

# Sussex Review



Campaign to Protect Rural England  
SUSSEX

NEWS FROM THE SUSSEX BRANCH OF THE CAMPAIGN TO PROTECT RURAL ENGLAND

## VICTORY! Green light for South Downs National Park

*The last day of March, 2009, saw the South Downs become England's 10th and the United Kingdom's 15th National Park. CPRE nationally, with the Sussex and Hampshire Branches, played an active part in The South Downs Campaign, a network of 160 pro-park organisations, and we now celebrate the news that the Government has confirmed the South Downs National Park in Sussex and Hampshire. Neil Sindon, CPRE Policy Director, is quoted below saying:*

"This is fantastic news. This timely announcement comes on the 60th anniversary of the 1949 Act which established the concept of National Parks in England and Wales and 80 years after CPRE first started to campaign for them. This decision could

not come soon enough for a landscape which is one of the most pressurised in the country. With the demands for new housing and large-scale development in the South East, the National Park Authority will need to be a strong guardian of the South Downs. The

pressures don't stop here but this is an important step towards safeguarding this area for future generations. This decision vindicates the huge amount of work that everyone involved in the Campaign has done over the years."

The Park, which encompasses 600sq miles of Southern England, will be established broadly along the lines proposed by the Countryside Agency seven years ago and will bring greater protection and funding to the area. The boundary includes the hotly contested Western Weald, Ditchling and Lewes, the subject of a recent campaign backed by CPRE President Bill Bryson.

We asked Phil Belden, Countryside Services Manager for the South Downs Joint Committee (SDJC) to comment on the significance of the decision, and to look at the challenges the National Park will face. On page 15 he gives us an overview of the South Downs and where we go from here.



*Ditchling village, Lodge Hill and the newly restored Oldland Windmill – all now will be within the South Downs National Park*



*Rodney Chambers presents a tree to Frances Russell (Cocking Parish Council) for the new Park*

# Sussex Review

Sussex Review is the newsletter of the Campaign to Protect Rural England, Sussex Branch (reg charity no. 265028) which helps the people of Sussex to protect their local countryside, country towns and villages where there is a threat, to enhance them where there is an opportunity and to keep Sussex beautiful, enjoyable and productive for everyone.

Please note that opinions expressed in the newsletter are those of individual contributors or of the Editor and do not necessarily represent the views of the Branch as such.

Please address any correspondence regarding distribution of Sussex Review to Branch Office.

## NEXT ISSUE

The deadline for the next issue is 11th September 2009. Articles and letters please to the Editor:

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Brighton  
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Tel: 01273 552438  
E-mail: [coleeves@btinternet.com](mailto:coleeves@btinternet.com)

## Membership of CPRE is open to all

Individual	£29.00*
Joint (two persons)	£38.00*
Family	£44.00*
Concessionary	£12.00**
Under 25	£6.00*
Organisation	£32.00*
Parish Council	£29.00*

\* Recommended minimum. If you would like to pay a higher subscription we would be very grateful.

\*\* For those living **solely** on state pension, income support or job seekers allowance.

Membership entitles you to be both a member of the National Organisation and a member of the Sussex Branch. For an application form please ring the Sussex Branch Office on 01825 890975.

# Sussex Branch

The Branch Office is at:

CPRE Sussex  
Brownings Farm,  
Blackboys, Uckfield,  
East Sussex TN22 5HG

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Email: [info@cpresussex.org.uk](mailto:info@cpresussex.org.uk)  
[www.cpresussex.org.uk](http://www.cpresussex.org.uk)

Office hours

Monday to Friday  
9.30am – 12.30pm

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Details on pages 11-14

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Do you use email ?

Would you like to keep up to date between issues of the Review?

Then send an email to:

[info@cpresussex.org.uk](mailto:info@cpresussex.org.uk)  
and put Members' News plus your Name in the subject box.

**D**espite the economic gloom, CPRE Sussex has reasons to celebrate!

**The South Downs National Park has at last been designated.**

**Our Countryside Awards Scheme has got off to a triumphant start.** Thanks to the tireless enthusiasm and hard work of Sarah Robinson and the judges, we can now celebrate outstanding examples of good practice in countryside management.

However, while we welcome initiatives which enhance our countryside, we are always vigilant for threats. Building may have slowed drastically for now, but developers are still applying for outline consent – ready for when the economy revives. We are challenging the assumptions behind the Government’s housing projections, but the threat in the South East Plan, which was published on 6th May, still looms. With the exception of Brighton and Hove, all the numbers are unchanged from those quoted in the last Sussex Review, which only goes to confirm the reason for our Appeal. We shall fight on.

We thank you for your magnificent response to the ‘Peter Brandon Appeal’, which will aid our campaigning, particularly against inappropriate housing targets, in the year ahead.

Increasingly often, issues arise which cannot wait for the next Review, so it would be very useful to share news and opinions by email. If you are happy to communicate this way, please tell us your email address (see the panel to the left on page 2) and do visit our website!

**Rodney Chambers** and **Gerald Summerfield**  
*Vice-Chairmen*

*In Roy Haycock’s absence, we continue to be joint acting chairmen until a newly-elected Executive Team takes office at the AGM. We hope to see you there! (See Page 14 for details)*

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I / we \_\_\_\_\_

CPRE Membership number \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Post Code \_\_\_\_\_

Telephone \_\_\_\_\_

Date \_\_\_\_\_

I would like \_\_\_\_\_ shares  
at £10 each share

I enclose my cheque for £ \_\_\_\_\_  
made out to **CPRE Sussex**

Send to:

**CPRE Sussex**  
**Brownings Farm, Blackboys**  
**Uckfield, East Sussex,**  
**TN22 5HG**

*If you do not want to cut your Sussex Review, a photocopied form is acceptable.*

### Winners

During 2008 we raised a total of £1,750 and gave £527 in prize money, with a net gain of £1223 for our funds.

**Winners of the January, February, March and April 2009 draw were:**

	SHARE NO	AMOUNT
Mr Mr J F B Marriott	143	£43.75
Mr R A Whistler	125	£41.25
Miss J H F Green	93	£41.25
Mr C W Gillam	19	£41.25

# Introduction to LDFs

Edward Dawson CPRE South East

**Local Plans were long the mainstay of forward local planning in England. This is no longer the case. We now have the Local Development Framework (LDF) which is the single most important set of documents forming the basis of decisions on all planning applications.**

It is important to understand that an LDF is a 'folder' of policies, and how these are derived. CPRE district groups must become more effective in their input to local development document preparation, and make a greater impact with the local authority.

LDFs must be seen in the wider context of the planning system and of planning policy. It is essential to consider the form and content of the LDF and how its policies may be used. Generic district-wide and site-specific policies will be set out, including strategic development principles.

Urban containment, such as local gaps

are important. Housing, employment, retail and town centres will be prominent. Built environment (including heritage) and design, as well as the natural and water environment will be covered. Leisure and tourism will also be topics, as will transport and energy.

The 'proposals maps' must be examined in detail for key topics – such as housing, urban capacity, employment land, town centres and protected land-use designations. How others react is also important: you need to find out about that and counter their arguments if necessary! Participation in and preparation for the Independent Examination is also required. If the LDF is deficient, so will later decisions on planning applications. Get the LDF right and better development control decisions will follow!

A free guide to LDFs is on the Planning Portal: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)  
[edawson@postmaster.co.uk](mailto:edawson@postmaster.co.uk)



## Report from our Countryside Officer

These first 6 months have been both interesting and stimulating; it was a real pleasure to meet so many keen volunteers, staff and National Office personnel. I have been made most welcome in that key area of my work – which is to support and help build existing District Groups.

I have seen real progress in Mid-Sussex and a flurry of activity in Wealden North and Adur. It has been rewarding to watch smaller groups such as Chichester South expand, and interesting visits have been made to meetings of well-established groups such as Brighton, Lewes and Chichester North.

In all the Districts willing volunteers are welcomed, so I would like to urge those who feel they'd like to get involved in any aspects of our work to contact their District Group or to contact me at branch office or by e-mail. [marshallgmr@aol.com](mailto:marshallgmr@aol.com)

A volunteer's role can be flexible, interesting, varied and enjoyable. It may just be a few hours occasionally helping with a District Group's event, attending meetings, letter writing or checking planning proposals on-line or at District Council Offices – through to the more involved regional issues. I really do hope those of you not already helping will feel inspired and become more involved!

I look forward to meeting many more members in future and my best wishes go to all of you.

**Gary Marshall**

# Landfill battles

**Nic Packwood** Executive Committee

**After 3 years hard campaigning, the Chanctonbury Landfill Action Group (CLAG) supported by a wide range of local groups, businesses and parish councils as well as the local MP, Nick Herbert, achieved a rare victory.**

Rock Common lies at the foot of the new South Downs National Park near the village of Washington and is owned by Wiston Estates, one of the largest private landowners in Sussex. It is currently used as a sand quarry, although sand extraction is coming to an end. In 2006 Veolia Environmental Services, a waste management contractor, agreed an option with Wiston Estates and submitted a planning application to landfill 7 million cubic metres, possibly as much as 11 million cubic metres of domestic, commercial and industrial waste. To landfill this much waste would have taken 25-30 years followed by another 60 or so years for stabilisation – nearly a century in all. Moreover, Rock Common sits on a major aquifer also used by Portsmouth and others to extract water. As much as 4 million litres of water are currently being pumped out of the quarry to enable sand extraction – sufficient for 27,000 people.

Famously for the local community and the environment alike, the planning application was unanimously rejected by West Sussex County Council (WSSC) Planning Committee on 10 February 2009. There were four main reasons for rejection: i) the Environment Agency filed an objection because Rock Common is located on a major aquifer and thus landfill posed a major risk to ground water, ii) the Environmental Statement did not provide sufficient information to enable a proper assessment, iii) the cumulative impact on the social and economic well-being of the local community after 80 years of quarrying and iv) the loss of a Regional Important Geological Site (RIGS).

Following this setback, Wiston Estate announced on 23rd March that Veolia would not appeal against this decision, effectively stopping landfill at Rock



*Landfill at Laybrook – another wasted 100 years?*

Common. The way is now open to turn the site into a lake and nature reserve for the benefit of the community, the countryside and the environment.

However, as one battle ended, a new one was launched a little further north at the huge Laybrook Brickworks site near Thakeham Village, which is comparable in size to Brighton Marina. Back in November 2002, it was first proposed to use this site as landfill for 2.4 million tonnes of rotting rubbish waste. But it was not until 23 January 2009 that Cory Environmental submitted its planning application to WSSC. To date the application still has not been validated because Cory Environmental have yet to respond to queries raised by WSSC. Thakeham Village Action and NoLaybrookLandfill stand ready to swing their campaign into gear as soon as the planning application is finally validated. Let's hope they are as successful as CLAG and get the result the local community deserves.

It is perhaps easy to see the commercial attraction of such large scale landfill operations but you just have to wonder whether all this investment would be better directed towards recycling, thus reducing the *need* for landfill. Rather than waiting to fight off planning applications for landfill which would damage the countryside for tens of

years, maybe the Council and Government should promote waste avoidance and recycling more vigorously in order to reduce and ideally eliminate landfill in the first place.

For more information about the Rock Common and Laybrook campaigns, see the following websites:

#### **Chanctonbury Landfill Action Group**

[www.good-golly.com/clag](http://www.good-golly.com/clag)

#### **Thakeham Village Action**

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

#### **No Laybrook Landfill**

[www.nolaybrooklandfill.co.uk](http://www.nolaybrooklandfill.co.uk)

## **Peter Brandon Appeal**

Since letters were sent out in April we are pleased to report this Appeal has, by early June, raised over £5,700.

To those who have responded so generously to support the work of CPRE Sussex in the Countryside we send our many thanks. To those who have not yet responded – there's still time! Further donations will be much appreciated and will obviously make a contribution to the valuable work of conserving our unique and beautiful county. **GM**

# High Weald - challenge of change

**Desmond Gunner** Branch member



*High Weald near Blackboys – an intimate mix of small fields and woods*

**Desmond Gunner, a Branch member known to many, has farmed for much of his life in the High Weald. In the article below he throws a challenge to CPRE. Stuart Meier, our Branch Director then replies. But what do you think? Please email the editor at [info@cpresussex.org.uk](mailto:info@cpresussex.org.uk)**

In his address to the 2008 AGM, Dr Peter Brandon reflected on changes in the countryside, and urged CPRE to be more involved in policy making rather than reacting as changes are announced. He said 'Innovation can be complimentary to Conservation'.

Through time, the character of our countryside has been set by its land use, much of it farming. But in many areas – and particularly the High Weald – farmers are giving up the struggle to produce food in competition with imports. Post war, High Weald Land returned to farming as subsidised food production was profitable, but now the countryside cannot pay for its own environmental care and needs funds from other sources again.

Historically, the abolition of the Corn Laws in the mid-nineteenth century

allowed cheap foreign grain and meat to cripple livestock and arable farming. In Victorian and later years, 'new money' from exploiting colonial resources or city profits, helped care for the countryside. Today we admire the resulting country mansions, their lands and parks.

I believe we must urgently find a way to attract new wealthy landowners, and that post-war planning regulations designed to reserve land for food production are no longer appropriate'.... I propose we relax regulations to allow creation of outstanding country houses with their own land around them. That would be a valuable concession warranting substantial public benefit in return.

I suggest the rules are changed to allow approval on strict criteria:

1. The house is sited and designed to blend with the countryside.
2. It is legally tied in perpetuity to its land (up to 50 acres) and its environmental management.
3. Substantial public access must be provided.

I believe such houses are acceptable and can contribute to the landscape. When we are faced with thousands more

houses which will not contribute to the upkeep of the Weald, surely it is a good bargain to have a few which care for it and provide enjoyment for all?

I do not claim this is the only solution and hope others will propose alternatives. But so far none have been suggested!

## **Stuart Meier replies:**

Stewardship of our countryside is an important issue, and Desmond rightly identifies this problem. But CPRE does NOT agree with his solution. His proposal could lead to hundreds of houses pepper-potted across Areas of Outstanding Natural Beauty like the High Weald.

In exceptional cases, houses can be built in the countryside of an AONB – but they must truly be exceptional, and rightly, very few indeed are approved.

The High Weald has long had an intimate mix of small fields and woods. Depending on prevailing farm economics, the balance between farmland and woodland will alter. CPRE wants more food grown locally; but when that is not the case, some land will naturally revert to woodland, as it has many times in the last thousand years.

This is a synopsis – please see Desmond's article, and Stuart's reply, in full at [www.cpresussex.org.uk](http://www.cpresussex.org.uk)

## **Conferences**

Lorna Train, branch volunteer, attended two CPRE planned events this year. 'Mapping Local Food Webs', Hastings, showed networks of relationships between food enterprises and consumers being built within a defined geographical radius, delivering social, economic and environmental benefits. At Tunbridge Wells 'Climate Change Conference', nine speakers promoted 'greener homes' and raised awareness over green energy. New technology makes installation into listed buildings possible, with planning permission no longer a major obstacle.



Campaign to Protect  
Rural England  
SUSSEX

A N N U A L  
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# CHAIRMAN'S REPORT

**The first major action of the New Year was the employment of a part-time Director for the first time in the history of CPRE Sussex.** This opportunity was taken as a result of two significant legacies received in 2007 and will enable the Branch to develop a more professional approach to its campaigning objectives which were re-established in 2006. We also appointed a part-time employee to undertake the new role of Countryside Support Officer with the objectives of supporting the District Groups and volunteers and furthering Branch policies.

We regret that our efforts to prevent the erection of a wind turbine at Glyndebourne did not meet with success after the Public Inquiry, where we were strongly supported by the Government's own advisors – Natural England! We now await the results from the mast that was erected to test the accuracy of the wind level projections. We regret too that the Falmer Football Stadium also got approval from the Secretary of State, in spite of strong challenges from many environmental organisations. Since then the inevitable has happened and the developers have changed their plans so as to include other facilities. We can expect further applications for more such additions in due course, so it is regrettable that the other opposing factions have chosen not to object and we cannot afford to do so by ourselves.

We await the results of the Public Inquiry into the creation and boundaries of the approved South Downs National Park\*. There has been massive public support for the inclusion of the full area of the original proposal, which was to encompass the Western Weald, Ditchling and Lewes. CPRE Hampshire, Sussex and Surrey gave their fullest possible support to the South Downs Campaign for their work in this vital issue to protect the Sussex countryside.

One of the first actions of the new Director was to produce an exceptionally professional objection to the proposed eco-town at Ford. A Public Inquiry organised by Arun District Council resulted in their opposition to this proposed development which would close an important strategic gap linking the South Downs and the South Coast, were it to go ahead. This is a vital issue which we will continue to campaign against.

Another ongoing campaign is against the Government's imposition of completely unrealistic housing development numbers for Sussex. Whilst we support the need for 'affordable' housing for deserving sections of our society, we consider that these must be determined by local need, as set out by local authorities in their own development plans.

These campaigns have taken up a large amount of staff time and energy in the year but, nevertheless, action within the year has included much analysis of local planning applications in all our Districts, with appropriate responses being made to local Planning Control committees throughout the county. The branch provided a detailed response to the draft South East Plan which was incorporated into the extensive commentary which was submitted by the South East Regional Group.

We are indebted to our many unpaid volunteers who give huge amounts of their time to fighting for the achievement of our objectives. We could not exist without them and those who give donations willingly and generously to support our work. Regrettably, the volunteer who offered her services as Press and Public Relations Officer was unable to assist due to being inundated with her own work and to date we have been unable to find a replacement.

The Trustees have continued an Investment Policy such that the Branch's reserves will be invested to obtain the highest income whilst maintaining a secure mixed portfolio of cash deposits, fixed interest and equity investments avoiding speculative and unnecessary risk. This will ensure adequate availability of funds invested over the medium to longer-term. This policy will ensure that the Branch is able to continue to offer stability and continuity of campaigning, as well as of employment of its staff, into the future. The policy is reviewed annually by the Trustees.

*Approved by the Committee of Trustees on 21st March 2009  
and signed on its behalf by:*

**Rodney Chambers** *Vice-Chairman, CPRE Sussex*

*\*Since this report was written, the South Downs has been designated a National Park – including the Western Weald, Ditchling, and Lewes, we are delighted to say.*

# ABRIDGED FINANCIAL INFORMATION

## Statement of Financial Activities

for the year ended 31 December 2008

	Unrestricted Funds	Restricted Funds	Expendable Endowment Fund	Total 2008	Total 2007
	£	£	£	£	£
<b>INCOMING RESOURCES</b>					
CPRE members branch share	26307	0	0	26307	25485
Investment income	9537	0	3937	13474	10438
Legacies	8983	0	0	8983	179294
Donations	2377	4469	0	6846	7430
Other income	1048	0	0	1048	2085
<b>Total incoming resources</b>	<b>48252</b>	<b>4469</b>	<b>3937</b>	<b>56658</b>	<b>224732</b>
<b>RESOURCES EXPENDED</b>					
<b>Cost of generating funds</b>					
Cost of generating voluntary income	0	0	0	0	728
Investment management costs	766	0	0	766	1030
<b>Cost of charitable activities</b>					
Costs in furtherance of the objects of the charity	76701	8091	0	84792	53384
<b>Governance costs</b>					
Management and administration	1506	0	0	1506	1684
<b>Total resources expended</b>	<b>78973</b>	<b>8091</b>	<b>0</b>	<b>87064</b>	<b>56826</b>
<b>Net incoming / (outgoing) resources before transfers</b>	<b>-30721</b>	<b>-3622</b>	<b>3937</b>	<b>-30406</b>	<b>167906</b>
Transfers between funds	-3622	-3622	0	0	0
	3937	0	-3937		
<b>Net incoming / (outgoing) resources after transfers</b>	<b>-30406</b>	<b>0</b>	<b>0</b>	<b>-30406</b>	<b>167906</b>
Gains/-losses on investment assets unrealised and realised	-18944	0	0	-18944	-2660
<b>Net movements in funds</b>	<b>-49350</b>	<b>0</b>	<b>0</b>	<b>-49350</b>	<b>165246</b>
Fund balances brought forward at 01.01.08	242121	0	71678	313799	148553
<b>Fund balances carried forward at 31.12.08</b>	<b>192771</b>	<b>0</b>	<b>71678</b>	<b>264449</b>	<b>313799</b>

## Balance Sheet

at 31 December 2008

	2008 £	2007 £
<b>Fixed assets</b>		
Tangible assets	527	387
Stock and bond investment	64661	83583
	<b>65188</b>	<b>83970</b>
<b>Current assets</b>		
Debtors, prepayments & deposits	5977	6127
Short term deposits	185438	220912
Cash at bank and in hand	9064	3572
	<b>200479</b>	<b>230611</b>
<b>Less creditors</b>		
Amounts falling due within one year	1218	782
<b>Net current assets</b>	<b>199261</b>	<b>229829</b>
<b>Net assets</b>	<b>264449</b>	<b>313799</b>
<b>Capital funds</b>		
Expendable endowment	71678	71678
<b>Income funds</b>		
Unrestricted	192771	242121
	<b>264449</b>	<b>313799</b>

These figures are extracted from the full Trustees' report and financial statements which have been independently examined by Mr P J Thacker of Clark Brownscombe who gave an unqualified statement on 20th April 2009. The Independent Examiner has confirmed to the Trustees that the summarised financial statements are consistent with the full financial statements for the year ended 31st December 2008. The Trustees' Report and financial statements were approved by the Trustees and signed on their behalf on 21st March 2009. They will be submitted to the Charity Commission.

These summarised financial statements may not contain sufficient information to gain a complete understanding of the financial affairs of CPRE Sussex Branch. The full Trustees' Report, Independent Examiner's Report, and Financial Statement may be obtained from CPRE Sussex Branch, Brownings Farm, Blackboys, East Sussex TN22 5HG

Rodney Chambers Vice-Chairman, CPRE Sussex

## The Sussex Branch of the Campaign to Protect Rural England

### **President**

The Lord Egremont

### **Vice Presidents**

Dr Peter Brandon  
Miss Margaret Moore

### **TRUSTEES WHO ACTED IN THE COURSE OF THE FINANCIAL YEAR**

Miss M Moore  
Mr G Summerfield  
Mr R Haycock  
Mr N Packwood  
Mr R Foxwell  
Dr R Smith  
Prof E Critchley  
Mr R Chambers  
Mrs S Wright  
Mr D Greenwood

### **Chairman**

Mr Roy Haycock

### **Vice Chairmen**

Mr Gerald Summerfield  
Mr Rodney Chambers

### **Hon Secretary**

Prof Edmund Critchley

### **Honorary Treasurer**

Mr Nic Packwood

Miss M Moore resigned as Trustee at the AGM on 10th July 2008.

Mrs S Wright and Mr D Greenwood were elected as Trustees at the AGM on 10th July 2008.

### **DISTRICT CHAIRMEN**

*Adur & Worthing*  
Mr Roy Coppard

*Arun*  
Mr Roy Haycock

*Brighton & Hove*  
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*Wealden South*  
Vacant

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**Director**  
Mr Stuart Meier

**Countryside Support Officer**  
Mr Gary Marshall

**Senior Office Administrator**  
Mrs Liz Beeney

**Office Administrator  
(Finance)**  
Mrs Sas Drury

### **THE CHARITY OFFICE'S ADDRESS**

CPRE Sussex,  
Brownings Farm,  
Blackboys, Uckfield,  
East Sussex TN22 5HG

### **THE BRANCH'S BANKERS**

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GIR 0AA

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### **THE BRANCH'S SOLICITORS**

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### **THE BRANCH'S INDEPENDENT EXAMINER**

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### **THE NOMINEE COMPANY HOLDING THE INVESTMENTS**

UBS Wealth Management  
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Brighton BN1 1HW

### **THE BRANCH'S INVESTMENT ADVISER**

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UBS Wealth Management  
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Brighton BN1 1HW

*The Charity is an unincorporated association and The Branch's governing document is 'The Constitution of the Sussex Branch of the Campaign to Protect Rural England' approved by the AGM in 2003 as amended from time to time. The Branch is restricted by its Constitution from undertaking any substantial permanent trading activities.*

# Around the districts

## Adur & Worthing

Roy Coppard  
Tel: 01903 753021

The first consultation with 'stakeholders' on the Core Strategy consultation documents from Adur District Council has only just taken place. The main talking point was the Shoreham Harbour Regeneration Project which, although a separate item, does contribute greatly to it.

The Government has identified this site for major regeneration and development. Three Councils are involved, Adur District, Brighton & Hove City and West Sussex County. They, together with SEEDA and other partners, have set up a Joint Area Action Plan (JAAP) team to look into the possibilities and draw up a long-term plan. Part of the brief was to include provision for 10,000 new dwellings and the necessary infrastructure, schools, leisure facilities and transport systems. In using the term 'regeneration' the Government suggests the scheme would benefit the local population as 'areas of deprivation' have been identified within it. Who is depriving who of what is not made clear? What local people need is employment, not a massive population influx! Statistics show that the death rate in West Sussex exceeds the birth rate, so these new dwellings will be for newcomers, both from outside the County and the Country.

Two other significant areas for development have been identified, one at the Airport and another at the former cement works. The strategy will confirm that the airport should be retained as such and any development there should basically be aviation related. The majority of the cement works site lies within Horsham District and any development there would be subject to an agreement between the two Councils. Feelings in Adur are that this site is suitable for employment related development, and possibly some leisure use.

Another meeting last week was in

response to an advertisement in the local paper, headed 'Highways Agency Review of A27 through Worthing'. Anticipating major realignment proposals, or the possibility of by-pass ideas being revived, sighs of relief were heard when the only improvements suggested involved re-phasing of traffic lights and lane alterations at Grove Lodge roundabout. Interestingly, there will be no question of realignment, let alone a by-pass in the near future – no money is available! **6.5.09**

## Arun District

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Arun District Council's public consultation on its LDF Core Strategy has come and gone (proposing the same 'Options for Growth' as predicted). But, with the public consultation on the Government's eco-towns draft Planning Policy Statement (PPS) having been extended to 30th April, an announcement on Ford is still awaited. However, we can confirm that the 5,000 plus housing units of the Ford eco-town would indeed count towards the 11,300 new homes that the revised draft SE Plan requires by 2026.

The Minister's clarification, though welcome, in fact accords with the draft PPS stating that where the Core Strategy is in preparation, an eco-town location is set out in the Eco-town Programme. Local planning authorities should include it as an option for consideration but 'there is no requirement to allocate an eco-town if a better way of meeting future need exists'. In other words, though an eco-town proposal might first require the imprimatur of Government approval, responsibility for deciding whether it is actually built would appear to have been thrown back to the local authority concerned. They might then be faced with difficult choices in deciding between alternative greenfield locations

in order to meet demanded house-building levels. Thus ADC planners face the dilemma that if they do not approve Ford eco-town proposal (their second Option for Growth), they will need to approve major greenfield development. Concerned residents from both areas have already approached CPRE but too close to the end of the ADC consultation period for a detailed response to be possible.

More successful were CPRE representations at the behest of local residents faced with a planning application for a holiday-park development to the south of Crossbush Lane, Lyminster, which was rejected by ADC inter alia – on grounds that it would impinge upon the Strategic Gap between Arundel and Littlehampton. Also rejected was an application for a barn conversion to several office units, adjacent to the A280 Longfurlong link-road north of Clapham. CPRE argued against this application as a 'car-travel' dependent, commercial redevelopment situated on open downland would be detrimental to the South Downs AONB. **8.5.09**

## Brighton & Hove

Jane Terry  
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Our principal focus for the next two months is raising our profile locally. We intend to take stalls at a couple of local events to publicise CPRE and hopefully attract new members. If you can help or just make yourselves known to us and say 'hello' we will be delighted. The first event takes place at St Philip's Summer Fair on June 27th in New Church Road, Hove; we also hope to be at the Brunswick Festival in August. Can anyone suggest other events in which we can participate? Our own summer extravaganza, the Rectory Tea and AGM takes place at 77 New Church Road, Hove on 13th June, – an opportunity to meet fellow

members and learn what your committee has been up to.

We still have concerns about the local boundaries for the new National Park as they now exclude valuable urban fringe downland sites previously included. Both Toad's Hole Valley and the embankments adjacent to the A27 forming part of 'Addition 23' were subsequently left out. On this same map, by linking it with them, the western section of Green Ridge also became part of a consequential change and was omitted. This late and flawed decision was hopefully made in error, as Green Ridge had always met SDNP criteria – so local residents had been unable to put their case.

Tentative proposals for the re-routing of traffic and the opening of the Westbourne Stream culvert in the Old Steine area of Brighton are interesting and we will keep encouraging such imaginative plans for improvements in the urban area. **11.5.09**

## Chichester North

**Shirley Wright**

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The Western Weald being included in the SDNP is at least some good news. This affects over 75% of our District and should reinforce our protected status, despite continuing countryside pressure for housing.

The proposed extended gravel extraction at Lavant has been refused by the District Council although the County supported this. No doubt it will return in another guise in the future as the original area is in the Local Minerals Plan.

The saga of The Fish House (former inn) at Chilgrove has not quite concluded; scars of unsympathetic landscaping on the edge of the common will take time to heal! A large intrusive grain store and drier proposed at Ryelands Farm in West Harting lacks suitable landscaping and screening proposals, so we are urging that these be added to the scheme.

A single wind turbine proposed for an exposed site in Kirdford has been refused: some of the reasons include prominence in the proposed National Park. The

height, size, type of construction and the resulting movement in the landscape are all questioned. Our planners considered this would present an 'intrusion, would be incongruous and have significant adverse effects...and would compromise the objectives of the designation of the area'. Such reasons could be used in future cases and if used, might have resulted in refusal for the Glyndebourne mast!

The current unsightly state of the site of the rebuilt (permitted 2004) burnt-out house at Buriton Farm is being investigated by the Joint South Downs Board. Nestling in the Downs north of Treyford near the South Downs Way, it still looks highly intrusive. The Board is investigating but indicates that there is little that can be done.

Consultations have taken place with West Sussex Highways department on the proposed 'signing and landscaping improvements' from the Hampshire border to Billingshurst. Their commendable objective is to reduce accidents but we shall urge avoidance of 'clutter'. **10.5.09**

## Chichester South

**Rodney Chambers**

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The last few months have been relatively quiet. The application for outline permission for the Selsey Gate development has been refused on several grounds, including, significantly, that Chichester District now has 5 years' supply of deliverable housing sites.

Another development, just to the north of the city was objected to by one of our members supported by the District; this was refused on the same grounds and also that it would have intruded into the strategic gap between Chichester and Lavant.

An application to redevelop Burne's Shipyard in Bosham as housing has been refused. We hope a more acceptable proposal comes forward for this, as it is at present a sad and derelict site.

As summer approaches, road traffic is, as usual, building up and the sheer volume of traffic on the A27 creates congestion to the east and south of

Chichester. Considerable delays on the 'feeder' roads, particular from the Manhood peninsula, occur. SEERA has allocated funding for a 3-year programme starting in 2014/15 – but not all that will be needed. Ironically, the state of the A27 has been quoted as an obstacle to further housing development in the area and to the location of an eco-town at Ford!

Please contact me if you have concerns that CPRE should take up. **10.5.09**

## Horsham & Crawley

**Nic Packwood**

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With news that the Government has approved a third runway at Heathrow, the pressure for a second runway at Gatwick seems to have subsided. All three groups which submitted bids to buy Gatwick in April included plans for a second runway. If approved, this would limit the number of houses which can be built near Gatwick. Because the Government's housing targets for the District are fixed, this means that more houses have to be built elsewhere in the District and away from the main centres of employment, e.g. West of Horsham.

The SE Plan was finally published in May showing 13,000 and 7,500 net additional houses in Horsham and Crawley respectively. Whilst it might make sense to have a regional planning strategy, you still have to wonder whether such massive development is actually realistic given the current economic situation and whether the impact on the countryside and environment has been properly taken into account. Also of concern is whether there is funding for the necessary supporting infrastructure.

Meanwhile, the Inspector's Report into the Bewbush Joint Area Action Plan (JAAP) was submitted to Horsham District and Crawley Borough Councils in April. It is expected that the JAAP will be adopted in July 2009.

In another development, there was more good news in February when the planning application by Veolia for non-hazardous waste landfill at Rock Common, near Washington was refused by the

WSSC Planning Committee. See page 5.

A major planning application for rotting rubbish landfill at Laybrook Brickworks near Thakeham was submitted to WSSC in January but has not yet been validated as the Council is still waiting for additional information from the developer, Cory Environmental.

Another major planning application by Countryside Properties for a new self-contained village west of Horsham has yet to be determined. This application is contrary to the Horsham District Master Plan for West Horsham which envisages an urban extension. **10.5.09**

## Lewes

**Gerald Summerfield**

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During the period since the last Review, circumstances have been relatively quiet. There has been little in the way of new items to report except, of course, the welcome announcement that a South Downs National Park is to be set up over the next year or so. In this district we were very pleased to hear that the Minister had decided to include both Ditchling and Lewes within the proposed Park boundaries. No doubt there will be much to report on this topic as time goes by.

Moving on to other locations, either work or legal debates continue with regard to the Incinerator at Newhaven, Falmer Stadium and the proposed Sewage Works at Peacehaven.

A decision from the S.E. Water Authority as to whether a new reservoir is to be constructed at Plashetts Farm, Clay Hill, near Ringmer is still awaited. This location is one of several under consideration in East Sussex and Kent by that body. **28.4.09**

## Mid Sussex

**Clare Lloyd**

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Energies have been focused on our response to the Mid Sussex District

Council's Strategic Housing Land Availability Assessment, which they will shortly receive. In it we express views of members who are concerned about housing development planned for our district and we look forward to MSDC feedback. We will keep you updated.

Two new members, Aaron Huykman and I, have just joined this group and are now involved with its local activities. A topic for the May meeting will be the Autumn AGM which will involve voting in new committee members. All members are invited both to this and the social event hosted in September, where you can meet up with those currently involved.

If you are interested in actively supporting your local group and would like to find out more, please contact myself or the branch office. Remember just an hour a week can make a great difference. **4.5.09**

## Rother & Hastings

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The future of the Bexhill Link Road has moved on. Unfortunately the Secretary of State decided in her wisdom not to call the application in. Most objectors were hoping she would, to remove the bias in decision making by ESCC. Given that road costs have escalated substantially and the Government is unlikely to offer any increase in funding, the Council have to decide how the road, if at all, is to be paid for. Our conclusion is that the real cost is not the financial one, but the environmental cost which we and our ecosystems will eventually have to pay for.

On a brighter note it seems that Rother in particular, both at officer and committee level, have latterly been adopting a much more robust approach to many of the submitted speculative applications; in particular they have turned a number of applications down where there were proposals to demolish existing small dwellings and replace them with large mansions, or they have set their face against the cramming of an infill plot by refusing applications for densely packed developments thereon.

There is a particularly sensitive application where the applicant was claiming that extreme medical reasons demanded they build a specially equipped house for their very sick daughter. However, where they wanted to build the house was in one of the best pieces of our AONB, the reason for the application simply being that the land involved was held within their family. Sensibly the planning committee were not swayed by this emotional application and stuck to the policy principles of no new housing development within the AONB. It was front page headlines in the local paper and we will have to see whether the matter goes to appeal.

The Mill site, a key vacant industrial site in Robertsbridge, for which the developers applied for 88 residential units and was refused and upheld at appeal, is now being further appealed by the developer to the High Court with a hearing at the beginning of June. Since Rother were robust in defending the appeal, we await keenly the outcome of this legal proceeding. **23.4.09**

## Wealden North

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Nigel Primrose has recently been involved in objecting to a development proposal at Bewl Bridge Reservoir and in communicating with both local residents and Wealden District Council.

A proposal was made to extend the Visitor Centre Area facilities. The proposed plans were considered inappropriate. The owner, who leases the land from SE Water, has also applied for changes to the Visitor Centre Licensing – a separate issue – but nonetheless one that may impact on the locality.

The development proposal was withdrawn following objections by CPRE Sussex and local residents but it is thought that the Licensing issues will be difficult for local residents to oppose.

For those unfamiliar with Bewl Bridge, the reservoir lies in a visually stunning area in the High Weald AONB on the Sussex Kent border and one of

high environmental value. We will be keeping a close eye on further moves by the lease owner or his agents.

This district is always keen to have more local members involved as volunteers in its work. It is currently a small group that meets occasionally at Blackboys but we are keen to extend this structure – for further details please contact the office number. **11.5.09**

## **Wealden South**

**John Hurwood (Planning only)**

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While we welcome the good news about the SDNP, we now have draft copies of the Wealden District Council's LDF. This has caused concern over the proposed scale of development in this area. Although it is good to know that the 'New Settlements' (ie New Towns) which were being investigated have been dropped, all of Wealden's present options for the future include considerable development in the Polegate area and pressure for 'improvements' to the A27 trunk road.

This district would like CPRE to start a campaign focusing on a corridor of the Low Weald, in order to retain the character of the landscape to the North of the Downs. This would preserve the view from the Downs, but how do we get this started? In particular the section from Glynde to Polegate is in urgent need of protection from developers; from any new super-highway along the foot of the Downs, and from the Westward expansion of Polegate. There is some urgency as this LDF will be approved before the South Downs NPA is in a position to make any input.

A final positive note concerns the Hailsham Market, where yet another supermarket was to be built. Here we supported local farmers and others in opposing the proposal to close the market before any local alternative became available. We gave evidence at the recent appeal enquiry and are pleased to report the inspector has dismissed their appeal. **23.4.09**

# **Rural Transport**

**Edmund Critchley** Hon Secretary

**The sustainability of the rural economy and environment depends on those who work in the countryside being able to live locally with ready access to schools, shops and recreation, including evening entertainment – all of which urban dwellers take for granted.**

Transport poverty – spending over 10% of income on travel – is highest in rural areas where the alternatives to owning a car are limited. Typically, a family requires two or more vehicles, at high ecological and personal cost.

In the London area, re-regulation of bus services has meant better routes, prices and timetables. Elsewhere local authorities, faced with tight budgets, fail to keep up with inflation and are disinclined to improve bus services or negotiate across boundaries. This is especially true of the Rural Bus Subsidy Grant. Free bus travel for over 60s, in the absence of government support, has popularised bus usage, but additional costs are passed on to cause increasing community charges, or paid for by cuts in other services.

As the recession bites, community

transport services for essential travel become more vital. Government funding of £1 billion has been promised for urban packages and major infrastructure, yet it fails to mention direct help to rural districts. To alleviate the matter, new transport regulations allow drivers of community transport to be paid and private hire vehicles to be used in place of bus services in the evenings or in remote areas with few passengers.

CPRE transport campaigners are calling for the creation of Community Transport Trusts, with car sharing, car pools and clubs. But there are insurance difficulties with this approach and car sharing by teenagers is far from ideal. One solution suggested by our ex-chairman, Peter Mumford, is downloading buses from towns to villages. They can start with the school run, provide flexible services throughout the day, and after 6pm enable people from rural communities to visit hospitals or places of entertainment. Parishes can provide well-informed, practical advice enabling the project to function efficiently, whilst encouraging villagers to make full use of services.

## **The 36th Annual General Meeting**

of CPRE Sussex will be held at

**Herstmonceux Castle, near Hailsham, East Sussex  
on Thursday 23rd July 2009, 10.00 for 10.30am**

*The guest speaker will be*

**Norman Baker**

**MP for Lewes and a keen environmentalist**

*There is no charge for the meeting and morning coffee. The 3 course lunch for those wishing to stay will cost £13.50 per head. Following lunch, there will be a private guided tour of the castle – at no extra cost. This beautiful venue, renowned for both its magnificent moated castle and beautiful parkland is well worth a visit.*



# National Park - finally there

**Phil Belden** Countryside Services Manager, South Downs Joint Committee

**The age of uncertainty is finally over. There is going to be a permanent body to oversee the long-term protection of this magnificent landscape, a national icon, with internationally rare habitats and a deep cultural heritage. There are large challenges ahead too, in developing more sustainable ways of working and living in this landscape. It is to be hoped that the politicians and decision-makers will collaborate, rather than compete, to reach early agreement on, for example, who implements planning decisions or manages sites and rights of way. Real effort is needed to help craft the National Park Authority into a body that, in partnership, is most able to address the real issues affecting the South Downs.**

The enormous challenge is climate change. The Downs will suffer its effects – the fragmented nature of traditional habitats need landscape-scale restoration to help our endangered wildlife move and adapt. These ‘great hills of the south country’ may, controversially, be potential locations for modern windmills; but this needs proper strategic planning, to determine not only the most effective and efficient renewable energy sources – be it wind or wave or whatever; but, critically, where they should be sited.

Traffic is a related concern. We urgently need to manage its impact, to increase tranquillity in the Downs – the reason why so many people visit, to escape from the noise and other stresses of urban life – and to reduce CO<sub>2</sub> emissions. The National Park boundary sweeps in close to much of our urban area, so there are opportunities to be seized for promoting direct access on foot from home, or encouraging less damaging transport, such as bicycles, buses and trains. More people visit the honeypots of Butser Hill, Devil’s Dyke and Beachy Head than the whole of



View of the Ouse valley from Itford Hill

PHOTO D. PORTER

some National Parks. Beachy Head gets the same visitor numbers as Exmoor, Northumberland and the Cairngorms!

Within the Park, it is vital to have vibrant communities. We need to keep a check on the rural economic drivers, to ensure we protect our attractive landscape. Development demands must

reflect what is needed for the South Downs, not shifting urban activity into the green fields of the National Park. Our overheated South East economy needs cooling down, not further fuelling.

The building that is allowed must be designed to reflect the area, with local materials and, hopefully, constructed by local craftsmen. And we must address the issue of affordable housing, a serious concern in this affluent corner of Britain.

The very fabric of the landscape relies on the continued fortunes of farmers, who manage most of the land. Ensuring that farming can have the balanced support from the public purse (to reflect the public good) with economic under-pinning of their activities will be an interesting challenge. Within the productive ‘food factory’ of the countryside, how can biodiversity

more comfortably co-exist; how can the aquifer (where the chalk provides nearly all our drinking water) be safeguarded; and, how can we ensure our rich archaeological treasures are preserved?

The new National Park has to be used to make the link between the land managers and products of the South Downs, with the visitors, the consumers. Local Southdown or Hampshire Down lamb is a start, but there is much, much more to be done to achieve that sustainable economic base, such as – in a landscape that is more than 20 per cent forest – to develop economic incentives for viable woodland management.

Many of the issues confronting the South Downs are not unique to this protected landscape but also have relevance to the wider countryside. The new Authority should be able to raise the profile of these issues, so that, in identifying ways in which they can be resolved, the area can act as a ‘test-bed’ for potential solutions.

Lastly, there is you and me. We need to reflect on our values, where the Downs refresh our spiritual needs and our contact with the natural world. It will be down to our responsible actions to support this new, long-awaited designation.



Adonis blue butterfly

PHOTO S. CUPPIN/SDJC



Bee orchid

PHOTO N. HESMAN/SDJC

# Celebrating the Awards!

**Sarah Robinson** Awards Scheme Organiser

**The first ever CPRE Sussex Countryside Awards Ceremony was held on Tuesday 26th May at Braylsham Castle, Broad Oak, the fabulous home of Mr and Mrs John Mew. Winners were presented with their awards by Lady Caroline Egremont and Dr Peter Brandon. Also present were Miss Margaret Moore and Mrs Phylidda Stewart-Roberts who completed the judging panel.**

Previously, over four days in March, the judges had visited each project in turn. All the judges commented on what a wonderful and enlightening experience it had been and how they had felt it a privilege to

representatives from planning committees and other like-minded organisations from across Sussex. Guests were offered delicious seasonal canapés and drinks, all grown or produced locally.



*Some of the winners with their awards in the grounds of Braylsham Castle*

The Award Scheme has offered CPRE Sussex a unique opportunity to support and encourage innovative and sensitive schemes in our county. The judges were full of praise for the winners and felt they should be proud of their contribution to both the landscape and the Sussex community. The Branch hopes to run another Award Scheme in the near future, but the actual timing has yet to be decided.



*Marion Hughes (far left) and Sue Rowland (far right) from Beechwood Hall, Cooksbridge, receive their award from Lady Caroline Egremont (panel judge) and Dr Peter Brandon (chair of the judging panel).*

meet so many enthusiastic and inspirational people. Visiting the projects had really made the entries come alive and often revealed a far greater level of commitment, community spirit and sheer determination than the paperwork alone could suggest.

The judges met at Petworth House at the end of March to determine the results of the scheme. They reached their final decision easily, having drawn similar conclusions on each project, despite the different expertise each brought to the panel.

Entries in all three categories were received, with awards being granted in both the New Sussex Landscapes and Field to Table categories. The quality and diversity of entries was very pleasing and we were delighted to be able to give so many projects the full award. (see panel to the right). We hope the few unsuccessful entries, which had chiefly not yet evolved their full potential, will flourish in time and maybe apply for a future award.

The Ceremony was opened by Gerald Summerfield, Vice Chairman of CPRE Sussex. In addition to the winners, the judging panel and Executive Committee members, we were delighted to welcome Mr Peter Field, the Lord Lieutenant of East Sussex, together with several Sussex MPs and

## CPRE Sussex Countryside Awards 2009

### Winners

**Coopers Farm, Hadlow Down**

Restoration of historic farm landscape

**Downs Barn, Sompting**

New environment education centre

**Old Shoreham Toll Bridge**

Restoration of Toll Bridge

**Beechwood Hall, Cooksbridge**

New community hall/renewable energy

**Bradford's Farm Butcher's Shop, Little Horsted**

Serving the community

**Ouse Valley Foods, Plumpton**

Specialist food producer

**Castle Water, Rye Harbour Nature Reserve**

Restoration of gravel pit

### Highly Commended

**Eco Wildlife Garden, Newick Primary**

Redevelopment of eco garden

**Glynde Wind Pump, High Salvington**

Restoration of wind pump

### Commended

**Burnt Row Wood, Billingshurst**

Community woodland access