

Autumn - Winter 2018

# Kent

PROTECTING KENT'S  
COUNTRYSIDE

# Voice



**Nature on the ropes...**  
how did it come to this?

**Darkness on the edge of town**  
The looming threat of a giant solar farm

**How green will Britain be after Brexit?**



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## contact us

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

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Brown hares need expanses of open countryside – not industrial sprawls of solar panels – if they are to thrive  
Cover: The sight of a marsh harrier quartering the landscape is a delight you might anticipate on a walk by The Swale... the area targeted for the country's largest solar farm (both photos Steve Ashton)



Hilary Newport

## Director's Introduction

**The latest incarnation of the National Planning Policy Framework offers one welcome change but otherwise precious little to bring cheer to rural communities in the county**

I've written many times before about the evolution of the National Planning Policy Framework in these pages, and I make no apology for doing so again.

The biggest shake-up to the planning system since... well, since the last one in 2012, the new Framework was published in July and heralded as "an essential part of the government's strategy to fix the broken housing market".

Its intention is to achieve a substantial increase in the rate at which the homes that we need will be delivered.

The new Framework does contain a very welcome change in addressing the 'viability loophole' that in the past has allowed developers to wriggle out of their obligations to provide the full number of affordable homes to which they have committed, particularly in rural areas.

Together with the rest of the CPRE network, we can be justifiably proud of campaigning for this change. But the rest of the Framework makes bleaker reading.

Planning remains a very dry topic, but there is nothing dry in the passion of communities trying desperately to protect the places they love from rapacious speculative developers, and this iteration of the Framework does little to change that.

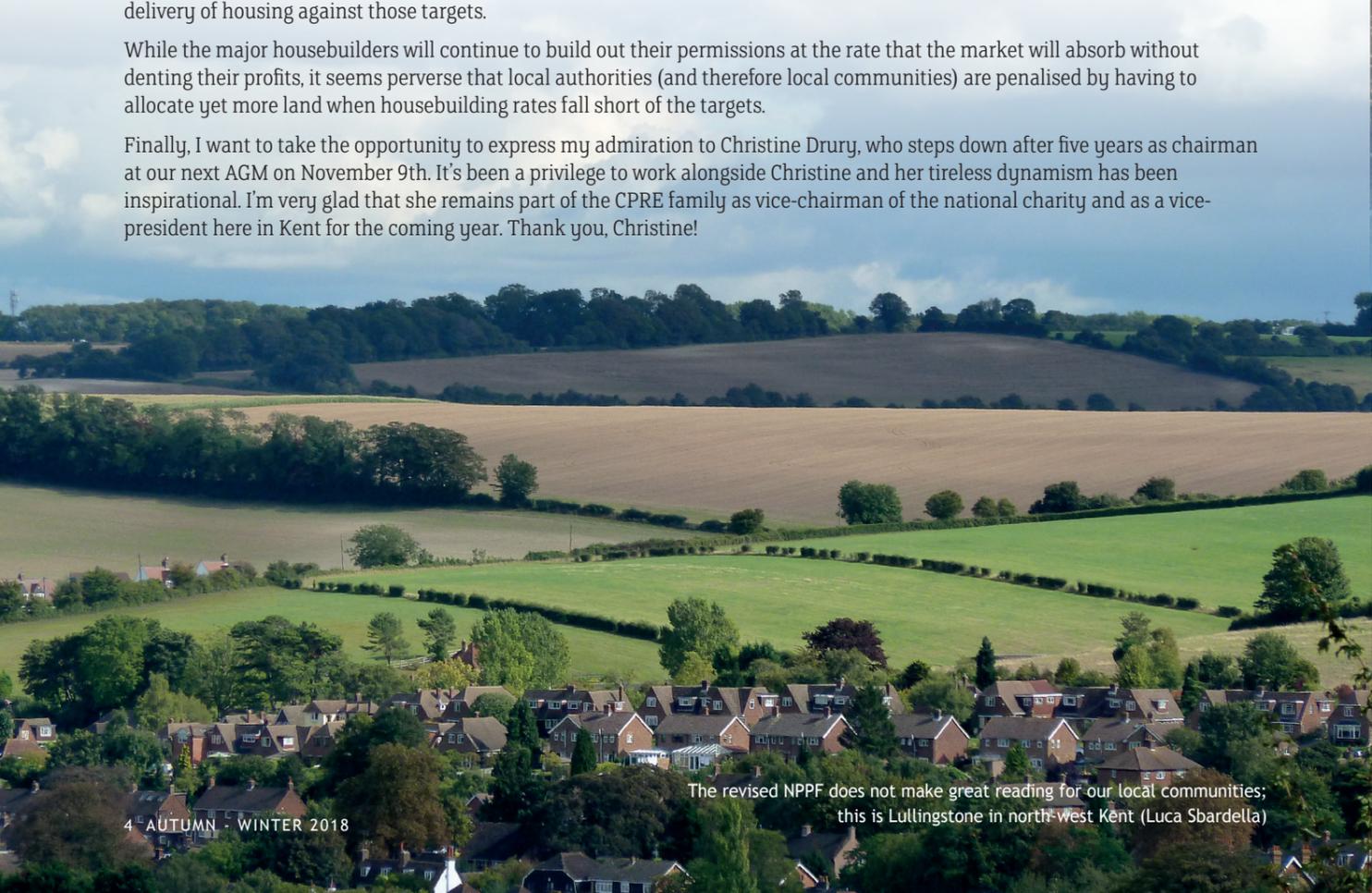
The new standard methodology for assessing housing need (which translates into the housebuilding targets for which every local authority must plan) is aggressively weighted towards the South East, and disproportionately more so towards Kent.

The imposition of high targets doesn't necessarily mean that more houses get built, but as local authorities are forced to allocate more and more sites for housing it means that developers can continue to cherry-pick the most profitable sites, rather than those sites that will make the most contribution to regeneration and sustainable communities.

And the Framework continues (and indeed strengthens) the requirement to hold local authorities to account for any under-delivery of housing against those targets.

While the major housebuilders will continue to build out their permissions at the rate that the market will absorb without denting their profits, it seems perverse that local authorities (and therefore local communities) are penalised by having to allocate yet more land when housebuilding rates fall short of the targets.

Finally, I want to take the opportunity to express my admiration to Christine Drury, who steps down after five years as chairman at our next AGM on November 9th. It's been a privilege to work alongside Christine and her tireless dynamism has been inspirational. I'm very glad that she remains part of the CPRE family as vice-chairman of the national charity and as a vice-president here in Kent for the coming year. Thank you, Christine!



The revised NPPF does not make great reading for our local communities; this is Lullingstone in north-west Kent (Luca Sbardella)



## The killing of nature

**Geoff Meaden** examines man's assault on our environment and the loss of wildlife that is all too evident around us

A scene of carnage as a Kent woodland is torn to shreds



The North Downs near Hollingbourne... still an uplifting landscape but the conversion of our chalk grasslands, dubbed the UK's rainforest, to wildlife-poor arable farmland is clear (Dimitry, flickr)

**Few of you will reading this article will be unaware that natural ecosystems are degrading and biodiversity losses continue unabated.**

Although our TV screens continually relay this demise, it continues as an apparently unstoppable certainty. With all the media attention, plus imploring from a multitude of conservation organisations, why do humans seem hell-bent on achieving biological extinction for the planet?

After looking at some relevant factors on a wide scale, I will later give possible causes for nature's demise before suggesting some solutions at the local level.

As a 10-year old in 1952 I remember going to Saturday-morning pictures to see a film called *Where No Vultures Fly*.

It showed Africa in all its wildlife glory, but even then the unsustainable destruction of nature was recognised and the film demonstrated that wildlife parks would soon be necessary if biodiversity was to be maintained.

In the 66 years since the film was released, Africa's human population has risen from a quarter of a billion to one and a quarter billion – a fivefold increase.

Africa has changed from having largely undegraded natural environments to a continent that is almost completely human-dominated.

What has happened in Africa has been replicated in Central and South America and in much of Asia, while no continent has been without severe environmental impoverishment.

A measure of this is that the weight of all larger land mammals on Earth is now such that 33 per cent comprises *Homo sapiens*, 66 per cent comprises our pets and livestock and just one per cent wild animals (this last figure is down from 15 per cent a century ago).

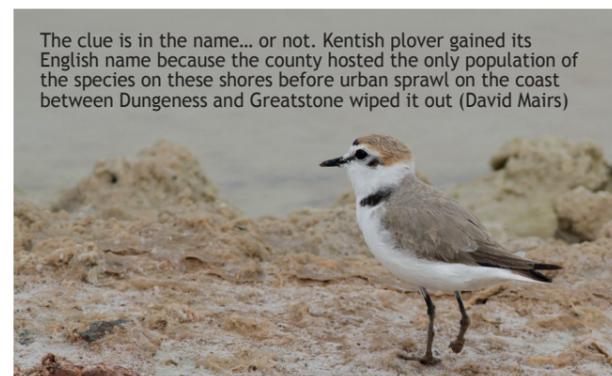
The State of Nature report for the UK (2016) shows that abundance of the 213 species with the highest conservation priority has fallen by 65 per cent in the last four decades.

Our planet is now almost completely anthropocentric and the world's human population continues to grow at some 80 million per year.

Since the planet has finite resources, this growth is totally unsustainable and if nothing changes we are on course for massive biological extinctions.

Why is it that, although many environmental and conservation organisations are addressing the biodiversity and ecosystems problems, the demise of nature continues?

Why are numerous animals on the verge of extinction? Why doesn't rainforest destruction cease? Why are coral reefs almost a thing of the past? Why is Britain one of the most nature-depleted countries in the world? Why is no one apparently listening to what David Attenborough and others are constantly saying?



The clue is in the name... or not. Kentish plover gained its English name because the county hosted the only population of the species on these shores before urban sprawl on the coast between Dungeness and Greatstone wiped it out (David Mairs)

These questions are too broad and complex to answer at an international or national scale, so here I examine some local causes of biodiversity and ecosystems demise. In the second part of my article, I suggest ideas for reversing this process.

Kent is blessed with a wide range of biomes, including extensive coastal plains, chalk downland, clay vales, river floodplains and areas reclaimed from the sea, each of which giving rise to vegetative biomes such as marshland, natural grassland, mixed deciduous woodland and heathland.

In these vegetation zones variations in the physical structure of the land help create a random assortment of habitats and ecosystems.

On this largely natural inheritance is imposed centuries of human development, which has led to a panoply of additional vegetative environments, including hedgerows, copses, planted woodland and coppiced woodland plus an assortment of farmland types (basically arable and grazing land).

The potential for biodiversity variation in Kent is large, and indeed the county once enjoyed such a rich diversity. But where and why has much of our nature gone?

Society has a huge challenge to face, one that must be addressed. It is essential to realise that humans are part of an integrated biology living on a planet where the continued existence of life relies on a changing but balanced living environment, an environment that supplies us with the essential ecosystems services without which life is impossible.

Saving these ecosystems will mean making sacrifices and taking decisions that to date have proved a challenge too far. The challenge is not easy and in Kent it will certainly not be solved by citizens or groups acting alone. In the second part of my article I will consider what local people and groups might best do to promote nature.

• **The second part of this article will appear in the next edition of Kent Voice.**

**However, if you can't wait until then, the entire, expanded, piece is on our website, [www.cprekent.org.uk](http://www.cprekent.org.uk)**

## The pressures

### 1. Human population growth

In Kent there has been particularly strong population growth over recent decades, largely due to strong employment prospects, including accessibility to London, and there is forecast growth in the county of an additional 200,000 people from 2017 to 2031. This growth will almost inevitably have negative impacts on the environment in terms of 'environmental consumption'.

### 2. Habitat loss and fragmentation

Over many centuries natural habitats have been lost to farming and urban uses such as transport, housing, infrastructure and employment. The compatibility of these new land uses with natural ecosystems is generally very low and biodiversity is diminished. In Kent, where the population density is high, fragmented natural ecosystems are common and the obstacles to achieving larger, more integrated biological units are almost insurmountable.

### 3. Pollution

To optimise farming output, a range of chemicals is applied to the Kentish landscape, with little attention given to the negative consequences. Our orchards are substantially deprived of pollinators, while a range of pollutants leaches into waterways and into sub-surface aquifers. Waterways are particularly vulnerable since eventually most leachates make their way here, with rivers or streams additionally suffering from low flows, water extraction, river traffic and sewage disposal.

### 4. A failure to appreciate or react to problems

While many people appreciate the dire situation for wildlife, too few of us do anything about it. The collective action necessary for reversing nature's decline is insufficient. Perhaps this is because individuals are mainly 'programmed for self-preservation' – our individual actions are geared mainly towards making life better for ourselves. Human nature prevaricates against achieving the necessary behavioural change.

### 5. Too much public access to 'nature'

Public authorities and nature conservation groups place too much emphasis on prioritising access to nature, whereas in many cases it is likely that 'nature' in Kent would benefit greatly from being protected from human disturbance.

### 6. Disease and alien invasions

The closeness of Kent to Europe means this county is particularly vulnerable to species invasions. Through trade and travel, as well as naturally, species have always been migrating and there is some difficulty in identifying what constitutes a native species. Nevertheless, mainly due to climate change, invasion rates are accelerating. Sometimes species invasions may cause little harm to existing ecosystems or biodiversity, but at the extreme end of the scale invasions in Kent have seen, for instance, the decimation of toads and frogs by fungal infections and the destruction of large numbers of trees by assorted viral, bacterial and insect invaders.

### 7. A concentration on economic growth and development

Most of us are aware that economic growth lies at the core of government and big business plans. While we need jobs as a source of income, the primacy of the economy means that social and environmental considerations usually take second place. There seems little appreciation by many in the business community that the exploitation of nature is eventually unsustainable. 'Ecosystems services' are ignored at our peril.

### 8. Lack of centralised cohesive policies

Although environmental and conservation groups are doing great work, no single organisation has both an overall vision and the necessary means to effectively say 'Enough!'. Given the severity of nature's decline, why hasn't central government, through the Department for Environment, Food and Rural Affairs created an 'office for the promotion of healthy ecosystems'? Surely the real threat of biological extinctions is now so great that our fundamental life support systems are at risk? A centralised plan of action must be established so management controls can be identified, rationalised and then implemented.

## After five years of campaigns and change Christine leaves the chair

*I have lived in Kent now for 35 years; I can almost say I have put down roots here.*

Certainly since I left Unilever in 2003 I have been able to get involved in my local community, campaigning and a variety of trusteeships.

In my last 10 years at Unilever I was a part of its strategy to be an environmental leader as well as a brand marketing company, setting up the Marine Stewardship Council with WWF to certify fisheries that could be called sustainable. Unilever needed 200 tonnes of sustainably-caught fish for its Birds Eye fish fingers and fillets.

We also evolved the refrigeration systems for Unilever's two million ice-cream cabinets in a joint venture with Greenpeace.

Not everyone in the company was happy to be working with "enemy NGOs [Non-governmental Organisations]" but having been in the business for a long time I had some trust as an "internal activist".

I always preferred the route of getting unlikely partners in the room together and we did a lot under the umbrella of Green Alliance – the organisation that former CPRE chief executive Shaun Spiers now heads up. It is a small world.

Switching from global to local sustainability when I left Unilever seemed perfectly logical, and I have probably always been a campaigner.

When Charles Oliver, then regional chair, asked if I would help CPRE in succeeding him, planning was entirely new to me.

The 2004 Planning Act had just introduced regional plans so the role of regional chair for the South East was interesting and new. Regional plans only lasted until 2009.

I was also a member of my Ashford district committee. Hilary Moorby was a very good teacher, but we did all have to keep up!

By then I was also a parish councillor and learning about planning in CPRE has always been a great help in that role.

I had also started campaigning in Ashford for a solution to the borough's overnight lorry-parking problems, which I and

others recognised as much a social and employment issue for the drivers as an environmental issue for communities.

While chair of the CPRE South East region I asked Gary Thomas if he would be a vice-chair.

He agreed provided I reciprocated, which in a nutshell was how I became a trustee and then vice-chair of CPRE Kent.

Richard Knox-Johnston succeeded Gary as CPRE Kent chairman and I took over from Richard at the November 2013 AGM.

Richard became regional chairman in addition to continuing to help CPRE Kent as a vice-president.

His was hard act to follow. The huge public inquiry at Maidstone into the Kent International Gateway proposals had just been won, while events and campaigning were very active under the name Protect Kent.

This was a slight dilemma for me as I was also a trustee of national CPRE and I suggested we evolve to become CPRE Protect Kent.

Board meetings were still dominated by the enormous task of realising the Ivor Read legacy – a long and complicated story on which I acknowledge the depth and diligence of the work by Hilary Moorby and Alan Holmes as well as Gary.

Richard had almost completed it during his term as chairman, meaning I have been able to focus on managing the funds as if the legacy was an endowment.

The legacy has of course been transformational: it means we can have a depth of planning expertise in the branch to be able to work with districts to comment on most Local Plans and the seriously large or challenging planning applications.

We can also engage and campaign on many other issues across Kent. The Farthingloe application for more than 600 homes in the AONB has been with me throughout my time as chair.

When I took over, we were looking for ways to challenge a bad planning decision by Dover District Council.

By September 2016 the decision was quashed at the Court of Appeal, and in December last year that was confirmed in the Supreme Court. The road to victory was by no means smooth, potholed with legal uncertainty and quite large financial risk to the charity at each stage.

We would not have succeeded without the challenge and clear thinking of the Board of Trustees and of course our legal team.

It was a salutary reminder of the risk and costs of going to court that shortly after winning at the Supreme Court we lost a case at Maidstone after a long campaign to promote the countryside over development by junction 8 of the M20.

I have been asked what has changed in the five years. Some campaigns are much longer than a chair's term; Farthingloe is just one example of that.

Change is also permanent. We all adapt to staff changes as people move on to develop their careers, and to volunteers changing as they move away – Cally Ware, for example, is now much appreciated by CPRE Shropshire.

Others we lose to mortality. I was very lucky to have Alan Holmes and Hilary Moorby for most of my time as chair.

Some retire and are difficult to replace: Margaret

Micklewright's outings have been as much part of who we are as CPRE as the planning battles.

We need to be able to reinvent what we do and how we organise ourselves.

A lot of change has also occurred at CPRE nationally. Tom Fyans has honed our evidence-based campaigning skills to make us more effective.

Alliances and partnerships are becoming even more important. They are unavoidable with such a wide range of challenges to the countryside, and they make our arguments stronger.

Five years ago, national office may have seemed less important to Kent – now we work as One CPRE and try to think of ourselves as the network rather than branches and national office. We remain independent charities, which is why good governance is vital.

I am often asked by people who know CPRE but who are not members why CPRE is so obsessed with Green Belt.

Even though we can point regularly to development incursions into Green Belts, it is instructive to listen to people in village communities who appreciate the countryside and green spaces around them but who are and feel immensely vulnerable to their countryside next door being swallowed up.

With no protection and councils frequently losing the power to decide on applications if they fail the five-year housing land supply test, Green Belts are a very important planning tool to promote and enhance communities that are not against development but do want it to be respectful and relevant to their community.

Housing is needed, but there is still a long way to go to get the right housing in the right places with the right infrastructure, not least fibre broadband! I think I will be campaigning for a while yet.

Thank you for the patience and support everyone has given me during my time as chair, including a special thank-you to Hilary Newport, and to all the staff with whom I have worked since November 2013 – those who have retired or moved on and, of course, David, Paul, Julie and Vicky.

I will hand over to the next chairman at the AGM on November 9th when my five years is up.

CPRE is a great team. I will still be around but may be doing a little more travelling with Jolyon, gardening with the robins and enjoying adventures with my grandchildren. My term as a national trustee continues until June 2019.

Farthingloe: an ever-present issue during Christine's time as chair



# The dark cloud hanging over the marshes

Plans for a solar farm five times the size of anything similar in the UK would destroy a vast area of countryside near Faversham.

After a weighty response to a second consultation on the project, the developer expects to apply for a Development Consent Order at the end of October

The magnificent hen harrier has suffered a drastic decline in England, largely due to persecution. Small numbers winter on the North Kent Marshes, the open expanses of which are essential for one of our most threatened birds of prey (Steve Ashton)

In the last issue of Kent Voice we detailed the threat posed by plans for the UK's largest solar farm on the North Kent Marshes, near Faversham.

Then the plans covered 890 acres of Graveney, Nagden and Cleve Marshes – that figure has since expanded to 1,000 acres, to allow, according to developer Cleve Hill Solar Park Ltd, for “expanded habitat management areas” dedicated to wildlife.

The increased acreage would also allow the developer to work with the Environment Agency on maintaining flood defences, the extension covering “the area where any maintenance might be needed”.

A second public consultation ended in July and drew more than 700 “pieces of feedback”, resulting in the anticipated application to the Planning Inspectorate for a Development Consent Order being delayed from August to October 31. CPRE Kent is vehemently opposed to Cleve Hill Solar Park due to its scale, its position within the North Kent Marshes, which are internationally important for birds, and the drastic effect on the landscape.

“If I was to think of the worst possible place to put a solar farm, it would be here,” director Hilary Newport had said when the proposal was announced.

“We absolutely support the provision of renewable energy, but solar panels should be on roofs, not trashing landscapes in an astonishingly beautiful part of the North Kent Marshes.”

Dr Newport's view strikes a chord in this part of the world. As a Faversham resident noted on social media: “If we are to lose Nagden Marshes, Graveney Marshes and Cleve Marshes to the biggest solar farm in the UK, why are the hundreds of new houses being built in Faversham not having solar rooftops?”

If that is possibly the definition of a rhetorical question, the destruction of such a huge expanse of land in an area so important for wildlife and people alike is anything but a light-hearted matter.

CPRE Kent's response to the second public consultation totalled almost 1,700 words, our primary concerns focusing on the following areas (more may be added after scrutiny of the DCO application):

- Damage to landscape, including tranquillity and dark skies
- Inadequate assessment of flood risk and potential conflict with the Environment Agency's ‘managed retreat’ strategy
- Impacts on soil microclimate and hydrology
- Ecological impacts
- Damage to heritage assets caused by construction traffic
- Loss of agricultural land
- Threats to animal welfare

With government offering little or no incentive for solar energy to become an integral requirement for housing development – it is considering axing the export tariff, the money given to householders with solar panels for the electricity they provide

to the national grid, while it announced in November last year it would not be subsidising any renewable-energy projects until at least 2025 – can such an environmentally damaging proposal as Cleve Hill be justified?

CPRE Kent recognises the challenges of climate change and the government's commitment to meeting carbon-emission targets but does not consider that the renewable-energy benefits of Cleve Hill outweigh the damage it would cause the North Kent Marshes.

We also question the sustainability of reliance on lithium-ion battery technology, with its own remote but concerning ecological impacts.

More broadly, Kent could not be accused of failing to contribute to the country's renewable-energy needs. The website MyGridGB's UK Renewable Energy Map shows that, in October 2017, this county had 36 solar farms either active, in construction or awaiting construction. Neighbouring Surrey, by comparison, had just two... and one of those floats on a reservoir.

Further, Kent hosts five wind farms, including, in London Array, the second-largest offshore site in the world. A sixth is planned.

Cleve Hill lies on the boundary of Swale and Canterbury districts, and two councillors from the latter local authority have pointed out in the local press that, in terms of providing ‘green energy’, “the Canterbury area alone is punching six times its weight against the national average”.

Michael Wilcox is chairman of GREAT (Graveney Rural Environment Action Team), which has been fighting the solar park plans at Cleve Hill, and has been encouraged by the response to the consultation.

“I think they've been overwhelmed by the feedback, which has led to the delayed application,” he said.

“We haven't really seen any changes from the developers since the consultation, so we don't really know what's going on, but both Kent Wildlife Trust and our local MP Helen Whately have openly come out against the scheme.”

There is a belief among some that the Cleve Hill application is a ‘done deal’, that conversations behind closed doors have secured a decision in the developer's favour, but Mr Wilcox does not see it that way:

“I think opposition is building. I thought it might have been a done deal, a tick in the box for the carbon targets they're chasing, but as the months have gone past it's become glaringly obvious that it's not green energy if you're destroying countryside and harming wildlife.

“This looks and feels like a dense industrial development and I think people question if this is the answer.

“I want to be clear: we are not against solar energy, but this kind of thing is dirty solar. Why new homes are not incorporating solar panels is a mystery – when a house is being built is the easiest time to put in solar.”

*“It's not green energy if you're destroying countryside and harming wildlife”*



The loss of wildlife is one of the most distressing aspects of the Cleve Hill project for Mr Wilcox, who lives in Nagden.

“It’s this little pocket of land that somehow missed being designated as worthy of protection. If it’s solely down to land management, then there’s the lovely story of Elmley over on the Isle of Sheppey, where 40-odd years ago some of the site was farmed for arable and the production of barley or corn but has now been converted back and forms part of a nature reserve.

“The land here has been identified for managed retreat and conversion towards intertidal saltmarsh, but under this scheme it would be killed by a whole load of steel.

“Apparently the developer has described it as just muddy fields, but on those muddy fields there are nesting lapwings, skylarks and reed buntings, while they form part of a wider expanse necessary for birds of prey such as marsh and hen harriers.”

When considering how Cleve Hill Solar Park would look, you need to disregard anything you might already have seen.

“It would entail about a million panels packed very densely. Rather than the familiar south-facing setting, they would have an east-west orientation and look like a factory,” said Mr Wilcox.

“The normal appearance of a solar farm

is quite benign, but this design made me question the whole proposal as it’s so dense and has panels up to 4.3 metres high – as high as a London double-decker bus.

“South-facing panels have substantial space between them so they don’t shade each other, whereas east-west ones are about blanket coverage that can absorb more radiation early and late in the day. “These would be angled at about 12 degrees – almost flat – whereas south-facing panels are 30-40 degrees.

“The panels planned for Cleve Hill would be 24 metres across with just three 30-centimetre gaps to let the rain drip off. The rows would be up to half a kilometre in length and there would need to be 2.5-metre spaces between the rows to allow for maintenance.

“In short, the ground would be receiving barely any sunlight and effectively die.”

The developer says it is looking to include “battery storage technology” in its scheme although it has not decided on the details.

“It’s likely the battery would need about nine hectares, together with a new bund around it,” said Mr Wilcox. “The battery storage could make this more about price speculation than energy production – a similar installation in Australia is reported to earn huge profits by selling energy when it’s more expensive.”

A verdict on the proposed Cleve Hill Solar Park could be expected from the Secretary of State for the Department of Business, Energy and Strategy in late 2019. For the wildlife that depends on this special place and for the people who love it, there can only be one acceptable answer.

**Potential timeline**

- Development Consent Order application submitted to Planning Inspectorate by October 31, 2018
- If the application is accepted, an inquiry is held. Individuals or groups register with Planning Inspectorate as Interested Parties; written ‘relevant representation’ must be made, giving the individual’s or group’s views.
- Interested Parties attend a meeting, run and chaired by an appointed Examining Authority. The inquiry process to this point would be expected to last some three months.
- Planning Inspectorate completes examination within six months. Interested Parties will be asked to give further written details of their views, while there might be public hearings.
- Within the next three months Planning Inspectorate prepares report and recommendation for Secretary of State for the Department of Business, Energy and Strategy, currently Greg Clark.
- Secretary of State has three months to decide on the application.
- Six-month period when Secretary of State’s decision can be challenged in High Court.



# From the Frontline



Hilary Newport with the campaigns update

In the last edition of Kent Voice we reported on our involvement in two separate planning inquiries, both in Ashford borough, and both of sufficient concern that we felt we simply had to get involved.

Both sites were the subject of speculative applications rather than sites allocated in the Local Plan.

One of these inquiries was due to re-sit for a couple of days in July, but less than a week beforehand the promoter, Gladman Developments Ltd, withdrew both appeals without explanation.

Subsequent correspondence revealed its decision was the result of advice received from the inspectors undertaking the examination of Ashford’s Local Plan, confirming that it met the requirement of providing enough allocated sites for five years’ supply of houses to be built.

This fatally undermined Gladman’s principal argument in favour of both sites.

While it is good news that these wholly unsustainable sites are safe, for now, Gladman’s withdrawal highlighted the flawed system that tilts the balance in favour of approving speculative proposals in districts that don’t have an up-to-date Plan or where too few houses are being built.

## Local Plans

As the chart on page 27 shows, the steady churn of consultations and examinations of Local Plans across Kent and Medway continues.

To take just one example, at the time of writing the Sevenoaks Local Plan is still under consultation; according to the calculations of ‘objectively assessed need’ it is faced with the requirement to find space for almost 14,000 new homes over the Plan period.

In a borough such as Sevenoaks, which is 94 per cent Green Belt or AONB (or both) and where every suitable brownfield site will need to be squeezed until it squeaks, it is difficult to see how designated land can remain protected in the face of such pressures.

## Lower Thames Crossing

Plans for the detailed design of the Lower Thames Crossing east of Gravesend are being drawn up for the next stage of consultation.

It is now clear that the new crossing will do very little to alleviate congestion at the existing Dartford crossings but is instead focused on ‘unlocking opportunities and economic growth’, a vision being taken further forward by the Thames Estuary Growth Commission, which foresees the need for an additional million homes in north Kent, south Essex and east London to support the economic growth potential of the estuary.

It’s unclear what status these proposals have, but the government is due to comment on them in its autumn budget statement.

## Garden towns

In the face of the high housing targets being imposed across the county, more and more councils in Kent are starting to consider the merits of stand-alone ‘new towns’.

At the beginning of August, the government published its Garden Communities prospectus, encouraging planning authorities and developers to bring forward locally supported proposals for communities at large scale.

While there is a lot to be said for the principles of good planning and positive placemaking, the wisdom of pulling even more housing, over and above the existing challenging targets, into an already stressed and congested region needs constant scrutiny.



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

# How green is our Brexit?



We might all be a little weary of the B word, but the future for our natural heritage once this country has departed the EU is a matter of concern for **Graham Warren**, chairman of the CPRE Kent environment committee

**The natural environment barely got a mention in the pre-Brexit referendum barrage of half-truths and 'alternative facts' and would, even now, struggle to make the top 10 on the government's shopping list.**

It is difficult to evaluate clear environmental gains and losses in isolation from agriculture and other aspects of land use and our natural heritage will perhaps prove especially vulnerable – 'up for sale' as it were – in the late-stage trade-offs in the Brexit negotiations.

Michael Gove, Secretary of State for Environment, Food and Rural Affairs, sees our proposed departure from the EU as an opportunity to treat agriculture and the environment as paired objectives.

The Common Agricultural Policy (CAP), which is paying landowners £3 billion a year based on farmed acreage, would be replaced with schemes for farmers who enhance the natural environment by planting woodland, establishing wildlife habitat, increasing biodiversity, improving water quality and returning cultivated land to wildflower meadows.

This vision was revealed in Defra's 25 Year Environment Plan, launched in January with a pledge to eliminate waste, create new safeguards for wildlife, connect more children with nature, improve air and water quality and curb the scourge of plastic waste in the world's oceans.

**The agenda for this 'green future' includes:**

- Extension of the five-pence plastic-bag charge to small retailers, with restricted dependence on single-use plastics and inclusion of plastic-free aisles in supermarkets.
- Creation of 500,000 hectares of new habitat for endangered species and support for farmers in turning fields into meadows and replenishing depleted soils.
- Provision of £5.7 million to establish a 'northern forest'.
- Increased investment in overseas aid to combat poaching and illegal trade in wildlife and to extend marine protection areas.
- A new environmental watchdog to hold government to account for environmental standards and set out an approach to agriculture and fisheries management.
- Promotion of a net environmental-gain principle, locally and nationally, enabling housing development "without increasing the overall burden on developers".
- Creation of green corridors linking otherwise isolated habitats.

**The plan embodies the principle of 'natural capital', founded on:**

- A better understanding of the benefits from nature.
- Recognition of the environmental assets of clean air and water, wholesome food and opportunities for recreation.
- A commitment to interact with our natural environment as an essential element in sustaining the economy.

The plan sits alongside the programme for implementing the Paris Agreement to cut carbon emissions and control climate change.

There will also be a review of the national planning and building regulations to ensure the planning system delivers improved flood resilience and sustainable drainage systems and makes provision for new developments to deliver a 'biodiversity net-gain', aiming at the least environmentally damaging locations.

An outline of a 25-year environment plan put forward by Defra in September 2015 envisaged an investment of £3 billion from the CAP to enhance the countryside with a programme focused on Green Belts, Areas of Outstanding Beauty, National Parks and Sites of Special Scientific Interest.

However, this will no longer be available post-Brexit.

Other investments totalling £20m were also identified but will be UK-funded and incorporated in the 25 Year Plan announced this year.

Have these been fully costed and what are the chances of this ambitious programme surviving Brexit, given that our departure would evidently incur severance penalties and possibly trigger a recession?

Further, our national debt has increased over the last 10 years from £560 billion to £1,760bn (36 per cent to 85 per cent of Gross Domestic Product (GDP), a rate unprecedented in peacetime) and is expected to increase.

This is bad timing for a government facing a general election with an electorate preoccupied with the immediate outcome of Brexit and the prospect of a radical reordering of our national priorities to accommodate the strictures of a sinking economy (and there seems little remaining doubt that it will indeed shrink).

**In any event, we can expect a new look for the 'top 10' agenda, possibly:**

- National Health Service and welfare
- The Brexit Bill (estimated at £50bn-£100bn)
- Defence (a 50 per cent increase to 3 per cent of GDP)
- Immigration control and border security
- National transport infrastructure
- Servicing national debt
- Housing
- Education
- Agriculture/environment
- Fisheries

The environment may begin to look like a luxury we can no longer afford. There is already talk of the 'zombie list', a review of the 800-1,000 items of environmental legislation inherited from Brussels for incorporation in UK law; many of these could face 'reform' by statutory instruments.

In January last year, MPs warned government that environmental protection must not be weakened after Brexit, while the Environment Audit Committee (EAC) chaired by Mary Creagh called on government to introduce an Environmental Protection Act under the Article 50 negotiation and warned of the risks to our countryside, farming and wildlife currently protected under EU law.

There is also a wider global perspective of environmental issues with a direct bearing on our post-Brexit strategy.

Many of the, mainly tropical, countries that export foodstuffs to the UK face increasing levels of water demand for irrigation due to the impact of climate change and over-abstraction, evidenced by depleted river flows and falling groundwater levels.

It is estimated that by 2025 1.8 billion people (20-25 per cent of the world's population) will be living in water-scarce regions.

There are clear implications for the availability and cost of produce we import from some of these regions and we may need to plan on increasing the proportion of home-grown produce beyond the 40-50 per cent level.

We seem to have the makings of an ideological 'set-to' between the need to increase the proportion of productive farmland and the counter-argument, advanced by Mr Gove, for appropriating areas for wildlife.

The latter has obvious attractions, but the penalty could be reduced food security, increased costs and a corresponding increase in the tariff bill.

To put this in context, this country's net contribution to the EU budget has been estimated as costing the UK taxpayer an average of some £160 a year; this figure includes environmental protection. Compare that with the current level of national debt interest payments per person of more than £200.

As to what all this could mean for Kent, it would seem reasonable to plan on the assumption that any environmental outcome of national significance arising from Brexit and severance from the Single Market and Customs Union will also apply locally... in some cases, such as traffic disruption, air pollution, immigration and the disproportionate loss of greenfield acreage, to a high degree.

# Unearthing the giant stag beetle

## a journey through metamorphosis

One of the most extraordinary processes in the natural world is described by Vicky Ellis, who takes a detailed look at the life of a spectacular insect found in our county



head. They will stay underground for up to five to six years, migrating back and forth between the rotted wood and the soil. As the larva feasts on the decaying wood, its skin becomes tight as it grows and eventually it must shed its skin.

The head case splits open and the larvae wriggles free. This shedding will occur four times throughout the larval stage.

After five years the larva undergoes a dramatic transformation, leaving the decaying wood and moving out into the soil for the final time.

Its skin now brittle and frail, the larva constructs a cocoon of earth, enclosing itself for protection. It is now ready to become a pupa.

Stag beetles pupate in the early autumn prior to emerging as adults. They remain as pupae for a few weeks and during this time the outline of a fully developed stag beetle begins to form underneath the skin.

The pupal case splits and the fully-formed adult beetle emerges. However, the beetle is much lighter and takes 24 hours to darken off, dry out and harden.

By winter, the beetle is fully developed but remains submerged until spring, when it will emerge in May or June, depending on the temperature.

It surfaces for the first time by tunnelling its way up. It will now spend the rest of its days above ground to reproduce and will live only a few months as an adult stag beetle.

It does not feed and relies largely on the fat reserves it built up as a larva. It sustains itself by drinking fruit juices, tree sap and rainwater or dew.

Male adult stag beetles are some 12mm-75mm (one to three inches) long, with the characteristic large mandibles. They emerge a week before the females and during this time establish territories, fighting off any rival suitors.

The female stag beetles have no large mandibles and are 12mm to 48mm (one to two inches) long.

Both sexes can fly but usually walk. Once mated, the female of the species carries out her final act and returns to the place she first emerged. She buries herself down to lay her eggs before dying.

This is a remarkable transformation from larva to an impressive and beautiful beetle. Look out for signs of a stag beetle nest around rotting wood and tree stumps and for indicator species such as turkey tail (*Trametes versicolor*), a pretty bracket fungus, and sulphur tuft (*Hypholoma fusciculare*), a woodland mushroom.

You can help protect the giant stag beetle by having a log pile of your own, recording any sightings with the Kent and Medway Biological Records Centre and joining the Great Stag Hunt organised by the People's Trust for Endangered Species.

Visit: <https://ptes.org/get-involved/surveys/garden/great-stag-hunt/stag-hunt-survey/>



### Chordates

A chordate belongs to the phylum Chordata: a group of animals that have all had or have a notochord, a hollow dorsal (back of the animal) cord; pharyngeal slits (filter-feeding organ); an endostyle (helps with filter-feeding, emitting mucus to coat the cilia); and a post-anal tail (extension of the main body that extends past the anus) some time in their life cycle. Humans and many other vertebrates are chordates.

The female burrows down about 12 inches to lay up to 21 eggs

### Nature has an array of ways in which it presents itself.

It has its public image, where we can see the physical examples of its work such as the flora and fauna around us, but it also has its secret side where changes happen that we don't necessarily see or know about going on around us. One such example is metamorphosis.

Metamorphosis, derived from a Greek word meaning transformation, is the biological and physiological change of a living organism: a process where the physical attributes of an animal alter drastically with an abrupt change in its structure as it develops from birth to adult.

The primary hormone responsible for inducing this dramatic change is iodothyronine, present in all chordates and thought to be an ancestral feature. Stored and produced in the thyroid gland, iodothyronine consists of two hormones, thyroxine or tetra-iodothyronine (T4) and tri-iodothyronine (T3).

This drastic change is often accompanied by an alteration in behaviour and nutrition, with the larvae exploiting different ecological niches to those used by the adult form.

There are three basic categories for fauna in relation to metamorphosis: holometaboly (complete metamorphosis), hermimetaboly (incomplete metamorphosis) and ametaboly (no metamorphosis).

Holometabolism usually includes four life stages, beginning with the egg, followed by larva, then pupa and lastly imago or adult, usually with wings.

The more commonly-known insects that undergo metamorphosis are butterflies and frogs; however, there are a whole host of fauna that undergo huge transformations in their lifetime.

One such fascinating and impressive insect found in Kent is the giant stag beetle *Lucanus cervas*, the largest terrestrial beetle in the UK, which has an amazing life cycle that lasts for about six years.

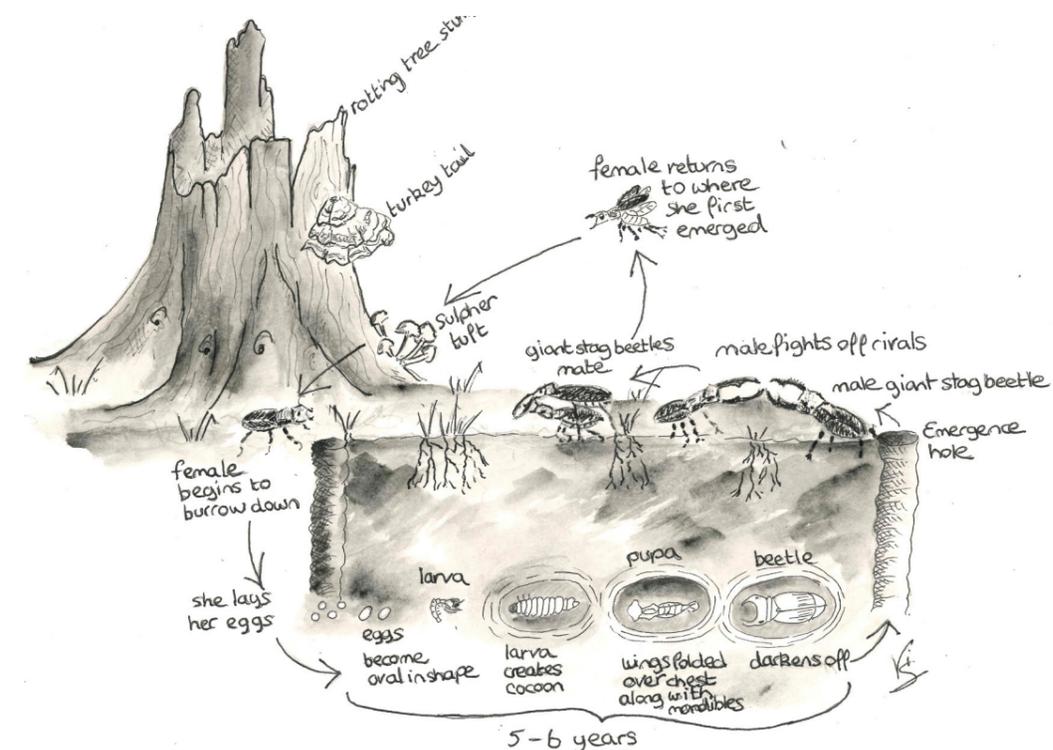
Surprisingly, perhaps, the giant stag beetle lives out most of its life underground.

This journey of transformation begins with the female stag beetle burrowing down about 30 centimetres (12 inches) to lay her eggs.

She will lay up to 21 eggs near to or in rotting wood. Each egg is a few millimetres long and cream-coloured. They hatch after about three weeks; during this time the eggs become rounder and the tiny larvae are visible inside.

After three weeks the larvae, only a few millimetres long, nibble their way out of the egg cases.

Over the next few hours they adopt their characteristic orange





# Chairman's Update

## Celebrate... but stay vigilant

Christine Drury

**On the 4th of July we had a little celebration: that week Gladman Developments Ltd withdrew three planning appeals.**

In the last issue of Kent Voice we were regretting that planning-appeal inquiries were taking too much of our time, working at the request of and alongside the parish councils and communities involved, as well as our partners in the AONB offices.

We also spent time in front of the inspector of the Ashford Local Plan, mostly supporting the local council but trying to get some policies improved.

The outcome was the inspector concluding that the borough council did have a five-year housing land supply. This removed the rationale for Gladman's appeal and the company withdrew.

We still regret this kind of campaigning is necessary; it is a huge drain on our resource and on council budgets. However, it looks likely to continue so long as the planning system can literally tilt planning decisions away from local councils in favour of developers.

If by standing up and challenging this planning-by-appeal business model we eventually see it used less and less, it will all have been worth it. Wonga has had to stop its payday-loan business. This is no better and it gives the development industry a bad reputation.

Running any charity requires good governance and keeping up to date. Like all organisations we have put in place the policies and procedures to be compliant with the updated general data protection regulation (GDPR). Thanks go to Vicky in the office and our treasurer Mike for their work on this.

It has been a useful review and confirms how CPRE works as a federated organisation – everyone who is a CPRE member is a member of both the national CPRE charity and CPRE Kent.

This is a powerful combination of national policy campaigning and local

*Your membership gives us authority; your support gives us the capacity to be able to do what we say we do: to promote, enhance and protect the Kent countryside*

relationships and action. It is often local knowledge and expertise that provides the evidence for national campaigns.

CPRE Kent's Graham Warren has worked tirelessly to help CPRE Surrey and local action groups fight a drilling proposal on Leith Hill. It was good news that the licence to explore was not renewed.

This happened during the ongoing intensive campaigning by CPRE against a proposed new national planning regime for oil- and gas-drilling that would exclude local councils and communities. Local knowledge is always relevant.

On these matters, and indeed all we do, we are working with local groups combining our effort and our knowledge. Your membership gives us authority; your support gives us the capacity to be able to do what we say we do: to promote, enhance and protect the Kent countryside.

None of this would be possible without your support as members and volunteers. Thank you for all you do.



# Your feedback...



## Letter: Air pollution doesn't have boundaries

Dear Editor,

*I feel I must comment on the article 'Air Air! Air quality proves critical in High Court' in the Spring/Summer 2018 edition of Kent Voice.*

*I was very pleased with the result concerning Pond Farm, Newington, and I also campaigned for this outcome.*

*I congratulate Richard Knox-Johnston, CPRE Kent vice-chairman, as he worked very hard to get the result we needed.*

*He also worked hard on a proposal for land at the back of 109 High Street, Newington, just a few hundred metres from Pond Farm, in a bid to achieve a similar result.*

*However, on this occasion the application for 124 properties on excellent farming land was approved; vehicles leaving this development come out on to the very busy A2.*

*The same traffic uses this route, but apparently we do not get air pollution or extreme traffic at this point!*

*As was reported in the local press, a pensioner was killed in April on this very narrow road, which cannot take any more traffic.*

*An application for another nine houses almost opposite the 124-property site has also been passed and work has almost been completed on these.*

*This of course produces more traffic joining the A2, blocking the village and adding more air pollution, affecting young and elderly residents alike.*

*I felt this was an unfair decision and residents were not listened to. I believe these new developments will result in a lot of accidents and health problems.*

*I live adjacent to the larger site so will have a road next to me, causing problems trying to get out, particularly turning towards Medway.*

*In light of the Pond Farm decision, air pollution really cannot alter over this short distance!*

**Molly Loveridge, Newington**

**Readers' views are always welcome; please email [david.mairs@cprekent.org.uk](mailto:david.mairs@cprekent.org.uk)**



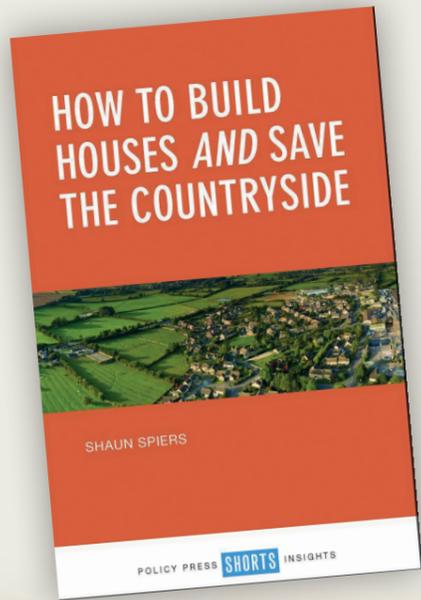
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## All planners (and politicians) should read this book

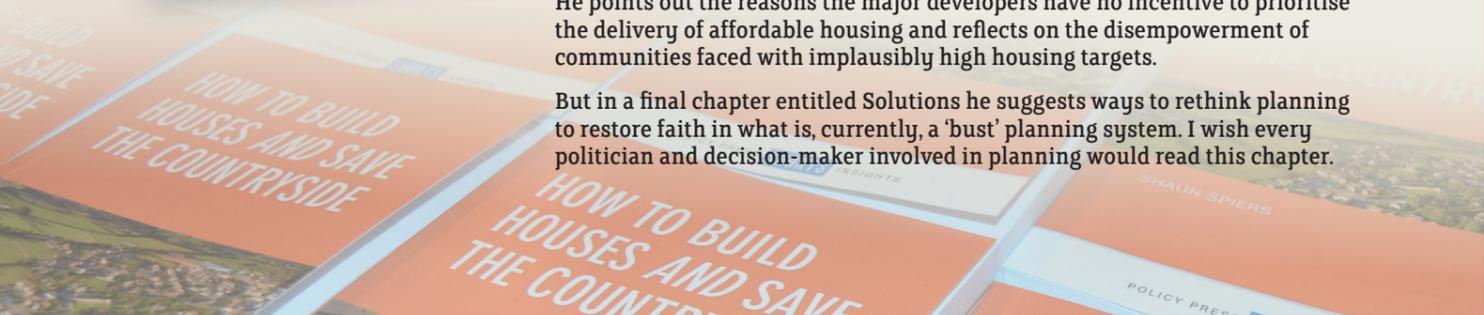
The director of CPRE Kent, Hilary Newport, reviews *How to Build Houses and Save the Countryside*, by Shaun Spiers, executive director of Green Alliance and formerly chief executive of CPRE

This is a book I can't recommend highly enough: a pleasure to read and with some thought-provoking analysis of why we aren't meeting the country's housing needs.

As Spiers points out, we have a planning system that is doing two remarkable things simultaneously: it is failing to protect the countryside while also failing to deliver the genuinely affordable housing that is so desperately needed.

He points out the reasons the major developers have no incentive to prioritise the delivery of affordable housing and reflects on the disempowerment of communities faced with implausibly high housing targets.

But in a final chapter entitled Solutions he suggests ways to rethink planning to restore faith in what is, currently, a 'bust' planning system. I wish every politician and decision-maker involved in planning would read this chapter.



## 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.

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

## Jake draws inspiration from cathedral city



Gifted architecture student Jake Obichere won this year's Gravett Award, a prestigious competition sponsored by CPRE Kent.

His portfolio secured Jake £300 prize money, awarded by CPRE Kent's historic buildings committee.

It is given for the best observational drawings of buildings or structures produced over the past year by an undergraduate at Kent School of Architecture, part of the University of Kent at Canterbury.

As well as rewarding excellence among students, the award, named after Kent architect Kenneth Gravett, who died in 1999, aims to encourage the recording of existing buildings through hand-drawing.

Drawings of existing buildings and structures are, says Historic England, "used to aid understanding by observation and close contact with building fabric. They are particularly useful for vernacular buildings and architectural details crucial to the history of a building or site."

One of the country's leading architects, former Kent College pupil Ptolemy Dean, chaired the judging panel, which was completed by Stuart Page and Clive Bowley.

Graham Horner, secretary of the historic buildings committee, said:

*"Jake's drawings were executed with great flair and artistic ability yet still conveyed the essence of the buildings he'd drawn."*

*"His portfolio was impressive throughout, but the judges were*

*particularly impressed by his images of Canterbury Cathedral and St George's Tower in the city.*

*"It was nice that Ptolemy Dean went through all the entrants' drawings in turn and offered suggestions as to how they could develop their work through their careers."*

Jess Ryder, David Edward and Dana Matei were also shortlisted in the competition.



## Christmas Cards



Help to raise funds by supporting CPRE Kent's charity Christmas cards. We still have some of the donkey design left at £2.99 for a pack of 10, while this year's design features a barn owl, painted by Vicky Ellis, priced at £3.50.

Both are excellent value for money. They are available online, or at our AGM, or you can call the office on 01233 714540.

And why not give the gift of the countryside and buy a gift membership for a loved one this year? Also available online or from the office. If you tell us it's for a gift we will even throw in a few goodies to make it extra special!



# Around the districts.

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

Memories of the county we once knew... this countryside at Kenardington is now a solar farm (Brenda Hedley)

## Ashford – Christine Drury

- Ashford has a five-year housing land supply. That was the advice of the Local Plan inspectors at the end of June. In Ashford's case it is six years as the borough council carries a 20 per cent buffer for non-delivery against previous high housing targets as a growth area. At more than 1,400 dwellings per year, the target is still high. Will developers build, and could they sell that many? The next hurdle will be when the government publishes the first housing delivery results in November. This is a new test in the revised National Planning Policy Framework published in July.
- Three appeals by Gladman Developments Ltd were withdrawn at the time the inspectors' advice was published, less than a week before the Brabourne Lees appeal was to be reconvened, before the Charing appeal was due to report and as Biddenden was in preparation. It was a relief to see those three appeals abandoned, but the much larger one in the countryside beyond Kennington remains a threat. None of these sites are in the Local Plan. Gladman's predatory business model causes a great deal of anger and stress for communities and cost for councils.
- Outline planning applications are being submitted for sites that are in the Plan. The one dubbed Large Burton Farm will be difficult to absorb next to Kennington on the edge of Ashford unless it is very well designed and phased. Local engagement is proving difficult when so many people find it so wrong.
- Where sites are smaller, they can be cumulatively disproportionate for villages. Rural Means Rural is campaigning strongly on precisely this point. The inspectors listened and the modifications requested reflect that they can only be effective if we are all vigilant in monitoring what is being proposed and whether it is in character in terms of its scale and design. Cumulative effect must also be considered.
- CPRE Kent is advocating that the highly successful green corridors plan for urban Ashford be adapted for rural areas, too. It is needed because this Local Plan includes more development in and around the borough's villages. In urban areas the corridor is the Stour riverbank and floodable areas alongside the river. It is a popular non-motorised route with commuters and children cycling to school, forming part of the Sustrans National Cycle Network (Route 18).
- Construction of junction 10A on the M20 is proceeding to plan, although it should have been built 14 years ago. The 'shaving away' of trees to make way for the bulldozers and pile-drivers was a visual shock, but planting and time will heal after the junction opens in the summer. The new junction will help realise more brownfield housing development on the old Ashford railway works.

## Canterbury – Barrie Gore

- Canterbury City Council has bought a former student block for conversion to social housing. It has also announced it will build more social housing elsewhere. So, although rather late, these are welcome steps to redress the imbalance between private and genuinely affordable housing. We don't yet know if housing associations will be involved.
- The council has applied for a judicial review of the decision by the Secretary of State for Housing, Communities and Local Government (James Brokenshire – how apt) to overrule the refusal of planning permission for housing at Strode Farm, Herne. We don't yet have the grounds for the review but, as the site was allocated for housing in the Local Plan, we are intrigued, especially as the council has announced an AQMA [Air Quality Management Area] for Herne as other massive developments along the Thanet Way and at Sturry will cause serious traffic and air pollution problems in the village. We have supported the determined and excellent Herne and Broomfield Parish Council throughout. We are all disappointed at the minister's decision and welcome the review.
- The long-threatened application for an enormous development in the Kent Downs AONB at Highland Court Farm, Bridge, has now been lodged. It is for a large leisure complex for tourists and includes upmarket housing, proposed new grounds for Canterbury football and rugby clubs, plus tennis courts and other holiday facilities. There has been a growing trend to win support for unsuitable developments from sports and health organisations by offering them new facilities. We, together with the Kent Downs joint advisory committee, the Barham Downs Action Group and many others, will be opposing the application. It is another glaring example of attacks by developers on the countryside. The government is doing nothing to stop this, leaving under-funded local authorities to cope as best they can.
- There are increasing attempts by applicants to deface conservation areas in the city by applying for unsuitable advertising material and shop fronts despite the protection given, but sadly not always applied, by the Local Plan. Although years too late, the council is in the process of preparing a draft heritage strategy for public consultation. The consultation process has been good, but still no draft has appeared,

so it seems we have little or no protection for our heritage assets even though we are a cathedral city with three World Heritage Sites.

- Gradually the threat to public health from air pollution seem to be appearing in the council's consciousness, although we still do not have enough monitors, sited where pollution and traffic jams are greatest, to provide technical information in everyday terms to residents, many of whom are subjected daily to diesel particulates and petrol fumes. Particulate Matter 2.5 remains in the body for ever, unlike the larger particulates, which can eventually be discharged. Even the government now accepts that 40,000 deaths a year are caused, or contributed to, by traffic pollution. Why, then, isn't a moratorium ordered to prevent large developments in already overcrowded and polluted areas?
- On the subject of air pollution, two residents have issued a judicial review in respect of a 4,000-dwelling development in south Canterbury – the Mountfield Park site – most of which would be on high-quality agricultural land. The main ground is that the air would become even more polluted in the city, as well as within the development itself. There was a two-day hearing in the Court of Appeal and judgement has been reserved. Meanwhile, the development has been put on hold.

*[Note: A judicial review is not a re-run of the merits of the original planning decision, but a challenge to its lawfulness]*

## Dartford and Gravesham – Alex Hills

- The first phase of the consultation on the Green Belt boundary review has ended and we are waiting on the response from Gravesham Borough Council. CPRE Kent was part of the Gravesham Rural Residents Group (GRRG), which ran a very effective campaign using social media, public meetings (the council had refused to hold any) and hard facts to galvanise support for the Green Belt. Special thanks to Richard Knox-Johnston for some brilliant speeches.
- The complete lack of any thought to sustainability or air quality in the government's housing target came up at all the public meetings. Kent's health services, transport infrastructure, water supply, social care and much else are all struggling now – there is no way they can cope with the ridiculous housing targets the government is pushing.
- The controlling Conservative group in Gravesham has been in a state of flux after the leader and deputy leader were rejected as candidates for May's council elections. This has resulted in 10 councillors quitting the party, although not all were going to stand in May anyway. I have made clear that CPRE Kent and GRRG are non-political and thus neither organisation would comment on what was happening. Time will tell how this will affect the fight to protect the Green Belt.
- There has been encouraging progress on improving NMU (non-motorised user) routes and establishing new ones in the area. There is a growing trend for dual-use NMU routes, which I have grave concerns over as many are not wide enough and there is a lack of understanding by many on how to behave on them.

## Dover – Derek Wanstall

- There are still discussions relating to Operation Stack, although a recent backlog of lorries parked along the left side of the road into Dover kept traffic moving smoothly. However, when lorries come from the Jubilee roundabout at Whitfield they can cause drivers annoyance when joining the entrance into the docks.
- Port alterations are progressing and can now be viewed. Visiting cruise ships have been quite frequent, but it seems visitors do not stay in Dover, preferring destinations such as Leeds Castle, Canterbury Cathedral and London.
- On August 29 a well-attended area meeting was held, with Farthingloe and Western Heights dominating the agenda, which I attended along with CPRE Kent chairman Christine Drury. Three residents from Western Heights also attended and brought some updated information on the land owned by China Gateway and the bridge over the moat on Military Hill, as well as details on a proposed open day. Attempts will be made to hold a meeting for residents in the Maxton area, close to Farthingloe.
- Work at Connaught Barracks seems to be progressing at last, unlike at Eastry hospital, where developers seem to be still dragging their feet.
- Developers have started putting in planning applications where property demolition is required to gain access to neighbouring land. However, some good news is that Greenlight Developers had an application for a care home and 48 properties turned down by Dover District Council due to highway issues. We await an appeal.
- With so much development in the Deal area and with more approved, traffic jams have become more frequent at peak times, causing long queues towards Dover and on the A256 to Sandwich. Residents now need to leave 10-15 minutes earlier to get to work or appointments on time, with parking spaces in Deal being at a premium. This highlights how infrastructure must be considered alongside new developments.

## Maidstone – Henny Shotter

- Maidstone Borough Council has withdrawn £10,000 funding for the Kent Downs AONB but has allocated a similar figure for the creation of a new 'Greensand' AONB. Although it is desirable to protect the Greensand Ridge, such a move throws up the question as to where the next 'lot of houses' will go. Councillor Patrick Garten (North Downs ward) wrote in his newsletter: "In order to deal with the increasing housing demand, members across the political spectrum expressed a preference for a garden village or town for achieving the housing need. The council should take an active role as master planner for new communities." The head of planning at MBC said during the inquiry into the last Local Plan that development in front of the AONB should not be a problem as "the whole of Maidstone is in front of the AONB". I am concerned the creation of a new AONB will undermine the status of the Kent Downs AONB. The Kent Downs are important not only because of their AONB status but because the downs aquifer stores, as far as I know, 75 per cent of our water supplies. The immediate area in front of the AONB includes the line of springs that are the source of the Rivers Len and Stour. Recent developments in Lenham are on the spring line and it seems that groundwater and surface water is joining the Upper Stour, which can lead to flooding elsewhere. The county council's flood-management team and the internal drainage board are both reportedly concerned.
- Major development at the foot of the downs would increase traffic across them and could lead to urbanisation along these routes. An example is a planned large development in the AONB immediately north of the Kent Showground. It was raised at the Local Plan hearings in November 2016 but taken no further. The site, which is partly brownfield, is still being heavily promoted. It includes several thousand houses plus claimed benefits in road improvements, school space, open space and so on.

### Medway – Hilary Newport

- Publication of the next draft of the Medway Local Plan is expected in December, followed by a final stage of consultation prior to submission for examination in March. It remains to be seen whether Medway will maintain its commitment to delivering homes at Lodge Hill, a Site of Special Scientific Interest and home to one of the largest populations of nightingales in the UK.

### Sevenoaks – Nigel Britten

- My last report said “a technical exercise has indicated that the district needs 12,400 new dwellings over the next 20 years”. The government then introduced a new formula, adding almost 1,600 to that already impossible figure and increasing the so-called ‘housing need’ to 13,960 over that period.  
The draft Sevenoaks Local Plan says this is the number of dwellings for which the district must find room in an area that is 93 per cent Green Belt and two-thirds AONB.  
Once all the brownfield sites have been redeveloped, including some in the Green Belt, the only place to build would be in the Green Belt. The Plan proposes 12 major ‘exceptional circumstances’ sites, from fewer than a hundred dwellings per site to 2,500, all requiring changes to the Green Belt boundary. Public opposition has been fierce.
- The Local Plan consultation, including 19 policies and more than 100 development sites, has been the focus of the committee’s work. It is not for us to make the choices now facing the council; our job is to protect the countryside, not to choose between the unacceptable, so we have not supported any of the 12 sites for housing. National policy says clearly that Green Belt and AONB protection can override the requirement to meet the full ‘housing need’. We want the council to test that to the limit.

### Shepway – Graham Horner

- Otterpool Park Garden Town grinds through a design phase and we are promised a planning application by the end of the year. There are still no clear answers to questions of sustainability:  
Where will the water come from and where will it drain?  
How can the roads cope with 30,000 new residents?  
Where will all these people work?
- Outline permission for 150 dwellings and a hotel at Princes Parade, Hythe, was granted by Folkestone & Hythe District Council’s planning and licencing committee in August. The plans include an ugly leisure centre on open ground that offers valuable unstructured recreational space and is vital to the setting of the Royal Military Canal. We are supporting campaigners considering a legal challenge.
- A ‘listening exercise’ by Highways England to gather views on lorry parks didn’t tell us more than we already knew and probably didn’t tell HE officials more than they knew (or should have known three years ago). The good news is that the prospect of a mega lorry park does seem to be receding and facilities for overnight parking, not just in Kent, seem to be higher up HE’s agenda.

### Swale – Peter Blandon

- Swale Borough Council is in the process of developing its next Local Plan. The idea seems to be the development of separate ‘garden villages’, rather than incremental development over a wide area – it is apparently better to really upset a relatively small number of people rather than slightly upset a large number.  
The housing requirement is likely to be more than 1,000 dwellings per annum, and this raises issues of infrastructure. The report for the council from Peter Brett Associates contains ‘An Important Reminder for Developers and Landowners’, which states:  
“We can expect that each home built in Swale on strategic sites will be likely to need between £30,000-£50,000-worth of supporting infrastructure spend. In the absence of a master developer or similar structure, this is likely to be collected by either CIL [Community Infrastructure Levy] or S106 [agreement between local authority and developer with an obligation concerning use of the land or developer contribution towards infrastructure and facilities].  
“Without this infrastructure spend, no planning permissions can be granted, meaning that there is no development opportunity.  
“It is important to bear in mind that CIL and S106 are ultimately paid out of land values. This means that land with residential planning permission may be worth much less than landowners currently anticipate. It is critically important that this point is well understood by landowners, so that they do not have unrealistic expectations about the value of their land.  
“Equally, developers should be careful to ensure that these costs are factored into their bids for land. The council will be unsympathetic to claims that development on greenfield sites is unviable.”  
While we can support these sentiments, exactly how unsympathetic the council will be when the inevitable requests from developers come in asking to be relieved of requirements to provide a certain level of CIL funding, or to reduce the number of affordable/small houses in a development, remains to be seen.
- Two applications for sites in the Local Plan are under consideration. A site at Teynham for 130 dwellings brought this response from the parish council:  
“Teynham is identified in the current Local Plan as a ‘sustainable location for development for its good range of local services, facilities and rail link’. Having had our rail services halved, our medical surgery facilities halved, the loss of Sure Start children’s facilities, no tangible improvement in bus public transport and no evidence that schooling facilities are to be improved to meet the forthcoming influx of new residents, we question what is now left that is ‘sustainable’.”  
At the same time, the council’s head of environmental protection is recommending refusal on air-quality grounds.
- The plan for Cleve Hill solar farm is expected to be submitted to the Planning Inspectorate by the end of October.
- A development in Newington High Street, an AQMA [Air Quality Management Area], has been completed. The original permission required non-opening front windows to reduce pollution and noise inside. An application in February to allow opening front windows was refused. The buildings have been completed and have opening front windows. The houses are now on sale.

### Thanet – David Morrish

- “August is that last flicker of fun and heat before everything fades and dies...” the line from author Rasmenia Massoud was particularly apposite for my report after a glorious sun-kissed summer on Thanet’s gorgeous coastline.  
But the clouds are gathering and, urged on by the government’s Chief Planner, Thanet District Council has lumbered into action by deciding to publish and be damned its latest daft [*sic*] Local Plan.  
Thankfully, the council listened to common sense (and CPRE Thanet) and opted for a six-week final consultation stretching into October, thankfully, we hope, encapsulating September’s publication of population forecasts just to ensure there is a substantial basis for the likely initial challenge to the predicted household forecasts.
- The consultation will also, most importantly and very belatedly, be the first official opportunity for the public to comment on the county council’s long-awaited transport study. This process appears to have been already predetermined, hence the planning application (a lovely case study of the county council acting as advocate, judge and jury in considering its own application) for our latest white elephant: Thanet Parkway station. Thanet CPRE has opposed this scheme and we expect a planning decision by November.
- Our committee is still very keen, active and meeting monthly – it is hoped that in the run-up to the Local Plan Examination in Public we may attract more members as many do not appear enamoured with ‘local planning’ in Thanet.

### Tonbridge and Malling – Mike Taylor

- Tonbridge and Malling Borough Council’s Planning and Transportation Advisory Board is the body charged with drafting the Local Plan, and I am a member. On July 24 the PTAB met with the sole task of recommending the draft Local Plan to cabinet and full council in September. Thirteen board members were present, as were 18 non-member councillors and some 50 members of the public, one of whom videoeed proceedings.  
There was two and half hours of debate, with strong opposition to much of the Plan, culminating at 10pm with the chairman asking for agreement to recommend the Plan but, instead of the normal chorus of “Agreed”, there was a deathly hush. He then asked for a show of hands, which resulted in the chairman declaring 5-5 with three abstentions. His casting vote carried the recommendation.  
Many members voiced concerns about the vote but were assured it was correct.  
However, analysis of the video showed one board member leaving before the vote. A month later, the council agreed there was a “miscount” and declared the recommendation refused. It then decided it didn’t matter anyway – the PTAB is only an “advisory board” – and so our vote would be noted but would not prevent the non-recommendation going to the cabinet and full council.  
On September 12, the full council agreed the draft Local Plan with a 39-6 vote. Democracy is alive and well at Tonbridge and Malling Borough Council...

### Tunbridge Wells – Liz Akenhead

- We have objected (mostly successfully) to several planning applications that have come forward on unallocated sites in the High Weald AONB. These sites are vulnerable to speculative applications for development because the borough council cannot demonstrate a five-year supply of housing land. We continue to await publication of the draft Local Plan, which now seems scheduled for early next year.  
Until a new Local Plan is adopted, and perhaps even after that if the government keeps moving the goalposts, our countryside will remain vulnerable to speculative applications.  
The council is reviewing the Green Belt and we fear a considerable amount of building in the Green Belt and AONB will be proposed.
- A recent paper on park-and-ride, produced as part of the evidence base for the new Local Plan, seems to show that a new park-and-ride service will neither give value for money nor resolve the traffic problems in Tunbridge Wells, yet alarmingly it seems the council may still want to press ahead with the proposals, some of which will needlessly cover green fields with tarmac.

### Environment – Graham Warren

- The recurring theme for most of the summer was Brexit and what it could mean for the future management and protection of Kent’s increasingly vulnerable environment.  
We learn that the roles played by the European Commission and the European Court of Justice – bodies that have powers to enforce compliance with environmental legislation – will, post-Brexit, be taken up in the UK by a new body, the Environmental Enforcement and Audit Office (EEAO), heralded by the government as a “world-leading body to protect the environment”.  
Unfortunately, its remit will be confined to monitoring and advice only – a watchdog that will simply watch. A poor legacy, this, for a nation that was the first to put climate change on the UN agenda and the first G7 member to phase out coal-based power, last year generating more than half of our energy from renewable sources.
- Congratulations to Surrey CPRE for the victory in the Battle of Leith Hill – another shale gas exploration site where CPRE Kent provided technical support in opposing permission. The oil company has withdrawn its application.

### Historic Buildings – John Wotton

- Kent Historic Buildings Committee was pleased to partner Kent School of Architecture again this year for the Gravett Award for Architectural Drawing. The judging panel was again chaired by Ptolemy Dean, with the award made to Jake Obichere.
- The committee has participated in a campaign to save from demolition Hextable Heritage Centre, the former botany laboratory of Swanley Horticultural College, which was the first institution in England to admit women horticultural students. Swanley was taken over by Wye College after the Second World War and the botany laboratory is the only surviving college building.
- The committee visited Queen Court at Ospringe, an outstanding Wealden hall house with fine barns and outbuildings, largely unmodernised and with much deferred maintenance required to the structure and fabric. The house is empty after the ending of an agricultural tenancy and it is possible that development will be proposed on the site. The committee will monitor the situation.

# 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

- Examination in Public has closed. In a post-hearing advice note the inspectors directed that changes be made to the Local Plan to make it sound. Consultation on Main Modifications was anticipated to start in September for a six-week period.

## Canterbury

- Local Plan adopted July 13, 2017.

## Dartford

- The first round of public consultation on ‘strategic issues’ for the new Local Plan (Core Strategy review) took place from June 8-July 20. Responses to this consultation are being reviewed.

## Dover

- As set out in the Local Development Scheme (May 2018), Regulation 18 consultation on the key issues the new Local Plan should cover is planned for July- August 2019, with adoption scheduled for early 2021.

## Folkestone & Hythe (formerly Shepway)

- The Places and Policies Local Plan has been submitted for Examination in Public and a programme officer appointed. Consultation on the Core Strategy review ran from March 29-May 18. A new version of this Plan will be put out for further consultation this year.

## Gravesham

- Regulation 18 consultation took place from April 25-July 11 on Site Allocations: Issues and Options (Part 1) and Development Management Policies (Part 2) documents. Once adopted, these policies will replace the remaining saved policies in the Gravesham Local Plan First Review.

## Maidstone

- Local Plan adopted October 25, 2017. A draft Local Development Scheme indicates Regulation 18 scoping/option consultation taking place July-August 2019, with adoption anticipated in April 2022.

## Medway

- Regulation 18 consultation on the Local Plan development strategy document ran from March 16-June 25. It is expected that Regulation 19 consultation will take place this winter, with adoption in 2020.

## Sevenoaks

- Consultation on Draft Local Plan ended on September 10. The Local Development Scheme (July 2018) indicates that pre-submission Regulation 19 consultation will take place in December 2018-January 2019, with adoption in September 2019.



## Swale

- Local Plan adopted July 26, 2017. The council has published an early consultation document intended to inform the next Local Plan. Called Looking Ahead, this document asked key questions about the issues facing Swale to the year 2038 – consultation closed on June 8. A New Garden Communities Prospectus was also issued, inviting submissions to be made by August 3.

## Thanet

- The council has approved publication of its draft Local Plan. Consultation ran until October 4. The local development scheme (July 2018) indicates adoption in summer 2019.

## Tonbridge and Malling

- Consultation on a draft Local Plan is scheduled for October this year, as set out in the local development scheme (March 2018). Adoption anticipated in December 2019.

## Tunbridge Wells

- As of May 2018 the council has advised that the timescales set out in its local development scheme (February 2018) have been revised. A new local development scheme will be considered through the council’s decision-making process.

District	Plan	Apr-Jun 2018	Jul-Sep 2018	Oct-Dec 2018	Jan-Mar 2019	Apr-June 2019	Jul-Sept 2019	Adoption
Ashford	Local Plan 2030	Green	Orange					2018
Canterbury	Local Plan							Adopted 13.7.17
Dartford	Local Plan		Yellow				Orange	2021
Dover	Local Plan						Yellow	2021
Folkestone & Hythe	Places and Policies Local Plan			Green				2018
	Core Strategy review	Yellow		Orange		Green		2019
Gravesham	Site Allocations & Development Management Policies Local Plan	Yellow					Orange	2021
Maidstone	Local Plan Review						Yellow	Adopted 25.10.17 (2022)
Medway	Local Plan 2012-2035	Yellow		Orange				2020
Sevenoaks	Local Plan 2015-2035		Yellow	Orange		Green		2019
Swale	Local Plan 2022-2028	Yellow						Adopted 26.7.17 (2022)
Thanet	Local Plan 2031		Orange		Green			2019
Tonbridge & Malling	Local Plan			Orange		Green		2019
Tunbridge Wells	Local Plan 2033				Yellow		Orange	2020

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

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

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

Main modifications: consultation on modifications recommended by the planning inspector to address any issues with soundness or procedural requirements identified during the examination.

**KEY**

- Regulation 18
- Regulation 19
- EiP
- Main Modifications
- Adoption



# Hate litter?

## take your pick

When, in March, environment secretary Michael Gove declared we would all be paying a deposit of up to 22 pence on plastic and glass bottles, as well as aluminium cans, it was confirmation that CPRE's campaign for a deposit return system (DRS) had finally won the day.

Our organisation had campaigned for the introduction of a DRS in England for 10 years and was obviously delighted by Mr Gove's announcement. It was a watershed moment for recycling in this country.

However, not all is as clear-cut as it might seem, with the government currently deciding precisely how the DRS will operate. With this in mind, CPRE has been determined to help clean up the countryside and show what could be achieved with an effective DRS.

It set up CPRE's Green Clean, where members, partners and supporters were encouraged to organise litter-picks as an opportunity to reach new audiences, attract new volunteers, members and campaigners and provide a chance to engage such stakeholders as MPs, councillors and local media.

Held throughout September, people taking part in the litter-picks collected information on littered bottles and cans – how many were there, what size they were and what they were made of.

CPRE's mobile reverse vending machine, which collects drinks containers of all materials and sizes, was brought to several of the events, although it didn't make it to Kent.

Volunteers were able to dispose of, and receive 10 pence for, each of the drinks containers collected on their litter picks, helping people become accustomed to how a DRS works.

This is important information because there are those, including some drinks manufacturers and elements within the packaging industry, that oppose a DRS.

They argue for a restricted system that would collect only bottles and cans classed as used 'on the go', claiming it is just small plastic bottles that are dropped as litter.

CPRE's Green Clean will be used to collect data on the numbers, sizes and types of drinks containers that are littered.

The collective evidence will be used in our organisation's national submission to the upcoming consultation on the scope of England's deposit system; this is expected to be released by the Department for Environment, Food and Rural Affairs (Defra) in the autumn or early winter.

To quote national office: "We will be doing what CPRE does best – using local information and taking it to the highest levels of government."

The government says it is interested in how litter affects people in their daily lives, so those who took part in CPRE's Green Clean were asked to tell how they felt about the issue. These quotes will also be used to support the response to Defra's consultation on the DRS.

In Kent, litter-picks were held at Graveney (see picture on page 30); Perry Woods, Selling; and Elmstone. At Graveney, seven bags of recyclable litter and three bags of 'general' rubbish were collected, including 188 cans, 97 glass bottles, 54 plastic bottles and two Tetra Paks or cartons.

At Perry Woods, two bags (one recyclable) of rubbish were gathered; there were 44 cans, 23 plastic bottles, 14 glass bottles and three Tetra Paks or cartons.

Tessa Woodward organised the Elmstone pick, where six bags of rubbish were collected, including 54 cans, 29 plastic bottles, six glass bottles and a Tetra Pak. "It's so depressing to see the village and countryside covered in junk – it looks like nobody values the local area," said Tessa.

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



## Powell-Cotton Museum, Quex House and Gardens

**Powell-Cotton Museum, Quex House and Gardens comprise one of the gems of the Isle of Thanet.**

Quex House, the Powell-Cotton family home, invites you into the lives of this remarkable family, while you can step back into the world of Victorian horticulture by exploring the beautiful gardens.

The 15th-century Quex Estate was bought by financier John Powell in 1777. His nephew, John Powell Powell, demolished the old mansion and rebuilt it in the Regency style in 1813 before it was remodelled and extended in the late 19th century.

The 15-acre gardens enjoyed today, meanwhile, were developed in Victorian times.

The museum was established in 1896 by Percy Powell-Cotton to house natural history specimens and cultural objects collected on his expeditions to Asia and Africa.

He was a pioneer in the use of the diorama to display mounted animals against backdrops of their natural habitats – those here are unique to the UK, stunning for their size, quality and imagery.

Further galleries contain Asian weaponry, ceramics and jade and ivory from Europe, China and Japan, assembled by six generations of the Powell-Cotton family.

The house has been called Quex since its ownership in the 1500s by the Quekes family, who prospered from the Kentish wool industry.

Today, after 200 years of adaptation and change, Quex House remains a family home. Several rooms are open to the public from April to mid-November and provide a very special addition to a visit to the museum.

**The museum and gardens are open from January to December (check website for precise dates), Tuesday to Sunday (10am-5pm, last entry 4.30pm).**

**Quex House is open from April 1-October 31 (1pm-4pm). The ground floor is accessible for wheelchair users, as are the gardens.**

**The house is occasionally closed for weddings.**

**CPRE members are entitled to two-for-one admission (normal admission applies during February half-term).**

Powell-Cotton Museum, Quex House and Gardens lie just south of Birchington. As you enter Birchington, the Powell-Cotton Museum is signposted alongside All Saints Church on your left. Turn right into Park Lane following directions to Acol. The entrance to Quex Park and the museum is half a mile on the left.



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



# News round-up

with Vicky Ellis



## Events

2018 has been very busy for CPRE Kent, having attended plenty of events – and with another two to go! This year at the Kent Show our theme was helium balloons – a very important message was conveyed that helium balloons and sky lanterns kill wildlife and damage crops and houses. This was well received by the visitors to our stand.

Those of you who read our Autumn/Winter 2017 and Spring/Summer 2018 editions would have seen the articles on litter and the wonderful drawings from children on how to deal with the problem of plastic.

CPRE continues to push ahead with the campaign on litter and the CPRE Green Clean team travelled the length and breadth of the country during September visiting CPRE-organised litter-picks, bringing their reverse vending machine where you deposit a plastic bottle in exchange for pennies.

CPRE Kent's litter-picks took place in September at Graveney; Perry Wood, Selling; and Elmstone. The events were duelled with nature walks and the eating of biscuits... very important to keep one's energy up!

If you know of a main event near you that you think we may like to attend, please let us know. We are always looking for help and support on these occasions, so if you would like to meet like-minded people and have a fun day out chatting to the public, do contact me, Vicky Ellis (info@cprekent.org.uk; 01233 714540) in the office.

## THE FARMERS BALL & Farming Awards evening

SOUTH EAST  
**Farmer** **arena**

### Saturday 1st December 2018

at The High Rocks, Tunbridge Wells TN3 9JJ

### 4 course Christmas dinner

DJ, charity auction, Farming Awards ceremony

Dress code: Black tie or best tweed

## £48 per person

Please note that tickets are non-refundable. Payment must be received at least six weeks prior to the event.

Individual tickets available or book a table of 8-10 for your Christmas work's party or Christmas social with friends

Welcome drinks from 7pm  
Carriages at 2am  
Shuttle minibus service available to Tunbridge Wells hotels, town centre and station

This year supporting

**TICKET HOTLINE 01622 815356**

[www.ramsak.co.uk/pitchfork-events](http://www.ramsak.co.uk/pitchfork-events)



Getting stuck in at the Graveney litter pick: Roger and Sue Sills, Catherine Avery and Shelley Morris

## Fundraising

Other ways you can help include:

- A regular or one-off donation through our donation button on our website or Facebook page
- Payroll Giving: more information can be found at [www.charitrustrust.org.uk/payroll-giving-individual/](http://www.charitrustrust.org.uk/payroll-giving-individual/)
- All you have to do is ask your employer
- Joining our lottery: see form included in this issue, or contact the office. The more members we have, the larger the prizes
- Shopping through Easyfundraising, a fun way to shop at no cost to you
- Collecting stamps
- Buying a gift membership for Christmas or birthdays. If you let us know it's a gift membership we will include a few items from our shop to make it extra-special
- Recruit a friend as a member
- Choose to support CPRE Kent with Amazon Smile

## Events for your calendar in 2019

(Green Christmas Market, Faversham Guildhall, Saturday, December 1, 2018)

Spring Fair, Belmont House	Wednesday, May 1
Taste of Kent, Biddenden Vineyard	June, date TBC
Kent County Show, Detling	Friday to Sunday, July 5-7
Biddenden Tractorfest and Country Fair	Saturday & Sunday, August 17-18
Weald of Kent Ploughing Match	September, date TBC
East Kent Ploughing Match	September, date TBC

## Legacies

CPRE Kent exists because of the generosity and kindness of its members and supporters. Without you we would not be able to continue to fight to save our beautiful countryside, wildlife and flowers that we all value so highly. I would like to ask you to consider leaving a gift to CPRE Kent in your will, after your friends and family. Any gift, no matter how small, goes towards ensuring that the continuation and security of the charity and its fight to save our precious countryside continues.

## Christmas lunch

This year's Christmas lunch is being held at the award-winning George Inn in Molash.

It's your chance to have some festive fun, enjoy hearty food, have a friendly chat with friends and meet the CPRE Kent team. So be sure to keep Friday, December 7, free for a date by a log-fire in the cosy setting of this 14th-century inn.

The George has its own smallholding and gardens where animals are raised and vegetables, fruit and salad grown. All dishes are made on the premises and, where possible, food is locally sourced. And what food! The George's head chef Charlotte Marshall took home the Booker Pub Chef of the Year title at 2016's Great British Pub Awards.

Her technique won over the three judges, who cited Charlotte's croquettes as outstanding, while her accompanying sauce was deemed a good use of seasonal vegetables. Places are limited, so you do need to book early – and it's only £23 per person for three courses.

See the leaflet enclosed with this magazine for details of how to book, or simply call me, Vicky Ellis (info@cprekent.org.uk; 01233 714540) in the office.



**Visit the award-winning  
Chilham Farm Shop & Plant Centre**  
Canterbury Road, Chilham  
and Chilham Post Office  
Phone: 01227 730348  
[www.chilhamshop.com.uk](http://www.chilhamshop.com.uk)

Open 8.30am-6pm Monday to Saturday and 8.30am-5pm Sunday

# Lottery results: 2018

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

April 18	May 18	June 18	July 18	August 18	September 18
Mr M Loveday £50	Mr K Dare £50	Mr P Whitestone £100	Mr M Loveday £50	Mr D Page £50	Mrs M Palmer £50
Mrs P Pollock £30	Rev J Emmott £30	Mrs C Ware £50	Mrs G Scales £30	Miss J Lushington £30	Mrs A Reader £30
Miss H Butcher £20	Ms J Barton £20		Dr F Simpson £20	Mr C Catt £20	Mr A Terry £20
Mrs M Price £20	Mr R Love £20		Mr A Edwards £20	Mr & Mrs Mercy £20	Mr & Mrs Wise £20

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



