

Berkshire

Newbury. A developer is appealing against West Berkshire council's decision to refuse outline planning permission for up to 129 homes at Firlands Farm, Hollybush Lane. The newly formed Residents Against Firlands Square (RAFS) action group is to fight the plans at the inquiry .

Wokingham council approved detailed plans for 126 homes and children's play areas in Shinfield. The development is part of the **South of M4 Strategic Development Location** . The council has begun enforcement action against a garden centre for unauthorised expansion onto green belt land .

Buckinghamshire

Neighbourhood plans. The country's first business-led neighbourhood plan has been approved in a referendum. Milton Keynes residents voted 84% 'yes' (89,801); 16% 'no' (17,133); turn-out 61%. The business vote saw 356 in favour and 47 against; turnout 64% . Gladman Developments has withdrawn its appeal court bid to overturn the Winslow Neighbourhood Plan. The town has seen repeated applications, appeals and high court actions Gladman challenging the plan, which was made by Aylesbury Vale council last September after a 98% 'yes' vote in a referendum. The developer was appealing a high court decision which had upheld Eric Pickles' refusal of 211 greenfield homes outside the development boundary .

Chiltern council has turned down plans for a hockey clubhouse and pitch in the green belt .

England's Economic Heartland. Bucks, Northamptonshire and Oxfordshire councils are working out the final details of their bid to become a tri-council alliance to boost their £47 billion annual economy by £9 billion .

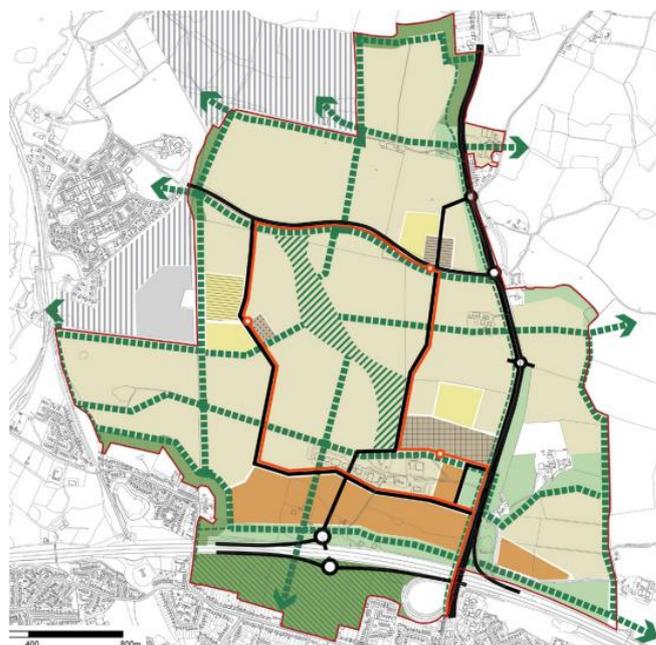
Hampshire

Welborne to go ahead. A planning inspector has found sound the plan for Welborne, a scheme for 6,000 homes north of Fareham. Peter Lindon of CPRE Hampshire spoke to ITV about why the group is continuing to oppose the development .

Welborne... Speaking on behalf of community groups and CPRE, David Walton said :

The inspector appears unfortunately to have succumbed to what was no doubt immense pressure from his political masters and has allowed a deeply flawed plan, regardless of the consequences, when patently the Welborne plan is anything but sound.

Fareham council has now adopted the plan . Councillors also agreed to adopt the Development Sites and Policies Plan, which allocates other housing development sites around the borough up to 2026 .



Plans for Welborne new town

Winchester planners have thrown out speculative proposals for 45 homes north of the city because they would intrude into a green gap. There was some support for the scheme which would also provide open space and a community facility . Save Britain's Heritage (SAVE) has drawn up alternative plans for redevelopment of Silver Hill in the city centre . SAVE said:

A major principle of the scheme is that the new buildings will be no more than three and four storeys, thus preserving the traditional scale of Winchester. This will avoid building heights in any way competing with or intruding on views of the cathedral and maintain the pedestrian-friendly character of the town.



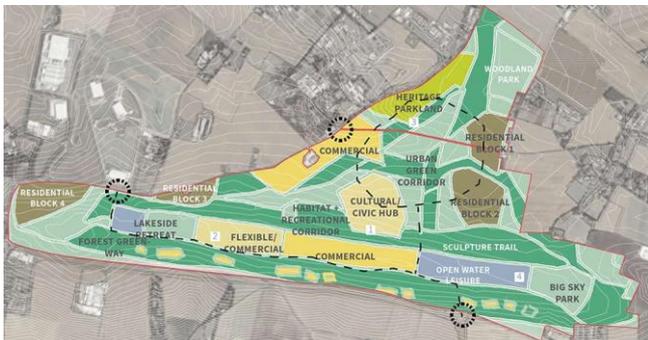
SAVE plans for Silver Hill, Winchester

Meon Valley. Campaigners are considering legal action over the resurfacing of a Meon Valley bridleway. They say that Hampshire council should have consulted users first [D](#). Nearly 2,000 people have signed a petition protesting against ‘urbanisation’ of the local beauty spot [P](#). A lawyer has advised that the work was not permitted development but requires planning permission [R](#).

Roundup. Opponents of a biodigester at Sparsholt College describe the plans as a “monster in green clothing” [HAMP CHRO](#). The Partnership for Southern Hampshire (PUSH) is to put the case for a combined authority for the Portsmouth, Southampton and Isle of Wight area to Greg Clark. Hampshire council wants a unitary council for the entire county [GO](#).

Kent

Manston. The owners of the former Airport site published illustrative proposals for the 300-hectare site which involve a mix of residential and commercial space as well as extensive parkland. Alternative masterplans are presented, one titled ‘Leisure and Arts’ “inspired by Thanet’s growing reputation for all things creative” [C](#) [H](#).



Leisure and Arts masterplan for Manston

Paramount has published its latest plans for a £2 billion resort on the Swanscombe Peninsular masterplanned by Terry Farrell. A planning application under the Nationally Significant Infrastructure Projects planning regime is expected later in the summer [AJ](#) [R](#).



Plans for London Paramount

Waterside. Automotive parts company ADL has pulled out of the public inquiry into the 42-acre (17ha) greenfield business park, announcing that it is to move to the Midlands. Maidstone council said this seriously weakened the economic case for the new development, which is opposed by the council, CPRE Kent and others [KM](#) [KM](#) [KM](#) [CPRE](#). In his closing statement to the inquiry CPRE Kent’s Knox-Johnston described the impact on Leeds Castle [CPRE](#):

It will harm the setting of the castle. It will be a large grey building, very close to the gardens which themselves are a heritage asset... The view is there, hopefully it will always be there and no matter how many people enjoy the aspect it is still a beautiful view and needs to be preserved for future generations.

Roundup. A planning hearing has begun into plans for 500 homes on ancient woodland off Hermitage Lane in Allington. It was so well attended that organisers have had to find a bigger room. Maidstone council organised a free coach after protestors said the hearing was too far away [KM](#) [M](#) [B](#) [L](#) [NEWS](#). A landowner has been ordered by Shepway council to stop bulldozing a countryside plot in Elham amid fears he is developing a travellers’ site [KM](#). Save Our Sissinghurst (SOS) campaigners are continuing to fight a plan for sixty homes in the village. Gladman Developments has taken its bid to appeal [CPRE](#). UK Power Networks undergrounded a 2.8 mile (4.5km) stretch of power lines in the Kent AONB at a cost of £482,000 [P](#). A solar farm has been approved alongside the Sandwich bypass [KM](#). Highways Agency images reveal the extent of land take for the A21 dualling from Tonbridge to Pembury [B](#) [K](#).

Western Heights Heads for Court

CPRE Kent has is to lodge a judicial review against a decision by Dover council to approve housing development at Western Heights and Farthingloe . Director Hilary Newport said:

We do not object to new housing development and we certainly support heritage improvements, however, there is no justification to build on the AONB. It would cause irreversible harm to this beautiful area which could never be restored and would be lost forever. This is why it is so important for us to mount this legal challenge as it is our last chance to protect this important landscape.

In the high court, CPRE Kent will argue .

It was unlawful of Dover council to have regard to a £5m contribution to heritage enhancements at Western Heights in its decision.

A major justification for the scheme was the lack of five year supply of housing land, but a planning inspector has ruled the district does have a supply.

The council acted unlawfully in treating the need for housing in the AONB as an exceptional circumstance. Housing in an AONB should have more protection than the green belt.

The council failed to properly consider a less harmful form of development, including a reduction in density to 365 homes, a requirement for phasing and a review of the design.

Oxfordshire

Green belt. A survey for CPRE Oxon revealed that 76% of Oxfordshire's residents believe the green belt should remain open and undeveloped, with 66% seeing new housing development as the greatest threat. Only 12% of respondents felt that development in the green belt should be permitted at all . Without fanfare or even a press release, Oxfordshire council has commissioned Land Use Consultants to conduct a review of the Oxford green belt. CPRE Oxfordshire says the only reason for commissioning such a review is to remove land from the green belt   . Oxfordshire council's transport strategy is proposing moving Oxford's park and ride sites away from the city into the green belt to reduce congestion. Helen Marshall, director of CPRE Oxon, said the massive sites would "undermine the openness and permanence of the green belt, encroach upon the countryside," and "turn Oxford's green belt into a car park" . The John Radcliffe Hospital is considering building a park and ride car park in the green belt .

Bicester has been awarded "garden city" status and has received £1.47m to fund a study into the infrastructure for the planned urban extension. Cherwell council is planning to bid for £100m from the government: including £40m for roads and £50m for parks and public amenities .

Oxford. Interviewed for the Design Council, Keith Bradley and Joanna van Heyningen, reflect on their role as chair and vice-chair of the Oxford Design Review Panel .

Henley. An appeal to build 110 homes between Henley and Shiplake has been dismissed by a planning inspector  . He said the scheme would not amount to sustainable development:

The scheme would have a severe, adverse, residual, cumulative effect on the safety and convenience of highways users. I attach great weight to this harm, which weighs very heavily against the scheme. Furthermore, it would have an adverse effect on the character and appearance of the area.

Residents have responded positively to a consultation on the Henley and Harpsden neighbourhood plan, but many want plans for fifty homes on a school playing field removed .

Housing. Cherwell council's planning committee rejected a residential development for up to 98 homes with space for potential community facilities at Adderbury. The council now has a five year land supply   . Despite objections from CPRE and the Oxfordshire Badger Group, Cherwell's planning committee approved 46 homes on a wildlife and recreation area on the outskirts of Bicester . Four planning applications have been made for a total of 167 houses on greenfield sites around the edge of the village of Chilton, within the North Wessex Downs AONB. CPRE Oxon says the village is under siege. Helen Marshall said: "If the council approves these speculative applications it will damage this nationally protected landscape" .

Surrey

Allotments. CPRE Surrey has welcomed the decision to classify Barnett Wood Lane Allotments in Leatherhead as an asset of community value. Mole Valley council, which wants to make £21 million by selling the site for housing, had opposed the designation but officers approved the ACV status. Andy Smith, CPRE branch said: "It is interesting that over a hundred letters were sent into the planning department supporting the application and only one, from the council itself, opposing it"    .

Leatherhead. Mole Valley council and CPRE Surrey sponsored a pop up art exhibition which featured works by students from Leatherhead schools highlighting the effects of litter on the environment . Residents in Leatherhead are campaigning for a gypsy pitch in the green belt to be given planning permission. Mole Valley council says it is inappropriate development .

Brooklands Museum has received planning permission for its £7 million restoration project, which involves moving a hanger and restoring the historic racetrack .

Green belt. Despite strong objections, Woking council approved plans for a 57,000 sq. metre extension of McLaren's production facility into the green belt. The Horsell Common Preservation Society said McLaren should instead take up its existing planning permission for expansion on the other side of the A320, where the land is less ecologically sensitive. The secretary of state will make the final decision on the plans ^{get}_{SURI}. Surrey Heath council has given planning permission for an electric car factory in the green belt at Chobham. Again, it will need secretary of state approval before going ahead ^{get}_{SURI}. Windlesham Care Home has applied for planning permission to build a 65-bedroom care home, doctors' surgery and bungalow in the green belt near Chobham ^{get}_{SURI}. A gypsy family is seeking permission for a pitch in the green belt at Horley ^{Surrey}_{Met}.

Woking council's Independent Sheerwater Scrutiny Panel has been investigating the regeneration project following requests from local residents. The final public hearing will be on 17 June ^{get}_{SURI}. Woking council is considering building on 2% of its green belt land, though not until after 2022. The council will begin consultation on the site allocations SPD later in June ^{get}_{SURI}.

Elstead. Linden Homes has submitted a detailed planning application for 70 homes and an outline application 60-bed care home on a brownfield site in the green belt ^{get}_{SURI}.

Wisley. More than 1,500 letters of objection have been made against plans to build 2,100 homes on Wisley airfield ^{get}_{SURI}. CPRE Surrey said:

Our main objection is based on the harm to the green belt, with no case being made for 'very special circumstances', particularly as housing need in Guildford has yet to be quantified.

Surrey county highways, Surrey police and the Wildlife Trust have also objected to the plans ^{get}_{SURI}. Developer Wisley Property Investments said 46% of 1,002 respondents of a recent telephone survey support a new development in the area, with 30% against. However, more than 128,000 people have signed a petition against the development ^{get}_{SURI}.



Plans for Wisley airfield

No! to Mayfield

Landowners say no! The campaign against the Mayfield new town in Sussex hit national and local headlines in May ^{LA}_{RE}. The top story was farmer Robert Worsley who said no amount of money could persuade him to sell his land to the developers. Press reports said he had been offered £275 million by Mayfield's promoters for his 550 acre farm ^M_M ^{Co}_{RE}. He told the West Sussex Times ^{Co}_{RE}:

I want to speak for the people that don't have a voice. The people who are suffering as a result of the planning inspectorate's imposition on planning policies.

Mr Worsley told the Independent: "Building on the green fields in Sussex is worse than selling off gold reserves because it is irreversible" ^{Co}_{RE}. CPRE's rural affairs campaigner Graeme Willis said Mr Worsley should be commended:

It is invidious that so many landowners are put in this position by highly speculative land acquisition – especially where there is huge community opposition and no planning permission. The case illustrates the failures of our planning system in encouraging aggressive, speculative development.

Pauline and Paul McBride, owners of 32 acres and Sussex Prairie Gardens in Henfield, said they were offered £5 million for their land but rejected the offer ^{Mid}_{Sus}. Mayfield responded:

With regard to our approach to planning, we would prefer to go through the local plan process and not pre-empt it with a planning application. This is in contrast to a number of developers who seek to push through a planning application in the absence of a local plan.

Campaign group LAMBS is fund raising ^{LA}_{RE}. It has published an open letter to Mayfield Market Towns requesting it to withdraw its plans ^{LA}_{RE}.

Sussex

Energy. E.ON announced it will begin construction of the £1.3 billion, 116-turbine Rampion offshore wind farm, eight miles off the Sussex coast, after a funding agreement with the Green Investment Bank ^{Te}_{GA}. Hadstone Energy has applied for planning permission for a 24-acre, 5Mw solar farm at Tomkins Farm outside Lewes ^{Ex}_{Ar} ^{Ex}_{Ar}. The application is described as a 'temporary change of use' ^{Ex}_{Ar}. Chailey parish council and local residents are objecting to the proposal ^{Ex}_{Ar} ^{Ex}_{Ar}. The Navitus Bay wind farm is set to get fewer but larger turbines ^{RE}_{RE}. Renewable energy cooperative REPOWERBalcombe is planning a solar farm for the village ^{Mid}_{Sus}. Frack Free Balcombe criticised Environment Agency proposals which would do away with site-specific permits for many onshore oil and gas activities ^{RE}_{RE}.

Book prize. Helen Peter's book *The Secret Hen House Theatre* has been shortlisted for the 2015 Waterstones Children's Book Prize. The book was inspired by the struggle to save the farm in Ringmer she grew up on from a proposal to flood the area for the Clay Hill Reservoir [RE](#).

Sayers Common. The high court has overturned a decision by Eric Pickles to block a 120 home development at Sayers Common. Pickles had agreed with a planning inspector that the scheme should be refused. In doing so, he gave significant weight to the emerging Hurstpierpoint and Sayers Common Neighbourhood Plan which seeks to cap the number of new homes in Sayers Common to between 30 and 40. The judge said he was wrong in this. Mid-Sussex did not have a five year land supply, so Eric Pickles should have applied the presumption in favour of sustainable development and weighed the benefits of the proposal against the clash with the neighbourhood plan. Mr Pickles also erred on prematurity. In the absence of any strategic assessment of housing needs in the area, he had tipped the balance in favour of the neighbourhood plan. The judge ruled that this approach was unjustified [D](#) [P](#). The appeal will now be redetermined by Greg Clark. Subsequent to Eric Pickles' decision, the neighbourhood plan has been made after a 92% vote in favour [H](#). Planning lawyer Peter Ivory said after the high court decision [P](#):

We can expect to see a rowing back from recent appeal decisions that appeared to place unjustified weight on emerging neighbourhood development plans, showing more than a hint of pre-election posturing.

Uckfield. Wealden council planners are recommending that outline planning permission is granted for more than 1,000 homes in Uckfield despite concerns raised by East Sussex highways that the town would not be able to support such a surge in its population without a huge increase in commuting [E](#). The highways authority said:

The town centre is not able to support the development from a commercial and employment point of view and compromises the sustainability objectives being offered as there would be a shortage of local jobs and the High Street would be less attractive than other accessible commercial centres such as Tunbridge Wells, Lewes, Haywards heath and Brighton. The development proposal is therefore looked at in isolation and seemingly turns its back onto the town, and becomes a separate settlement.

Sussex University has signed Listed Building Heritage Partnership Agreement with Brighton and Hove council and Historic England. The ten year agreement allows the university to maintain and repair listed buildings without the need to apply for Listed Buildings Consent [E](#).

Eco resort. Zero carbon developer, ZEDfactory, is planning an eco-development at the disused Shoreham Cement Works on the edge of the Sussex Downs. The 118-acre site would feature 600 environmentally friendly holiday pods and 50 earth sheltered homes built partially underground. Inevitably the project has been compared to Hobbiton in Lord of the Rings. Solar panels will produce 1.5Mw of electricity [P](#) [M](#) [Ar](#) [Ar](#).



Shoreham Cement Works (Google)



ZEDfactory plans for the cement works

Chichester. A planning inspector has found the Chichester local plan sound. The plan identifies four strategic development locations: west of Chichester; Shopwyke; Westhampnett/North East Chichester; and Tangmere. The plan includes green infrastructure policies for each of these locations. The council has committed early review of the plan "in recognition of the limitations of the transport study" and to allow "detailed consideration of the potential offered through proposed government funding for upgrading of the A27" [P](#) [Ch](#) [Ch](#).

Wealden council has withdrawn its Strategic Sites Local Plan after being unable to agree to "arbitrary" modifications put forward by a planning inspector. The inspector wanted more housing in Hailsham and to transfer a housing allocation from Crowborough to an unassessed site in Uckfield. The council has now decided to proceed with a full review of its core strategy [W](#) [W](#) [P](#) [E](#).

A campsite used by around 5,000 young people a year next to the former St Cuthman's School at Stedham has been purchased under the community right to buy scheme to the Midhurst Youth Trust [M](#).

Housing. Wivelsfield Green villagers are protesting against two proposed developments of 65 and 100 homes [Mid Sussex](#). Villagers in Sayers Common say plans for another 40 homes will strain the already limited amenities within the village [Mid Sussex](#). Plans for 50 homes near Pease Pottage, Horsham have been rejected for the third time [O&A](#). Residents in Small Dole, Henfield are celebrating after 60 homes were rejected by Horsham council [C&I](#). Roger Smith of CPRE Sussex accused Horsham council of a ‘veil of secrecy’ over sites for 2,000 homes ahead of the resumed inquiry in to the Horsham District Planning Framework [G&E](#). Wates Developments and Persimmon Homes have given provisional details of their plans for 280 homes east of Hailsham [H&E](#).



Indicative masterplan for Hailsham

High Speed 2

Line ‘to go ahead’. Transport secretary Patrick McLoughlin said the general election had given the government a mandate to build the line and construction work would start in 2017 [B&P](#) [C&I](#). Writing in the New Civil Engineer, HS2 chief David Higgins said that HS2 holds the key to productivity: “If, as a country, we want to tackle our productivity problem we have to tackle both our [transport] capacity problem” [NCE](#).

MPs. The HS2 select committee is touring Buckinghamshire. It will be visiting Wendover and Aylesbury on 11 June, Amersham on 22 June and north Bucks on 26 June [getb](#) [B&P](#).

Chiltern HS2 Tunnel. A report commissioned by Chiltern council, supported by Aylesbury Vale council, Buckinghamshire council and the Chilterns Conservation Board calls for a 24.2km tunnel throughout the whole of the Chilterns, beginning at the M25 and emerging between Wendover and Stoke Mandeville. The report says a long tunnel is technically feasible and will protect the designated landscape of the Chilterns AONB [Chil](#) [B&P](#) [B&P](#). Full details in the CPRE Buckinghamshire eBulletin [CPRE](#).

Colne Valley. Hillingdon council, the Colne Valley Community Forum and others have been lobbying HS2 Ltd. to consider an alternative proposal for a tunnel passing beneath the River Colne and the Colne Valley lakes between Ruislip and the M25, linking the Northolt and Chiltern Tunnels. A report for the company says the proposal would add between £185 million to £215 million to the costs of the line. An additional 4.3 million cubic metres of spoil would be generated, most of which would have to be disposed of via the M25. The report recommends that the current proposals for a viaduct are retained [C&I](#). Jerry Unsworth, a planning consultant representing South Bucks council told the HS2 Select Committee that firms from around the world should be invited to design a bridge that would help protect the environment in the Colne Valley [B&P](#). He said:

It’s justified by the sheer scale of the structure. There are compelling reasons to require excellence in design, and design that, as far as we can, enhances the area.

He also said residents would prefer to see a longer tunnel rather than a bridge or viaduct.

Design vision. HS2 Ltd has published a preview of its Design Vision for the line [C&I](#). The document says:

We are designing from the pixel to the city – from digital systems to urban infrastructure and so much else besides.

The design vision is based on three principles of people, place and time. It aims to ensure that:

Everything we make works intuitively and well for all our audiences and contributes to one seamless and enjoyable experience... Small elements and big schemes meet rigorous environmental standards and, collectively, add to our cultural and natural heritage.

The CPRE eBulletins

CPRE South East eBulletin is independently written and edited by Andy Boddington: cprenews@andyboddington.co.uk. Views expressed in the eBulletin and its editorial approach are those of its editor and not any part of CPRE.

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