THE KENT BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND
(A COMPANY LIMITED BY GUARANTEE)

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2026

Patron	Vacant since October 25 with the passing of Sir Robert Worcester KBE
President	Jonathan Tennant
Vice Presidents	Amanda Cottrell OBE DL Richard King
Trustees	Benedict Moorhead DL (Chairman) Rt Hon Damian Green Peter Lorenzo Nigel Britten Paul Buckley Christine Drury Graham Horner Val Loseby Michael Moore (Treasurer) (Retired January 2026) Rod Muir (Retired January 2026)
Company Secretary	Michael Moore FCA until January 2026. Andrea Griffiths from February 2026 to present.
Branch Director	Andrea Griffiths
Charity number	1092012
Company number	4335730
Operational address & Registered office	Queen's Head House Ashford Road Charing Kent TN27 0AD

ADVISERS

Auditors	Kreston Reeves Audit LLP 2nd Floor, Maritime Place Quayside Chatham Maritime Kent ME4 4QZ
Bankers	CAF Bank Ltd 25 King's Hill Avenue King's Hill West Malling Kent ME19 4JQ
Investment Managers	Evelyn Partners No.1 Bishops Wharf Walnut Tree Close Guildford, Surrey GU1 4R
Accountant	Sharen Cain ACCA 24 The High Street, Charing, Ashford, TN27 0HX
Legal Advisers	Richard Buxton Solicitors Office A, Dale's Brewery Gwydir St Cambridge CB1 2LJ

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Director's Report:

Legal and Administrative Information:

Financial Statements:

The Financial Statements have been prepared in accordance with the accounting policies set out in notes to the accounts and comply with the Charity's governing document, the Companies Act 2006, the Charities Act 2011 and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (effective 1 January 2019).

Constitution:

The Kent Branch of CPRE was founded in 1929. The company was incorporated on 6th December 2001 and became a registered charity on 14 May 2002. Activities within the company commenced on 11 October 2002. The Kent Branch of the Campaign to Protect Rural England is a company limited by guarantee and is governed by a Memorandum and Articles of Association dated 6 December 2001 and amended on 4th November 2022. The company also operates under the name CPRE Kent, the Countryside Charity.

Recruitment and appointment of Trustees:

The Directors of the Company are also Charity Trustees for the purpose of Charity Law, and under the Company's Articles are known as members of the Executive Committee (hereafter referred to as "the Board"). The Board includes ex officio the Chairman, Vice Chairmen and Treasurer of the Charity. All members of the Board are elected annually at the AGM. As of March 2026, the charity has 8 active District Committees (more often now referred to as Groups). Each of the District Groups and the two specialist committees (Environment and Historic Buildings) may nominate a member and up to three additional members may be co-opted by the Board during the year. Nomination for election must be made not less than 28 clear days prior to the AGM. The requirement for 28 days' prior notice enables members voting at the AGM to have had time to evaluate the candidates.

No member of the Board may serve for more than five years continuously except the Chairman, Vice Chairman and Treasurer whose ex officio role may continue for up to five years after previous service as a Board member. Board members are eligible to serve again after standing down for one year.

Trustees' training and induction:

New Trustees are expected to spend time familiarising themselves with the full range of managerial and administrative work that needs to be carried out by the Company. Trustees are also encouraged to attend the meetings of district and specialist committees outside their normal areas of experience to broaden their understanding of the wider activities of the Branch. Involvement with CPRE's wider and national activities is encouraged and is facilitated by induction days organised by CPRE's national office, workshop events and conferences. Other training is arranged as needed.

Objectives and activities for public benefit:

The objects for which the Charity is established are to promote and encourage for the benefit of the public the improvement and protection of the English Countryside and, specifically, that of Kent and its towns and villages, and the better development of the rural environment.

The principal work of the Charity is to influence planning policy and planning decisions for the promotion and protection of the countryside of Kent and beyond. We achieve this by monitoring and commenting on planning applications, local plans and planning policy, and by engaging with decision makers and the public to raise awareness and to grow membership and other support.

We provide advice and support to individuals and community organisations on planning policy and process, and specialist input on individual schemes where possible. We encourage participation in the planning process and provide media and campaigning support to those local campaigns that are aligned with our organisational priorities and policies.

The Charity also works to inform decision-makers and the public about the effects of climate change, the exploitation of natural resources, light pollution, waste and habitat protection and enhancement, particularly as they affect the Kent countryside. The charity also highlights the need for sustainability, the impact of people's actions and the choices that can be made, such as around light pollution and other impacts.

CPRE Kent works under the umbrella of the national CPRE movement and is one of the independent charities based in counties or regions which, along with the national charity, make up the CPRE movement. National CPRE sets policy on relevant matters in consultation with the CPRE network and

administers the management of membership and subscriptions. Increasingly it also provides support in membership recruiting and in volunteer management and induction.

The trustees confirm that they have referred to the guidance contained at the Charity Commissioner's general guidance on public benefit when reviewing the charity's objectives.

Organisation Structure:

The Charity employs a chief executive, known as the Branch Director, who was, during the majority of the 2025/2026 period, assisted by a General Manager. This structure changed in January 2026 with a change in staff and the appointment of a part time Officer Manager instead. The charity also has two specialist Planners (a full time Senior Planner and a part time Planner) plus a Communications and PR Manager (part time).

The staff team as of 31st March 2026 were:
Andrea Griffiths – Branch Director
Belinda Lamb - Office Manager
Richard Thompson – Senior Planner
Julie Davies – Planner
David Mairs – Communications and PR Manager

The Charity is governed by the Board, supported by a structure of committees. Additional working groups are set up as required.

25/26 Achievements and performance:

Planning… from National Policy to Local Plans:

The National Planning Policy Framework (NPPF) remains the key factor which underpins a great deal of our campaigning but this framework has been going through re-writes in the 25/26 financial year and is not expected to be finalized until later in 2026.
CPRE Kent staff have spent a great deal of time on the consultation stages for this draft NPPF and, at the close of the financial year, remain campaigning for improvements to the framework which will better protect our countryside, Green Belt, valued landscapes and properly address affordability.

Previous updates to the NPPF came with increased targets and local authorities that cannot report successful delivery against these high housing targets or that cannot demonstrate a five-year housing land supply, are subject to speculative applications for major developments on sites that have never been tested for sustainability through the Local Plan-making process.

Other new policies include the Planning and Infrastructure Bill (PIB), which was given Royal Assent in December 2025. The bill makes provisions about infrastructure; town and country planning and details a scheme to be administered by Natural England, for a nature restoration levy payable by developers. Many have been concerned about the outcomes predicted from the PIB, as technically, it means on-site surveying and mitigation will no longer be required.

The Land Use Framework (LUF) consultation started in March 2025 and went through the year and was finalised in March 2026. Whilst the CPRE network were pleased that this long-awaited framework had finally arrived and we were pleased with the proposed review of the Agricultural Land Classification and other elements, we fear that the framework does not go far enough to realistically safeguard the countryside and goals for improvements and security for farmers and farmland are too far off.

The whole CPRE movement continues to work together on these policy consultations, and we continue to campaign to temper the worst of these recent planning and policy changes.
Our campaigning work has been constant, and we continue to provide the experience that supports national CPRE's campaigning on these important policy areas.

CPRE – now at the forefront of a Planning Coalition of environmental NGOs – is still leading the calls for a planning system that:

- Respects local democracy and community engagement
- Secures genuine affordable housing, developer contributions and accountability
- Addresses climate change and sustainable development
- Protects biodiversity and supports nature's recovery
- Respects beauty and heritage
- Supports health and wellbeing and access to natural green space

CPRE county branches such as Kent are ideally placed to actively participate in 'parish to parliament' campaigns such as these and this continues to be a significant part of our work. Improved networks of communication between national and local CPRE planners and between us and other relevant NGOs contributes immeasurably in our efforts to steer planning policy towards a course that better reflects environmental balance rather than profit.

As well as national policy, CPRE Kent continues to respond during the consultation process for Local Plans. The Local Plans are essential for strategic planning and ensuring sustainable development and the protection of the countryside at this stage is arguably our most important role.
Over the course of the year, from 1st April 2025 to 31st March 2026, district and specialist committee members have worked alongside CPRE Kent staff to participate and comment on 6 separate Local Plan consultations. These were for Medway, Sevenoaks, Ashford, Swale, Tonbridge and Malling and Canterbury Regulation 18. In addition, whilst submitted in the 26/27 financial year, communication and work began on drafting responses to 2 additional Local Plans in 2025/26; Gravesham and Canterbury Regulation 19.
Our work on such local consultations is arguably the most important aspect of the work that we do, but also the least visible. We will continue to engage with such consultations and to support and encourage local communities and parish councils to engage effectively as well.

Planning Applications:

Housing Developments:

Some of the major applications that we have focused on during this 25/26 year include (by district alphabetical order):

Brooklands Farm (Canterbury District): Assisted the Canterbury District Group with drafting a response objecting to 1350 dwellings and additional care home, school, mixed use centre.

Littlebourne (Canterbury District): CPRE Kent prepared notes and gave advice to the Canterbury District Group regarding the appeal hearing for the outline planning application for up to 300 residential dwellings plus community hub and other infrastructure at Littlebourne near Bekesbourne. The hearing was in Febuary 2026 and permission was granted.

Liverpool Road, Walmer (Dover District): Response to the application for 75 homes in Walmer. Objected on the grounds of the impact on the character and appearance of area, insufficient landscape screening and opportunities for biodiversity habitat creation and enhancement and dangerous/unsafe pedestrian routes to local services and facilities.

Great Cauldham Farm, Capel Le Ferne (Dover District): Response objecting to the construction of an anaerobic digestion plant. Objected on the grounds of this area being in the National Landscape, light pollution and loss of Best and Most Versatile (BMV) agricultural land.

Land north of Camer Road, Meopham (Gravesham District): Our objection to the application for 725 dwellings, primary school and local centre submitted was submitted in April 26 but communications and some works we undertaken at the close of the financial year in March 2026. CPRE Kent objected on the grounds of the loss of best and most versatile agricultural land, loss of green belt and landscape impact.

Rose Farm, Istead Rise (Gravesham District): Objected to the application for 154 dwellings due to loss of Green Belt and BMV.

Wrotham Road, Meopham (Gravesham District) Objected to the application for 350 dwellings due to loss of Green Belt and BMV.

Longfield Road, Meopham (Gravesham District) Objected to the application for 120 dwellings due to loss of Green Belt and BMV.

Norwood Road, Meopham (Gravesham District) Objected to the application for 150 dwellings due to loss of BMV and Green Belt.

Tongs Meadow, Harrietsham (Maidstone District): Objection to the proposed development at Tongs Meadow, Harrietsham, based on the proximity to the National Landscape, amongst other factors.

Land near Eternal Lake Nature Reserve, Cliffe (Medway District): Objection to 100 houses plus infrastructure in this location due to the application not being plan led, it being an unsustainable location, highways impact and loss of BMV.

Chattenden Barracks and Lodge Hill, Chattenden (Medway District): Objection submitted in the new financial year but work began to research and prepare the statement in March 2026. We objected to the application to create 450 houses at this site on the grounds that it is not a plan-led development, due to the impact on the Chattenden Woods and Lodge Hill SSSI (with specific reference to nightingales), the unsustainable location and the impact on the already congestion local road network.

Christmas Lane, High Halstow (Medway District): Objected to 490 houses in High Halstow due to the location, BMV agricultural land, and the proposal not being plan-led.

Lordswood Lane, Chatham (Medway District): Objection submitted in October 2025 against
19 dwellings, associated access, parking and landscaping on the grounds that the development will result in the lack of open space and amenity value in the area.

Canterbury Lane, Upchurch (Medway/Swale Border District): Objection against this proposal for 31 new dwellings plus access was submitted in October 2025 based on the proposal not being plan led, not being in a sustainable location, loss of best and most versatile agricultural land and failure to demonstrate 10% BNG.

Highsted Park (Swale District): Ongoing but CPRE Kent have supported the Rule 6 parties in the 'called in' decision on this 8,400-home application on countryside near Sittingbourne and spoke at the hearing on 15th May 2025. The hearing concluded in October 2025 and we await the planning inspector's recommendations and the Secretary of States decision.

Foxchurch, Bobbing (Swale District) Objected to the application for 2,500 dwellings due to loss of BMV, impacts of dark skies, impact on ancient woodland and wildlife sites nearby, unsustainability, the application not being plan led and the potential risk to nearby heritage assets.

Selling Road, Selling (Swale District) Objected to the application for 90 dwellings due to loss of BMV, unsustainability, it not being plan led and the potential impact on biodiversity.

London Road, Ospringe (Swale) Objected to the application for 85 dwellings due to loss of BMV, the application not being plan led, loss of permissive footpaths and lack of sustainable access to local amenities plus the loss of views to the Grade II listed church.

Duchy of Cornwall / Southeast Faversham (Swale District): Swale Borough Council approved this hybrid planning application to build 2,500 properties on Duchy of Cornwall land near Faversham, on Tuesday 10th March 10. CPRE Kent had previously commented on the scheme and objected on the grounds of the loss of best and most versatile agricultural land and commented previously on the Regulation 18 consultation for the draft Swale Local Plan. As the council has delayed progress on its draft Local Plan we felt this had lead partly to the pressure to approve this, and other developments and had opened up opportunity for speculative developments. As the Duchy development has some positive design elements and is not, by far, the worst development currently underway or proposed for the Swale area, CPRE Kent decided not to pursue the matter further.

Ramsgate Road, Sarre (Thanet District): Objection submitted against 20 dwellings and a single storey retail unit on land south of Ramsgate Road, Sarre in September 2025, on the grounds that the proposal is not plan led, loss of BMV agricultural land, the impact on the character and appearance of the locality, heritage impacts, impacts on biodiversity and nutrient neutrality.

Drayhorse Meadow, Wateringbury (Tonbridge and Malling District): Objection to 66 dwellings on land in Wateringbury submitted in October due to the proposal not being plan led, being situated on green belt (argued as grey belt), loss of BMV agricultural land plus landscape impact.

Hadlow Park, Hadlow (Tonbridge and Malling District): Objection submitted against 101 houses at this location due to the loss of Green Belt and BNG issues with the application.

Turnden (Tunbridge Wells District): Permission was granted for our Judicial Review regarding Turnden, with the case being heard over 18th and 19th June 2025. The case was dismissed on 20th June.
It has confirmed that the recent New Forest judgment sets the test that authorities must now use when considering this enhanced duty and so we are pleased some level of clarity has been

achieved. This test emphasises that decision-makers must actively demonstrate how proposed developments will protect and improve the National Landscapes and how clear explaining of how any harm identified will be effectively reduced or compensated. However, we still believe that this 'stronger duty' was not clearly followed in the Secretary of State's decision at Turnden. Although harm to the landscape was recognised, we do not believe there was adequate explanation of how this harm could be effectively reduced or compensated.

Other Commercial Developments:

Broadoak Reservoir (Canterbury District): Ongoing public engagement meetings and consultation stage pre planning application. CPRE Kent continue to comment and engage.

Betteshanger (Dover District): CPRE Kent continued to work closely with the Friends of Betteshanger group around the objections to this development and to support them with their CrowdJustice campaign. The focus became on ensuring that all planning conditions granted and all legal obligations, especially those relating to the park's ecology, were fully complied with. Recent changes indicate the developers may now sell the land and not continue with the proposal in its original form. We continue to keep up to speed and liaise with the Friends of Group on this matter.

Former Marley Site – Wrotham (Tonbridge and Malling): CPRE Kent objected to the demolition of the existing buildings and the redevelopment of the site to provide new warehouse buildings. Objection was on the grounds that there would be an impact on Kent Downs National Landscape with increased light pollution and ecological impact and the failure to demonstrate "Very Special Circumstances" for development within the Green Belt.

Major Infrastructure Developments:

Lower Thames Crossing: The project was given consent in March 2025 and mentioned in our 24/25 report. CPRE Kent continue to liaise with the Thames Crossing Action Group and others in our objection to the scheme though work is now underway.

Gatwick Airport: Further objections were written and submitted to the consultation on Gatwick's Northern Runway proposal. We continue to support local groups both financially and via our objections. We are objecting on the grounds of noise, air pollution, transport provision and emissions plus damage to National Landscapes.

Energy Infrastructure:

CPRE completely agree with the proposal to transition to renewable energy. We believe Climate Change is one of the greatest threats to the countryside and we agree clean, green, renewable energy is the best policy moving forwards. However, we do not agree that this transition should come at the cost of our countryside, wildlife and important agricultural land, especially when there are ample rooftops and brownfield spaces to meet the required provision. As such, despite being pro-renewable energy, CPRE Kent have objected to several energy infrastructure schemes across Kent, due to the considerable harm they will cause to the landscape, wildlife, local rural communities and the lack of argument for need (given current targets and grid capacity).

Stonestreet Green Solar (Ashford District): CPRE Kent attended and made representations at the first week of the examination hearing sessions and to the second round of examiners questions. Later, we assisted with submitting additional evidence against the scheme based on the nearby smaller scheme being refused on heritage grounds. The development was granted permission however and we liaised with the local Parish Council and financially supported their Judicial Review against the project. This was up to the end of the 2025/26 financial year.

We were all disappointed that, despite the heritage asset which resulted in the refusal of the smaller scheme being impacted on by this larger scheme, on April 24, 2026, Mrs Justice Lieven refused the Aldington and Bonnington Parish Council permission to proceed with the review, certifying the claim as "totally without merit". This is very disappointing and clearly shows the struggles with objecting to Nationally Significant Infrastructure Projects (NSIPs).

Battery Energy Storage Systems (BESS) at Brabourne Lees (Ashford District):
Objection submitted in August 2025 against the proposed 300MW Battery Energy Storage System (BESS) on the grounds that a connection agreement does not appear to have been granted by the National Grid, it will result in the industrialisation of the countryside, better alternative locations could be found, will impact upon users of Public Rights of Way network, heritage impacts and ecological impacts. We were pleased that the application was refused by Ashford District Council in October 2025 (though it is going to appeal in the 26/27 financial year).

Hoath / Chislet Solar Farm (Canterbury District):
CPRE Kent assisted the Canterbury District Group with drafting a response objecting to the proposed installation of a Solar Farm and Battery Energy Storage System with associated infrastructure and works on land in Hoath, Canterbury. We were pleased that, due to the harm that would be caused to landscape character and the industrialisation of the countryside, harm to heritage assets and loss of BMV agricultural land, Canterbury District Council refused the application in December 2025.

Ash levels Solar Farm (Dover District):
We submitted comments to object to this solar farm application on farmland near Deal in Dover District, due to its negative impact on biodiversity, its landscape and heritage impacts and the loss of best and most versatile farmland. Original comments were submitted in Feb 2025, but an additional statement was submitted ahead of the hearing in November 2025. We were delighted that Dover District Council rejected the application. The applicant however is going to appeal and so CPRE Kent continue to liaise with DDC and the Save Ash Levels campaign group in preparation for the appeal later in 2026.

Elvington Solar Farm and BESS (Dover District): CPRE Kent submitted objections to this application on the grounds of loss of BMV, impacts of Public Rights of Way, heritage impacts and the impact on the National Landscape, among other things, in June 2025. We await further information on planning decision.

Harp Farm Solar Farm, Boxley (Maidstone District): Objection submitted in September 2025 against this 15MW solar farm due to it being proposed for an area within the National Landscape, the loss of best and most versatile agricultural Land and the amenity impact. We await further news on the planning decisions and next steps.

South Kent Energy Park / Solar Farms at Romney Marsh (Shepway / Folkestone and Hythe District): The South Brooks Energy Park is a proposed 500MW Solar Farm intended for 1,500 acres of land around Old Romney. It is, so far, the largest solar farm yet proposed for Kent and will take up swathes of land either side of the A259. It is also one of several solar farms proposed for the area. The cumulative impact of all these schemes being granted permission is abhorrent and will totally industrialise this rural iconic and working landscape.

CPRE Kent strongly objected to the schemes due to the obvious heritage impacts, loss of best and most versatile agricultural land, light and noise pollution and the impact on wildlife and on people in the local community. We have liaised with local campaign groups frequently throughout 2025/2026 and await the main planning applications being submitted so we can begin making formal objections to the schemes.

Pitstock Solar Farm, Rodmersham (Swale District):
Original objections were submitted against this scheme by CPRE Kent in November 2024. We have reiterated our comments by submitting another response, in support of the further representations of Rodmersham Parish Council, in July 2025. CPRE Kent now continue to support Rodmersham Parish Council with a financial donation to and promotion of their fundraising attempts which will support their approved Judicial Review which is in July 2026.

Sea Link (Thanet District):
Due to the considerable harm which will be caused to the landscape and the biodiversity on site, including the bird migratory routes, we had submitted detailed responses to all key stages of National Grid's pre-submission consultation and Development Consent Order (DCO) hearing for this major undersea and underground electricity transmission project by National Grid. The project aims to connect offshore wind and nuclear power from Suffolk to Kent and, in Kent, will include landfall at Pegwell Bay and a converter station on Minster Marshes. A considerable amount of time was spent by CPRE Kent planners in responding to all the documents and stages of this hearing, not assisted by constant late submissions by the applicant. Our final summary response was submitted in May 2026, but a great deal of work took place throughout 2025/26. We await the DCO hearing outcome.

Other Campaign Themes:

Climate Crisis:

We have worked alongside the wider CPRE network in developing an overarching strategy on the climate crisis that underpins the rest of CPRE's policy positions in all other key areas. Many planning decisions are still being made which are at odds with the government's commitment to net zero carbon (such as Lower Thames Crossing and Gatwick Expansion), and this will continue to be a major theme in our campaigning work.

We support the transition to renewable energy but find that the blanket permissions oftentimes being granted for 'green energy' projects are far from green, with the reduction in our agricultural land, industrialization of the countryside and the alienation of local communities. This current situation therefore discourages people from supporting a renewable energy / net zero commitment.

Taking action on climate change shouldn't and doesn't have to come at the expense of our countryside. We want the government to ensure that the movement to greener renewable energy doesn't endanger our most beautiful and tranquil landscapes or reduce our best farmland. The government need to make a much stronger commitment to and enforce a rooftop and brownfield first policy before development elsewhere is considered. Furthermore, CPRE Kent believe that no new energy infrastructure should be approved until the finalisation of the Strategic Spatial Energy Plan (SSEP), and this is not expected until the summer of 2026.

CPRE Kent continue to liaise with CPRE National and other NGOs on this topic and are now part of the CPRE led Mega-Solar Topic Group.

Air Quality:

The impact of major development and the concomitant increase in road-based traffic on other areas already suffering from poor air quality, is becoming increasingly important in planning decisions. This is particularly the case in the light of recent court judgements requiring UK Government to meet its legal obligations to improve air quality. Despite this, we see consent for schemes such as the Lower Thames Crossing. We have objected to such schemes based on many factors but also the induced need outcome from such infrastructure. More traffic congestion and further worsening of our air quality will be the result of new roads and developments which are clearly car dependent. CPRE Kent continue to flag air quality in our responses to planning applications.

Water:

We maintain our campaign position that serious measures must be taken to manage the consequences of increased water consumption as the result of a rising population. We are considerably concerned about the apparent inability of the water companies to supply new homes with adequate water, but new developments are still being granted permission.

We argue for efficiency in water use, action to address leakages, more water recycling and the consideration of transfers between water company areas to create a functioning water grid. Proposals such as the Broad Oak Reservoir are arguably needed as Kent needs more water. However, CPRE Kent are involved in liaising over this development and, whilst we support the protection of other chalk streams via reduced abstraction, we currently remain concerned that the development will have a considerable impact on the River Stour.

Biodiversity:

CPRE Kent analyse the Biodiversity Net Gain (BNG) proposals outlined in various planning applications to ensure they are adequate. We also continue to respond to planning applications via analysis of protected species on site and by checking the methodology used for surveying is correct and sufficient. The recent Planning and Infrastructure Bill pose serious threats to our flora and fauna via the reduction of environmental laws and changes to the Habitat Regulation. CPRE Kent, along with National CPRE and other NGOs responded to this bill as it moved through parliament.

Our new Medway Dark Skies project will focus heavily on biodiversity and raise awareness of the importance of a dark sky to maintain and support our wildlife and our health.

Litter and Waste:

CPRE Kent campaigns against and often comments on fly tipping, litter and waste. Working with the local District Group and others, we were involved in the Hoads Wood Campaign where the cleanup of the 30,000 tonnes of illegally dumped waste is well underway following a long period of campaigning. CPRE Kent will continue to monitor and share information about this important clean up and hope to work with others in the future to restore the woodland.

In March 2026, CPRE Kent part funded and took part in an ‘extreme beach clean’ in partnership with Medway Swale Estuary Partnership, RSPB and Whose Hoo. This was promoted in our newsletter and

dozens of volunteers came
to assist. We aim to do more similar events to continue the long history of CPRE campaigning around litter and waste.

Additional Projects:

Hedgerow Heroes Phase 5:
With external funding, CPRE Kent took part on Phase 5 (25/26) of the Hedgerow Heroes project. We worked with 6 partners to achieve the following outcomes:
4,140 metres of planted/restored hedgerow
26 planting days
25 rejuvenation days
18,875 hedge whips planted
51 events
400 volunteers
2,105 volunteer hours
22 sites
Features on the BBC and on Radio 4 Farming Today
The funding bid is already submitted for Phase 6 and we await confirmation of funds.

Medway Dark Skies Project:
Whilst this project is being officially launched in the new financial year and will run throughout 26/27, much of the project planning was undertaken in 25/26 and included much communication with identified partners and funders.
The project aims to reduce the amount of artificial light at night in the Medway area of the county, and draft policy and guidance to safeguard the remaining darker skies in the area into the future.
The project obviously includes a great deal of awareness raising and events have been planned that highlight nocturnal wildlife (amongst other things) and provide information on the importance of a dark sky. Sky Quality Meters will be used to measure levels of glow at various locations, and this data can be used to influence Neighbourhood and Local Plans.

Additional Engagement:

Media and publicity:

We remain a significant contributor to broadcast and print media, both within Kent and beyond. We have provided interviews for local radio and TV channels on various subjects in 25/26 including the Lower Thames Crossing and our Hedgerow Heroes project.

Whilst we had issues with our Facebook page in 2025 and had to launch a new page, we have continued to grow our presence on social media (Facebook, X and Bluesky) and have relaunched our efforts on Instagram which had been dormant for some time. We plan to undertake further training and make more short videos for our social media platforms.

We continue to maintain a well-used website which has had new Project and Events content added to it recently.

The monthly E-newsletter which was started early in 2025 continues and has had very positive feedback with regards to us keeping our members and supporters updated on all we do.

Links with outside bodies:

We have continued to increase the strength of our links with many organisations, in particular the Kent Wildlife Trust, Kent Downs and High Weald National Landscape Units (formally AONB units), the Kent Planning Network for Nature, the Kent Countryside Management Partnerships and many more. We have also continued to strengthen our links with other CPRE County Branches around the country, especially with branches in the South East, via a quarterly forum which we now host.

We have also continued to address numerous groups on various aspects of CPRE's work, including Parish Councils, many of which are CPRE members, as well as local amenity and other organisations such as local environment groups and other campaign groups.

Collaborative working has been a significant theme throughout this period due to our new Hedgerow Heroes project. Via this project and the partnership involved, we were able to work with youth groups and colleges, therefore slowly opening doors to younger people. Our new project; Medway Dark Skies (launched in April 2026 but with considerable work in the 25/26 period to set the project up) includes us working with new partners such as Mid-Kent Astronomical Society, Kent Moth Group and Plantlife.

Membership:

CPRE Kent remains one of

the strongest branches within the CPRE Network, although recruiting new members is still challenging against a national pattern of declining membership. Our normal programme of events was spearheaded by the General Manager prior to January 2026 and now by the Director.

Additional events planned for 2026, together with new projects such as Medway Dark Skies and the (to be confirmed) next phase of the Hedgerow Heroes project, will allow us to engage with new audiences and expand our reach.

As of March 2026, membership was 1061 members. Our E-Newsletter mailing list is currently distributed to over 1000 people. These are a mixture of members (who have given consent to receive emails) and warm supporters.

Finance:

Legacy, investment and reserves policy:

The Arthur Reed Legacy Fund was created by the Trustees in 2014 and continues to represent the current remaining value received from the Estate of Arthur Ivor Reed (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £60,000 of capital, to unrestricted funds every year. This is a trickle payment made monthly by the investment management company.

The money we have received from the Legacy Fund enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Reed's generosity, and we will ensure that the money is spent in the way he would have wished….to protect Kent in perpetuity.

The fair value reserve includes accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made when needed, to adjust for unrealised gains and losses recognised during the year.

The Charity's investments are professionally managed by Evelyn & Partners and this is subject to periodic review. The Finance and Investment committee set certain benchmarks to be achieved by the investment managers to obtain a mix of income and capital growth to enable the Charity to fund its core activities and maintain its capital.

It is the long-term aim to maintain a level of liquid reserves which will be approximately sufficient for

six months' budgeted expenditure. Funds if required can be withdrawn from the investment portfolio at short notice (around 1 week).

At year end the Charity held total investment portfolio of £5,653,959.

The Trustees review reserves policy annually, at the time when the budget is approved. Should it prove necessary to supplement the reserves (to reflect heightened levels of activity or a specific new campaign, for example) this will be done by calling down further funds from the Designated Fund.

Financial review:

The Charity maintains careful review of its investments and finances which is essential if it is to provide sufficient income to meet its salary outgoings and other overheads. This also must keep pace with overall inflation. The Board are satisfied that they apply the appropriate investment criteria to the Charity's investment portfolio to meet its aims and safeguard the funds.

The capital transfer of £60,000 from the designated fund is sent as a monthly payment via the investment management team. The Director and Trustees are conscious that the long-term future of the charity needs to be safeguarded via planned and achieved campaigning objectives and via external funding for projects and that we should not deplete the long-term value of the charity's designated fund. To fund the charity's cash flow, we are now making withdrawals of Capital from the Investment portfolio and these withdrawals can increase if the Trustees consider this necessary to maintain our activities or for additional campaigning as required.

Income from donations, legacy and charitable activities came to £155,188 in 25/26.

Income from investments, in the form of dividends and interest came to £161,643 in 25/26.

As such, income for 25/26 equaled £316,831. Of this, £20,512 Is unrestricted funds, £135,705 is restricted funds such as the grant for our Hedgerow Heroes project and £160,614 is designated funds.

Total expenditure equaled £448,198. This is from £7,064 in fund raising expenditure and £441,134 from normal charitable activities. The total expenditure is an increase from the previous financial year but that reflects the expenditure on projects, and the project grants (restricted funds) are given to CPRE Kent for that purpose and so, no money from that invested or in reserve was used.

See the statement on financial activities (pages 35 onwards) for more information on 25/26.

Forward Planning and Governance:

Risk management:

CPRE Kent's Risk Management Strategy is actively reviewed periodically in consultation with the Board. It highlights the major areas of risk to which the Charity is exposed and identifies the appropriate control in the authorisation of expenditure and to ensure the health and safety of staff, volunteers and visitors.

Potential difficulty in the future includes the recruitment and retention of effective Trustees. The decline in membership numbers is also a key risk but CPRE Kent have increased their communication channels and are now delivering more projects and events, all of which result in expanding our reach and increasing our membership and support.

Other additional risks include cyber security but plans are in place to improve this in 26/27 and for all staff to undertake additional training.

Plans for future periods:

The workload presented by consultations, local plan development and major infrastructure issues have continued unabated, and we have no reason to expect this to change. National Significant Infrastructure Projects (NSIPs) especially are incredibly demanding.

Despite the challenges and demands on staff capacity, we continue to manage and use our resources to champion the Kent countryside; promoting its outstanding beauty, supporting thriving rural communities, and ensuring that the countryside is properly considered and given adequate weight in planning decisions.

With the current drive for growth come more requirements to demand quality and strategy to safeguard our finite countryside.

We will continue to work with other CPRE branches and National CPRE to provide evidence to Government of how planning works in reality; to press for existing planning permissions to be built rather than land banked and for a more workable approach to housing numbers that takes proper account of constraints and genuine local housing needs and does not constantly undermine Local Authorities' plan making processes.

Our future depends on good organisation, teamwork and the good management of our financial resources. In January 2026 we had a restructure following the resignation of the General Manager and the Honorary Treasurer. This potentially difficult time has resulted in positive outcomes as the

new structure is more efficient and the staff are all working well together. The General Manager has been replaced with an Officer Manager and a hierarchy in the planning team assists further with the smooth running of the day-to-day and allocation of workload. Whilst we finished the financial year recruiting a Treasurer, the ongoing good oversight by Trustees, and our management and finance and investment committees is essential and thankfully stable.

Our future also depends on our supporters - our members, donors, volunteers and those who follow us on social media and we will continue, via communication channels and a variety of additional projects, to expand this reach and improve our membership.

In 2026, National CPRE is celebrating its centenary with a series of events and publications to celebrate and raise the profile of the organisation and its work. CPRE Kent have agreed to be part of these celebrations.
CPRE Kent's own centenary year will be 2029, and we will use the lessons learned from the national CPRE celebrations to further cement our position as the largest county branch of CPRE

Employees and Volunteers:
Our staff and volunteers continue to build CPRE's long-established reputation for professionalism, expertise and quality. They are the reason for many of our campaign successes. The Board is grateful for the huge amount of work that they do. The work of volunteers in the districts is supported by advice from the branch office.

Committees and District Groups:
The Charity has a structure of committees to support, assist, organise and oversee its work. For the period ending March 2026, the following committees were active:
Finance & Investment: oversees and supervisors the charity's financial state and liaises about additional income and expenditure. Groups meets quarterly, sometimes with the Investment Managers. Group also meets annually to discuss staffing and an annual review of salaries.
Management: Discusses background running of the charity with the Director and General Manager (now Office Manager as of January 2026)
District groups/committees: Scrutinize local planning lists, respond to planning challenges and engage with Local Plan development. The branch holds quarterly meetings of the chairmen of each of these committees. As of the end of year, there were 8 District Groups.

Specialist topic committees:

Environment and Historic Buildings – meet quarterly (though several Environment group meetings were missed in 2025/26 due to commitments and ill health).

Wherever they have the capacity to do so, our district and specialist committees have continued with their core activities of reviewing and commenting on relevant planning applications. Sometimes, depending on the group, they lead on such activities, other times they liaise with the main CPRE Kent team, who may submit the response after consultation with them. With the joint input of specialist planning skills and local knowledge of the District Committee members, we continue to submit very effective responses to consultations and engage positively in the development of local plans.
Local Government Reorganisation may change the boundaries or set up of our District Groups and we plan to discuss this later in 2026.

Our Environment Group needs a thoughtful relaunch after a significant dip in activity in 2025. Many members struggled with ill health and other commitments and some retired. New skilled individuals will be sought to volunteer in the group and the hope is that the group will become, over time, more pro-active and productive again and will lend its skills to various elements of planning application responses.

Fundraising Approach and Performance:

CPRE Kent undertakes fundraising activity and encourages membership via our website, Facebook, monthly e-newsletters and at events and networking meetings.
As standard, we had stands at various events in 25/26 including the Kent County Show, ploughing matches and other rural and farming events to raise awareness and engage with the wider public.
Our Hedgerow Heroes project in 25/26 was externally funded so all expenses were covered and some staff time paid for. This project expanded our reach and resulted in more ‘warm supporters’ and volunteers (all be it some temporary).

CPRE Kent also benefits from the work of National CPRE which undertakes fundraising activity via direct mail in line with the Fundraising Code of Practice set by the Fundraising Regulator. Our Fundraising Promise is set nationally and is available through a link to our national website.

Work has continued throughout the reporting period to ensure that, in line with CPRE's national organisation, the branch remains in compliance with the requirements of the General Data Protection Regulations which came into force in May 2018.

Remuneration Policy:

The pay of all the employees is determined by the Board of Trustees on recommendation of the management committee / finance and investment committee.

The same benefits, including pensions, and terms and conditions apply to the principal officers as all other staff.

Statement of Trustees' responsibilities:

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and regulations. Company law requires the Trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards) and applicable law. This year, with the current absence of a Treasurer, the Annual Accounts have been compiled by an external accountant on contract but overseen by the Finance and Investment committee.

Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charitable company and of its net incoming/outgoing resources for that period. In preparing these financial statements, the Trustees are required to:

select suitable accounting policies and then apply them consistently;

observe the methods and principles in FRS 102 and the Charities SORP (SORP 2026)

make judgements and estimates that are reasonable and prudent;

state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

With the help of the external Accountant and the 3rd party Investment Managers, Trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial

position of the charitable company and enable them to ensure the financial statements comply with the Companies Act 2006 and the provisions of the charitable company's constitution. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The following statements have been affirmed by each of the Trustees of the charitable company:
So far as each Trustee is aware, there is no relevant audit information, (that is, information needed by the company's auditors in connection with preparing their report) of which the company's auditors are unaware; and each Trustee has taken all the steps that he/she ought to have taken as a Trustee in order to make himself/herself aware of any relevant audit information and to establish that the charitable company's auditors are aware of that information.

Auditor
Kreston Reeves Audit LLP were appointed as the charitable company's auditor during the year`.

Approved by Trustee: Date:

Auditor's Report:

Kreston Reeves Audit LLP

Opinion:

We have audited the financial statements of The Kent Branch of the Campaign to Protect Rural England (the 'charitable company') for the year ended 31 March 2026 which comprise the Statement of Financial Activities (incorporating an income and expenditure account), the Balance Sheet, the Statement of Cash Flows and notes to the financial statements, including significant accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland* (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2026, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern:

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information:

The other information comprises the information included in the trustees' annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006:

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report, which includes the strategic report for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the trustees' report included have been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception:

In the light of the knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic report or the trustees' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

Responsibilities of trustees:

As explained more fully in the trustees' responsibilities statement, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor responsibilities for the audit of the financial statements:

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including
fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Capability of the audit in detecting irregularities, including fraud:
Based on our understanding of the charity and the sector as a whole, and through discussion with the Trustees and other management (as required by auditing standards), we identified that the principal risks of non-compliance with laws and regulations related to health and safety and employment law. We considered the extent to which non-compliance might have a material effect on the financial statements.

We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities SORP (FRS 102) Second Edition (released October 2019), the Companies Act 2006, taxation and pension legislation. We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to incorrect recognition of legacy income, posting inappropriate journal entries and management bias in accounting estimates and judgemental areas of the financial statements. Audit procedures performed by the engagement team included:

- Discussions with management and assessment of known or suspected instances of non-compliance with laws and regulations (including health and safety) and fraud;and
- Assessment of identified fraud risk factors; and
- Review of expenditure to confirm no evidence of personal benefit; and
- Identifying and assessing the design effectiveness of controls that management has in place to prevent and detect fraud; and
- Challenging assumptions and judgements made by management in its significant accounting estimates; and
- Performing analytical procedures to identify any unusual or unexpected relationships, including related party transactions, that may indicate risks of material misstatement due to fraud; and

- Confirmation of related parties with management, and review of transactions throughout the period to identify any previously undisclosed transactions with related parties outside the normal course of business; and
- Reading minutes of meetings of those charged with governance; and
- Physical inspection of tangible assets susceptible to fraud or irregularity; and
- Review of significant and unusual transactions and evaluation of the underlying financial rationale supporting the transactions; and
- Identifying and testing journal entries, in particular any manual entries made at the year end for financial statement preparation.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

As part of an audit in accordance with ISAs (UK), we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charitable company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

- Conclude on the appropriateness of the trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charitable company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charitable company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation (ie. gives a true and fair view).

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report:

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Samantha Rouse FCCA DChA (Senior Statutory Auditor)

for and on behalf of

Kreston Reeves Audit LLP

2nd Floor,
Maritime Place,
Quayside,
Chatham Maritime,
Chatham,
ME4 4QZ

Date:

STATEMENT OF FINANCIAL ACTIVITIES (Incorporating an Income and Expenditure Account)
FOR THE YEAR ENDED 31 MARCH 2026

	Notes	Unrestricted Funds £	Restricted Funds £	Designated Funds £	Total 2026 £	Total 2025 £
Income from						
Donations and legacies	2	14,472	39,698	-	54,170	62,928
Charitable activities	3	-	96,007	-	96,007	-
Other trading activities		5,011	-	-	5,011	2,991
Investment income	4	1,029	-	160,614	161,643	166,567
Total Income		20,512	135,705	160,614	316,831	232,486
Expenditure on						
Raising funds	5	785	-	6,279	7,064	24,830
Charitable activities	6	327,557	113,577	-	441,134	292,312
Total Expenditure		328,342	113,577	6,279	448,198	317,142
Net (Expenditure)Income		(307,830)	22,128	154,335	(131,367)	(84,656)
Net gains on investments		-	-	481,845	481,845	159,031
Net income/(expenditure)		(307,830)	22,128	636,180	350,478	74,375
Transfers between funds		204,338	-	(204,338)	-	-
Net movement in funds		(103,492)	22,128	431,842	350,478	74,375
Reconciliation of funds						
Total funds brought forward		83,817	50,707	6,010,677	6,145,201	6,070,826
Total funds carried forward	17	(19,675)	72,835	6,442,519	6,495,679	6,145,201

All of the charity's activities are continuing.

There are no gains and losses other than those shown above.

BALANCE SHEET
AS AT 31 MARCH 2026

	Notes	£	2026 £	£	2025 £
Fixed Assets					
Tangible assets	12		218,078		220,598
Fixed asset investments	13	5,622,173		5,180,612	
Freehold Investment Property	14	550,000	6,172,173	550,000	5,730,612
Total fixed assets			6,390,251		5,951,210
Current Assets					
Stocks		1,133		1,597	
Debtors	15	5,389		7,741	
Investments	13	36,020		128,130	
Cash at bank and in hand		82,572		82,144	
Total current assets		125,114		219,612	
Creditors: Amounts falling due within one year	16	(19,686)		(25,621)	
Net current assets			105,428		193,991
Net assets			6,495,679		6,145,201
Charity Funds					
Designated Funds	17		6,442,519		6,010,677
Restricted Fund	17		72,835		50,707
Unrestricted funds	17		(19,675)		83,817
Total charity funds	18		6,495,679		6,145,201

These financial statements were approved and authorised for issue by the Board of Trustees on

and signed on their behalf by:

…….

…….
Benedict Moorhead (Chairman)

The notes on pages 38-49 form part of these accounts.

Company Registration No. 04335730

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2026

	2026 £	2025 £
Net cash provided by operating activities (see Note 22)	(293,612)	(251,666)
Cash flows from investing activities		
Dividends, interest and rents from investments	160,614	164,713
Bank and other interest received	1,029	1,854
Purchase of tangible fixed assets	-	(2,757)
Investment movements made by Advisers		
Movement in cash held by Investment advisers	92,110	(124,176)
Sale of investments	2,542,412	3,688,790
Purchase of investments	(2,502,125)	(3,498,828)
Net cash from investing activities	294,040	229,596
Net increase (decrease) in cash and Cash equivalents	428	(22,070)
Cash and cash equivalents at 1 April 2025	82,144	104,214
Cash and cash equivalents at 31 March 2026	82,572	82,144
Cash and cash equivalents consists of		
Cash at hand and in bank	82,572	82,144
Cash and cash equivalents at 31st March 2026	82,572	82,144

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2026

1. Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a) **General information and basis of preparation**

The Charity constitutes a public benefit entity as defined by FRS 102. The financial statements are prepared under the historical cost convention modified to include certain items at fair value.

The financial statements have been prepared in accordance with the Charities SORP (FRS 102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities in preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements have been prepared on a going concern basis. There are no material uncertainties related to events or conditions which would cast doubt on the Charity's ability to continue as a going concern. The Trustees have considered relevant information, including the annual budget, forecast future cash flows and the impact of subsequent events in making their assessment. The Charity's income from investments (dividend income) is likely to increase compared to recent years. The Trustees have again sought advice from their investment advisors on what the income is likely to be and although we continue to look at total return there is an empasis on income from the investment portfolio, although again in 2025/26 only £50,000 was transferred from the designated endowment fund, further sums have been withdrawn from the Portfolio. The Trustees consider depending on cash flow additional withdrawals may be required in 2026/27. The global stock market continued to rise in early 2025/26 . The charity has substantial capital reserves and so this shouldn't affect the Charity's ability to continue as a going concern.

Based on these assessments and having regard to the resources available to the entity, the Trustees have concluded that there is no material uncertainty and that they can continue to adopt the going concern basis in preparing the annual report and accounts.

The financial statements are prepared in sterling which is the functional currency of the charity and rounded to the nearest £.

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

b) **Income recognition**

Donations are recognised as incoming resources when receivable, except insofar as they are incapable of financial measurement. Subscriptions relates to the amounts received from the CPRE National Office. These are included on a cash basis as members pay at different rates and cover a year from the date the member pays the subscription.

The Charity's trustees' opinion is that the cost of calculating any accrual or deferred income outweighs any benefit, and the amount would not be material.

Legacy income is recognised at the earlier of the charity being notified when estate accounts are settled and there is notification of a distribution, or when the legacy is received. On occasion legacies will be notified to the Charity however it is not possible to measure the amount expected to be distributed. On these occasions, the legacy is treated as a contingent asset and disclosed.

Income from trading activities includes income earned from fundraising events and trading activities to raise funds for the Charity. Income is received in exchange for supplying goods and services in order to raise funds and is recognised when entitlement has occurred.

Investment income is earned through holding assets for investment purposes such as shares and property. It includes dividends, interest and rent. It is included when the amount can be measured reliably. Interest income is recognised using the effective interest method and dividend and rent income is recognised as the Charity's right to receive payment is established.

c) **Expenditure recognition**

Expenditure is recognised in the period in which it is incurred. Expenditure includes attributable VAT which cannot be recovered.

Costs of operating funds comprise the costs associated with attracting voluntary income and the costs of the Lottery Club prizes and investment management fees.

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs include the costs of human resources, IT, finance and governance. Overhead costs include depreciation and office costs.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the Charity and include audit fees and estimated costs linked to the strategic management of the Charity.

d) **Tangible fixed assets and depreciation**

Tangible fixed assets other than freehold land are stated at cost or valuation less depreciation. Depreciation provided are rates calculated to write off the cost less estimated residual value of each asset over its expended useful life, as follows:

Freehold buildings	2% on cost
Integral building features	10% on cost
Fixtures and fittings	20% on cost
Computer & office equipment	25% on cost

Land and buildings were previously valued using chartered surveyor's valuation as disclosed in note 12.

e) **Pensions**

The pension costs charged in the financial statements represent the contributions payable by the charity to employees' defined contribution pension schemes.

f) **Company Status**

The Charity is a company limited by guarantee. In the event of the Charity being wound up the liability in respect of the guarantee is limited to £1 per member of the Charity. The address of the registered office is given in the Charity information on the Legal & Administrative Information page of these financial statements.

g) **Fund Accounting**

General funds are unrestricted funds which are available for use at the discretion of the trustees in furtherance of the general objectives of the Charity and which have not been designated for other purposes.

The Designated Fund, which is treated like an expendable endowment fund, was created by the Trustees. Investment income arising on the endowment fund and investment management charges are initially allocated to the designated fund, but a transfer is made to the unrestricted fund which represents the income and expenses. Any capital gains or losses arising on the investments form part of this fund.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charity for particular purposes. The cost of raising and administering such funds are charged against the specific fund. The aim and use of each restricted fund is set out in the notes to the financial statements.

h) Investments

Investments are stated at fair value at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluations and disposals throughout the year.

Current asset investments are short term highly liquid investments and are held at fair value. These include cash on deposit and cash equivalents with a maturity of less than one year.

I) Stock

Stock is valued at the lower of cost and net realisable value.

j) Debtors & creditors receivable / payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in expenditure.

k) Key judgements and sources of estimation uncertainty

Investment properties are professionally valued based on comparable sales within the local area. This uses the sales on similar local rental properties but there is an inevitable degree of judgement involved in that the investment properties are unique.

l) Taxation

The Charity meets the definition of a charitable company for UK corporation tax

2 **Income from donations and legacies**	Unrestricted Funds	Restricted Funds	Designated Funds	2026	2025
	£	£	£	£	£
Membership subscriptions	4,884	37,455	-	42,339	40,730
Donations	6,776	2,243	-	9,019	18,862
Lottery	2,812	-	-	2,812	3,336
	14,472	39,698	-	54,170	62,928

3 **Income from charitable activities**	Unrestricted Funds	Restricted Funds	Designated Funds	2026	2025
	£	£	£	£	£
Grant for Hedgerow Heroes Project delivery - Funds from Marshall Wace via National CPRE	-	96,007	-	96,007	-
	-	96,007	-	96,007	-

4 **Income from investments**	Unrestricted Funds	Restricted Funds	Designated Funds	2026	2025
	£	£	£	£	£
Dividends receivable	-	-	138,352	138,352	75,092
Interest on fixed interest bonds	-	-	-	-	65,607
Other Interest receivable	1,029	-	-	1,029	1,854
Rental income	-	-	22,262	22,262	24,014
	1,029	-	160,614	161,643	166,567

5 Expenditure on raising funds	Unrestricted Funds	Restricted Funds	Designated Funds	2026	2025
	£	£	£	£	£
Investment management fees	-	-	2,826	2,826	14,949
Purchases for resale and fund raising costs	785	-	-	785	759
Lottery Club prizes	-	-	-	-	950
Property rental costs	-	-	3,453	3,453	8,172
	785	-	6,279	7,064	24,830

6 Expenditure on charitable activities	Unrestricted Funds	Restricted Fund	Designated Funds	2026	2025
	£	£	£	£	£
Direct costs					
Staff costs	157,878	-	-	157,878	165,112
Campaigning -Legal costs	980	-	-	980	7,185
Staff Travelling	2,352	-	-	2,352	1,505
Contribution to campaigns	-	-	-	-	2,983
Publicity and printing	1,647	-	-	1,647	635
Events	918	-	-	918	1,790
Newsletters	11,793	-	-	11,793	10,673
Volunteering activities	92	-	-	92	351
Subscriptions publications and Donations	1,264	-	-	1,264	1,542
Campaigning -support local groups	31,821	113,577	-	145,398	-
Support costs					
General office staff	52,621	-	-	52,621	51,657
Premises costs	16,446	-	-	16,446	13,723
Staff recruitment and support costs	-	-	-	-	4,347
Staff training	421	-	-	421	1,194
Liability insurance	435	-	-	435	1,788
Printing, postage and stationery	1,806	-	-	1,806	1,361
Telephone	2,582	-	-	2,582	2,473
Computer, website and equipment maintenance	5,231	-	-	5,231	3,237
Consultancy and professional costs	1,978	-	-	1,978	1,495
Depreciation and write off	2,520	-	-	2,520	(1,147)
Sundry expenses	598	-	-	598	1,945
Governance costs (See note 7)	34,174	-	-	34,174	18,463
	327,557	113,577	-	441,134	292,312

7 Governance costs	2026	2025
	£	£
Staff costs	18,405	7,427
Accountancy	3,885	-
Auditors' remuneration 2025-26 (note 11)	10,800	10,200
Other costs	1,084	836
	34,174	18,463

8 **Employee information**

The average monthly number of employees and full time equivalent (FTE) during the year was:

	2026 Number	2026 FTE	2025 Number	2025 FTE
Charitable activities	5	4	5	4

Employment costs	2026 £	2025 £
Wages and salaries	204,112	195,751
Social security costs	16,322	16,377
Other pension costs	12,559	12,068
	232,993	224,196

Analysis of Staff Costs

The number of employees whose total employee benefits excluding pension contributions exceeded £60,000 was:

	2026 No	2025 No
£60,000 -£70,000	1	0

9 **Pension costs**

The company operates a contributory pension scheme. This is a defined contribution scheme and contributions are charged in the statement of financial activities as they accrue. The charge for the year was £ 12,559 (2025- £12,068).

10 **Trustees' and key management personnel remuneration and expenses**

None of the Trustees (or any persons connected with them) received any remuneration during the year (2025 - none) and none were reimbursed travelling or other incidental expenses in the year. (2025 -none)

The total amount of remuneration (including employee benefits in kind) received by key management personnel is £111,777 (2025 - £121,806), The Charity considers its key management personnel to comprise the Trustees, Branch Director and General Manager.

11 **Auditor's Remuneration**

The amounts payable to Kreston Reeves:

	2026 £	2025 £
Audit of the financial statements	10,800	10,200
	10,800	10,200

Audit fees are shown within governance costs (note 7), non-audit services are shown as part of staff support costs within expenditure on charitable activities (note 6).

12 **Tangible fixed assets**

	Freehold land & buildings	Computers & office equipment	Fixtures, & fittings	Total
	£	£	£	£
Cost or valuation				
As at 1 April 2025	215,000	23,961	14,440	253,401
Additions	-	-	-	-
Revaluation and disposals	-	-	-	-
As at 31 March 2026	215,000	23,961	14,440	253,401
Depreciation				
As at 1 April 2025	-	19,864	12,939	32,803
Disposals and Revaluation	-	-	-	-
Charge for the year	-	2,056	464	2,520
As at 31 March 2026	-	21,920	13,403	35,323
Net book values				
As at 31 March 2026	215,000	2,041	1,037	218,078
As at 31 March 2025	215,000	4,097	1,501	220,598

Tangible Fixed Assets purchase to the value of less than £500 are written off to revenue in year of purchase.

At 31 March 2026 the net book value of freehold land and buildings contained £150,000 of land at cost which is not depreciated.

The offices at Queen's Head House were revalued as at 31st March 2025 by Katie Hurley MRICS FAAV of Lambert and Foster. The entire net book value of Freehold land & buildings represents the fair value of this property. The historic cost equivalent of these assets is £205,000, which is the deemed cost recognised on transition to SORP (FRS 102).

13 **Fixed asset investments**

	2026	2025
	£	£
Market value at 1 April 2025	5,180,612	5,236,543
Acquisitions at cost	2,502,125	3,498,828
Disposal proceeds	(2,542,412)	(3,688,790)
Change in value in the year:		
Realised	244,633	213,367
Unrealised	237,215	(79,336)
Market value at 31 March 2026	5,622,173	5,180,612
Historical cost at 31 March 2026	5,085,670	4,863,206
Investments are represented by:		
Fixed interest bonds	1,482,173	1,222,161
Multi asset and Alternative Investment Funds	4,140,000	3,958,451
Total fixed asset investments	5,622,173	5,180,612
Current asset investments: Cash held by Investment Advisers pending re- investment	36,020	128,130
Total value of Portfolio (including current asset investments)	5,658,193	5,308,742

The fair value of listed investments is determined by reference to the quoted price for identical assets in an active market at the balance sheet date.

13 **Fixed asset investments (contd)**

Included within the above are the following investments which represent more than 5% of total market value:

Holding		2026	2025
		£	£
714	SSGA SPDR ETFS Eu	347,579	306,078
12,854	Invesco Markets III PLC Invesco FTSE RAFI US (2025 12016)	377,806	307,978
310304	JP Morgan defensive autocall BV98142	299,754	-

14 **Freehold Investment Property**

	2026	2025
	£	£
7 Grant Drive Maidstone	340,000	340,000
Flat 1 Queen's Heads House Charing	210,000	210,000
	550,000	550,000

7 Grant Drive was revalued on the 12th August 2024 by Nicholas A H Rooke BA MSc MRICS of Finns (1985) Ltd.

Flat 1 Queen's Head House was revalued as at 31st March 2025 by Katie Hurley MRICS FAAV of Lambert and Foster. The trustees do not consider the fair value to be materially different between the date of valuation and the balance sheet date.

15 **Debtors**

	2026	2025
	£	£
Tax repayable	1,068	1,610
Other debtors	-	75
Prepayments and accrued income	4,321	6,056
	5,389	7,741

16 **Creditors: amounts falling due within one year**

	2026	2025
	£	£
Trade creditors	-	2,259
Other creditors	1,049	1,873
Other taxes and social security	4,940	-
Accruals	13,697	20,519
Deferred income	-	970
	19,686	25,621

Deferred income consists of rent received in advance relating to the following accounting year,

	2026	2025
	£	£
Balance brought forward	970	894
Amount recognised in year	(970)	(894)
Amount deferred in year	-	970
Balance carried forward	-	970

17 **Funds**
Statement of Funds - Current Year

	Balance at 01.04.25 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31.03.26 £
Unrestricted funds	83,817	20,512	(328,342)	-	204,338	(19,675)
Restricted Funds						
Betteshanger	37,194	549	(8,892)	-	-	28,851
Swanscombe	210	-	-	-	-	210
Minster Marshes	6,376	1,694	(1,440)	-	-	6,630
Highland Court	2,427			-	-	2,427
Hedgerow heroes	-	96,007	(61,290)	-	-	34,717
Turnden	4,500	37,455	(41,955)	-	-	0
Designated Funds						
Arthur Ivor Read Legacy	5,091,211	160,614	(6,279)	481,845	(686,183)	5,041,208
Fair value reserve	909,466	-	-	-	481,845	1,391,311
Revaluation reserve	10,000	-	-	-	-	10,000
	6,145,201	316,831	(448,198)	481,845	-	6,495,679

Restricted Funds

The Betteshanger Fund represented monies donated towards legal and Professional costs relating to the planning application, concerning a proposal to build an Hotel and other developments at Betteshanger Country Park..

The Swanscombe Fund represents donations paid to the charity to fight the inappropriate development of Swanscombe peninsular.

The Minster Marshes Fund is a fund created to stop inappropriate development and protect the natural diversity of the marshes. The Highland court Fund is fund created to challenge the planning application for a winery at Highland Court Farm.
Hedgerow Heroes is a specific project. Funds were given to CPRE Kent to manage and deliver this specific project. It is different to the other Restricted Funds where monies have come from Crowd Justice Campaigns. The monies for Hedgerow Heroes was a grant from Marshall Wace via the National CPRE team.

The Turnden Fund is a fund created to Challenge inappropriate development near Cranbrook

The Designated Funds

The Arthur Read Legacy Fund was created by the Trustees and represents the current value of the amounts received from the Estate of Arthur Ivor Read (Deceased). The Trustees intend to transfer the investment income from the managed investment funds, plus the sum of £50,000 of capital, to unrestricted funds every year. The Trustees, in 2014, also agreed to transfer the depreciation and any other reduction in value on Queen's Head House to the designated fund from the date of purchase and annually thereafter.

The money we have received enables the charity to have a campaign reserve and an investment fund. The investments are managed as if it were an endowment and provide funds for CPRE Kent to deliver its campaigning objectives. We are very grateful for Mr Read's generosity and we will ensure that the money is spent in the way he would have wished.

The fair value reserve represents accumulated unrealised gains on fixed asset investments and investment property. An annual transfer is made to adjust for unrealised gains and losses recognised during the year. This balance remains as part of the Arthur Ivor Read Legacy.

The revaluation reserve represents unrealised gains on tangible fixed assets subsequently recognised using the revaluation model. The balance represents accumulated differences between the latest valuation of assets and the historic cost / deemed cost on transition to FRS 102, less depreciation that is recycled by annual transfers to unrestricted general funds over the life of the assets.

17 **Funds**

Statement of Funds - Prior Year

	Balance at 01 04 24 £	Income £	Expenditure £	Gains / (losses) £	Transfers £	Balance at 31 03 25 £
Unrestricted funds	129,962	53,423	(291,636)	-	192,068	83,817
Restricted Funds						
Betteshanger	38,033	3,361	(4,200)	-	-	37,194
Swanscombe	210		-	-	-	210
Minster Marshes	3,058	3,318	-	-	-	6,376
Highland Court	2,717	2,695	(2,985)	-	-	2,427
Turnden		4,500				4,500
Designated Funds						
Arthur Ivor Read Legacy	5,141,211	165,189	(18,321)	134,031	(330,899)	5,091,211
Fair value reserve	755,435	-	-	20,000	134,031	909,466
Revaluation reserve	200	-	-	5,000	4,800	10,000
	6,070,826	232,486	(317,142)	159,031	-	6,145,201

18 **Analysis of net assets between funds - Current Year**

	Unrestricted funds £	Restricted fund £	Designated funds £	Total 2026 £
Tangible fixed assets	3,078	-	215,000	218,078
Investment assets	-	-	6,172,173	6,172,173
Current assets	(3,067)	72,835	55,346	125,114
Creditors: amounts falling due within one year	(19,686)	-	-	(19,686)
	(19,675)	72,835	6,442,519	6,495,679

19 **Analysis of net assets between funds - Prior Year**

	Unrestricted funds £	Restricted Funds £	Designated funds £	Total 2025 £
Tangible fixed assets	5,598	-	215,000	220,598
Investment assets	-	-	5,730,612	5,730,612
Current assets	103,840	50,707	65,065	219,612
Creditors: amounts falling due within one year	(25,621)	-	-	(25,621)
	83,817	50,707	6,010,677	6,145,201

20 **Contingent assets**

The Charity is an eventual beneficiary from the estate of Norah Lawrence, the entitlement is a one fifth share of the residue. The estate consisted of a property which was subject to a life interest, this property has now been sold and the life tenant has moved into residential care. The proceeds of sale are being used to finance the residential costs and therefore any amount eventually receivable is uncertain and therefore no asset has been quantified and recognised.

21 Related party transactions

During the year the Trustees made Cumulative donations to the Charity amounting to £nil (2025 - £1,000) There were no other related party transactions during the year (2025 - £nil)

22 **Reconciliation of Net income to net cash flow from operating activities**

	2026 £	2025 £
Net income for the year	350,478	74,375
Adjustments for:		
Depreciation charges and amount recovered on revaluation	2,520	(1,147)
(Gains) loss on Investments	(481,848)	(159,031)
Dividends, interest and rents from investments	(161,643)	(166,567)
(Increase)/Decrease in stock	464	32
Decrease/(Increase) in debtors	2,352	8,088
(Decrease)Increase in creditors	(5,935)	(7,416)
	(293,612)	(251,666)

Analysis of changes in net debt

	2026 £	Cash flows £	2025 £
Cash at bank and in hand	82,572	(428)	82,144
Debt			
	82,572	(428)	82,144

23 **Statement of Financial Activities (2025)**

	Unrestricted Fund	Restricted Funds	Designated Funds	Total 2025	Total 2024
	£	£	£	£	£
Income from					
Donations and Legacies	49,054	13,874	-	62,928	93,596
Other trading activities	2,991	-	-	2,991	4,772
Investment income	1,378	-	165,189	166,567	153,641
Total Income	53,423	13,874	165,189	232,486	252,009
Expenditure on					
Raising funds	1,709	-	23,121	24,830	21,563
Charitable activities	289,927	7,185	(4,800)	292,312	296,336
Total Expenditure	291,636	7,185	18,321	317,142	317,899
Net (Expenditure)Income	(238,213)	6,689	146,868	(84,656)	(65,890)
Net gains (loss) on investments	-	-	159,031	159,031	314,261
Net income/(expenditure)	(238,213)	6,689	305,899	74,375	248,371
Transfers between funds	192,068	-	(192,068)	-	-
Net movement in funds	(46,145)	6,689	113,831	74,375	248,371
Reconciliation of funds					
Total funds brought forward	129,962	44,018	5,896,846	6,070,826	5,822,455
Total funds carried forward	83,817	50,707	6,010,677	6,145,201	6,070,826