.org.uk](mailto:belinda.lamb@cprekent.org.uk)

Together with In Bloom,  
we're putting a focus on  
wildlife for this year's  
competition...  
so let's see what you've got!



The Kent, Surrey and Sussex branches of CPRE have teamed up with South & South East In Bloom to highlight the importance of habitat creation and caring for wildlife.

South & South East in Bloom is part of the larger initiative Britain In Bloom, which every year hosts competitions to pull in entries from villages, towns, cities and business districts. Judges visit these places to determine which communities merit awards to celebrate their achievements.

This year the CPRE-In Bloom partnership wants to highlight those who are working and actively caring for our wildlife. CPRE Kent are proud to be helping showcase individuals, groups and communities who look after nature through the Space for Wildlife category.

Some people possibly have misconceptions of what In Bloom is all about. While it might sound like it's just about summer

flowers, hanging baskets and window boxes, that is not the sole focus, which has changed significantly over the years.

Today, while gardening, horticulture and creating beautiful spaces is still important, there is also strong emphasis on caring for our environment and encouraging community members to look after their neighbourhoods. So why not enter this year's competition?

- For more information, visit [www.sseib.com](http://www.sseib.com)
- To enter your project in the Space for Wildlife category, email [kate@sseib.com](mailto:kate@sseib.com). The closing date for expressions of interest is Thursday, April 30, while submissions must be made no later than Friday, July 10.
- The South & South East In Bloom Awards will be held at RHS Wisley on Friday, September 25.

# Gift of membership

## Have you considered the gift of CPRE Kent membership?

Without our members we would not be able to protect the countryside from inappropriate planning decisions or campaign on a range of rural issues at a time when there is unprecedented pressure on green spaces and protected areas.

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



100  
YEARS



Campaign to Protect  
Rural England  
Kent

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

Let us know it is a gift and we will send a card and small present to make it special.

You can write to us at:

CPRE Kent, Queen's Head House,  
Ashford Road, Charing, Ashford,  
Kent TN27 0AD

email [info@cprekent.org.uk](mailto:info@cprekent.org.uk)  
or phone us on 01233 714540

## Events 2026

Where we're going to be in the year ahead

Big Countryside Day, Lydd  
Sunday, April 19

Kent County Show, Detling,  
Friday-Sunday, July 3-5

Love Your Countryside Day, Leybourne Lakes  
Sunday, September 20

Brocktober - Wild About Wildlife, Otford  
Memorial Hall  
Sunday, October 18

CPRE Kent Christmas lunch  
Date to be confirmed

## Lottery results



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

### October 25

Rev & Mrs D Morris £50  
Ms M White £30  
Mr E Sweeny £20

### November 25

Miss A Farley £50  
Mr S Winn £30  
Mrs M Palmer £20

### December 25

Mr T Croft £200  
Mrs S O'Neill £50  
Mr T Mansfield £50

### January 26

Mr P Stevens £50  
Mr M Wheeler £30  
Mr M Williams £20

### February 26

Mrs M Palmer £50  
Mrs A Hone £30  
Mrs A Wakeman £20

### March 26

Ms J Kostelnyk £50  
Mr R Love £30  
Mrs I Pearce £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 E: [info@cprekent.org.uk](mailto:info@cprekent.org.uk)



Magazine designed by Oak Creative  
T: 01303 812848  
[www.oakcreative.co.uk](http://www.oakcreative.co.uk)

