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CPRE South East eBulletin: 30 April 2008

Of all the many surveys I read each year, I particularly enjoy the Saint Index of Nimbyism the most. This curious study assumes everyone who objects to development is a nimby; that's 86% of us. This year, it expresses surprise that 66% of the public agree with the eco-town concept and ponders that "this result may be because people assume that an eco-town will be well away from their own area". Of course there is nimby opposition to the eco-towns, but most of the objections are based on genuine concerns about a process that is secretive, rushed and imposed from central government. CPRE is not opposed to eco-towns and has made clear its disappointment that eco-towns will not help regenerate sites in Cheshire and Northumberland. CPRE Hampshire is cautious about the Bordon-Whitehill proposal but does not oppose it in principle. Ford and Weston-Otmoor however will lead to significant loss of valuable countryside and are quite rightly being fiercely opposed.

Eco-towns

The government's shortlist of 15 eco-towns has stirred local opposition and criticism across the country. In the South East, two of the three shortlisted eco-towns are facing strong opposition. There is concern from local councils that the government is imposing the settlements, without local scrutiny and accountability. At least one planning authority is threatening a judicial review.

1 Ford, West Sussex

The proposed Ford eco town is being very strongly opposed by Arun District Council, local MP's, the local Parish Councils and local campaign groups. They are supported by CPRE Sussex which says "The volume of houses and the required supporting retail, industrial and commercial infrastructure is totally disproportionate to the size of the location and would result in the coalescence of the three surrounding villages and other townships through the removal of strategic gaps. It would also severely damage the ongoing redevelopment of Bognor and Littlehampton, both of which have well financed and supported programmes in place."

A West Sussex county councillor warned that a proposed 5,000 homes could end up as nearer 20,000. Cllr James Walsh said the vast majority of land proposed for the eco-town was prime agricultural land: "This is less of eco-Ford and more of eco-fraud" he told the county council (Littlehampton Gazette: <http://tinyurl.com/5pkfd2>). Residents of Ford, Yapton, Climping and Arundel have formed 'Communities Against Ford Eco-Town' – CAFÉ (Bognor Regis Observer: <http://tinyurl.com/6xbxwv>). Arun District Council is conducting a "widespread public investigation" into the proposals. It has expressed its anger that a decision to proceed "will be made in private and at no stage are the Minister's actions subject to any form of public scrutiny or debate" (<http://tinyurl.com/6dsd3h>).

2 Weston Otmoor, Oxfordshire

Parkridge Holdings are proposing a new eco-town for 15,000 homes on an 800 hectare (2,000 acre) site (<http://tinyurl.com/46r7v5>). Just over 16% could be said to be 'brownfield': an MOD airfield which is currently used for parachute training and gliding and is mostly open space. The rest is all farmed greenfield. The eastern half, approximately 25%, lies within the Oxford Green Belt, which also at this point includes a SSSI.

Weston Otmoor is the only shortlisted site to include Green Belt, this despite the claim made by Housing Minister Caroline Flint when announcing the eco-town shortlist: "based on an evaluation of the bids, the Government can today announce no new homes would be built on Green Belt land."

Oxfordshire County Council is sceptical about the scheme, saying the project must benefit nearby Bicester, particularly in providing more jobs (<http://tinyurl.com/4osykJ>). Cherwell District Council is strongly opposing the proposal; their policy being to focus most new development on expanding Banbury and Bicester. It said that if the eco-town receives planning permission the council would fund a judicial review of the planning process. Opposition is led by CPRE Oxfordshire, which said that "Weston Otmoor is a smokescreen for making house-building on green fields appear more palatable" (<http://tinyurl.com/4nwprh>), and a community group, the Weston Front, which represents the local villages (<http://www.westonfront.com>).

3 Bordon-Whitehill, Hampshire

The site has been under discussion for many years. CPRE Hampshire is not opposed in principle to an eco-town in this location, provided it does not have an adverse impact on the surrounding heathland (much of which has international protection) or the impending South Downs National Park. These constraints will limit its size. CPRE Hants says that if it is approved, "it must become a leading edge exemplar of excellent community engagement; visioning and impact assessment in its surrounding context and adjacent communities, and provide a genuine and realistic assessment of how jobs, homes and community will be delivered."

4 Other proposals

The **Leeds City Region** is due to host an eco-town but a site could not be decided before the shortlist was published. One proposal for "The Greens" could see large scale loss of green belt land for, among other things, a giant bubble sculpture as "an emblem of the new town's pioneering spirit" (YEP: <http://tinyurl.com/5qer35>).

Prince Charles has stolen a march on the government by getting planning permission for his eco-town of 12,000 people at Sherbury in Devon. It is not part of the government's scheme (Guardian: <http://tinyurl.com/52dj9w>).

Planning and Housing

5 Planning

Regional planning. The government has announced that its response to the Examination in Public into the South East Plan may not be issued until after the summer. SEERA has criticised the delay (<http://tinyurl.com/3ohxt7>). In Oxford, this has led to uncertainty about the development of an urban extension at Grenoble Road (Oxford Times: <http://tinyurl.com/4bf5lo>). West Sussex County Council is pulling out of the Regional Assembly in March 2009, instead of waiting for 2010, when Seera will be wound-up (Observer: <http://tinyurl.com/3zyfkn>).

Red tape. CLG and Debr have launched a "red tape busting review to weed out bureaucratic hurdles and create a more efficient planning service". It will be carried out by Joanna Killian, Chief Executive of Essex County Council and David Pretty, former Group Chief Executive of Barratt Developments PLC (CLG: <http://tinyurl.com/5nummp>).

Planning Bill. The Bill will allow ministers to hide behind the proposed infrastructure planning commission (IPC), QC Nathalie Lieven claimed at a conference. "The plans are wholly wrong. The ministers will constrain the IPC by tying it to their prepared National Policy Statements but will then hide behind it when it comes to making a decision". For the government, Chris Mole confirmed that around 15 decisions a year on electricity and access road schemes could be made by a single member of the IPC (Planning: <http://tinyurl.com/3scuqt>).

Local Development Frameworks. After a campaign by CPRE Oxfordshire and other groups, Southfield Golf Course in Oxford has been saved from housing and has been excluded from the draft Oxford Core Strategy, though other greenfield sites are still in line for development (CPRE Oxfordshire: <http://tinyurl.com/5bga42>). Wycombe District Council's Core Strategy has secured a sound rating. The council is now one of only 24 planning authorities to have an agreed core strategy. The strategy has a focus on brownfield redevelopment with High Wycombe acting as a regional hub and principal focus for development (Planning: <http://tinyurl.com/3kr42o>).

Listed buildings are to be renamed 'registered heritage asset' in the Heritage Bill, which is to be introduced as soon as Parliamentary time allows. The bill will also set up a right of appeal for the first time for property owners who oppose their property being included in the Heritage Register and a system for giving "interim protection" to a building or monument which may be under threat of while officials from English Heritage decide whether to register it (Telegraph: <http://tinyurl.com/2j7g7c>). CPRE Surrey has objected strongly to an application on Mickleham Downs where a unique grouping of estate buildings could be demolished and redeveloped as courtyard housing (CPRE Surrey: <http://tinyurl.com/6axnnz>).

Brownfield. The government has agreed a new strategy for brownfield land, some of which could play a key role in "greening" urban areas and help flood risk mitigation measures (Planning Portal: <http://tinyurl.com/27eblw>).

Land banking. The Royal Town Planning Institute has called for a "land banking" levy on developers that are slow to build on land for which they have already gained planning permission (RTPI: <http://tinyurl.com/5z93b2>).

Foresight Land Use Futures' project. The government's science and engineering foresight project has launched a three year investigation on land use. The project will explore how our use of land may need to evolve to meet future challenges and how it can deliver economic, social and environmental benefits sustainably. It will look at both urban and rural land use (DIUS: <http://tinyurl.com/3f8lkt>; Foresight: <http://tinyurl.com/6a6npa>).

Thames Gateway. Lord Rogers launched an attack on government regeneration policies calling the Thames Gateway a toy-town. "There is also something seriously wrong when the Thames Gateway – Europe's major urban regeneration project – is still peppering the banks of the beautiful river Thames with shoddy, toy-town houses and Dan Dare glass towers. There is also something seriously wrong when new houses across the country form rootless estates and could just as well be in Beijing, Buenos Aires or Belfast" (Independent: <http://tinyurl.com/568ts4>).

Enabling development. An appeal to develop a heavily contaminated sited of a former brickworks has been rejected. CPRE Surrey argued successfully that 'Enabling' development was wholly inappropriate if the effect was to substitute one unsustainable development for another which resulted in the destruction of open countryside and landscape (CPRE Surrey: <http://tinyurl.com/6axnzz>).

6 Housing

Housing Bill consultation. The government has published a summary of responses to the green paper "Homes for the future" published last year (<http://tinyurl.com/58f6ht>). 521 responses were received, including from CPRE National, Kent, Surrey and Wiltshire. "Well over 150" respondents supported the overall approach, while "well over 200" supported the housing growth plans. The prospect of more housing schemes being approved on appeal if councils have not identified enough deliverable land, led to objections from more than two-thirds of the 70 respondents who addressed the issue. Around 100 respondents argued that there is a need to do more to bring empty properties back into use. The same number called for a continued focus on delivering homes on brownfield land. There was a strong commitment for affordable housing and for houses to meet zero-carbon standards from 2016.

Household projections. CLG has released new data for household projections that uses improved methodology to estimate the impact of migrants. As a result the annual growth of households in the South East to 2029 is increased from 34,400 to 35,800. In 2029, the South East will have 4,247,000 households compared to 3,373,000 in 2004 (<http://tinyurl.com/2pvezl>).

Nimbys boom claims the Saint. The annual Saint Index reveals that 86% of the British public can now be classified as nimbys, up 2% from two years ago. The late baby boomers, those aged between 45-54, are decidedly more nimby than any other age group. Objectors are least active in Wales, East Midlands and the North West, and most active are Eastern, London and the West Midlands. Protection of green space and increases in traffic remain the two most common reasons for opposition. Most objections are to housing and 23% of objections can be linked back to "classic NIMBY concern" of negative impact on objectors' property. Rural dwellers are among those most likely to fight housing proposals. Support for supermarkets has fallen, in part, it is suggested, due to "the endless diet of critical stories from campaigns against new stores". 68% do not believe the government can deliver 3 million new homes by 2020 but 66% agree with eco-towns. The Index is produced by US-based Saint Consulting which specialises in planning battles for developers (Saint: <http://tinyurl.com/56hkxx>).

The **Regional Housing Strategy** for 2008-11 has been published by the Regional Housing Board. It aims to ensure 35% of new homes are affordable, for rent or for part-rent/part-buy, that they come in a range of sizes, and that they meet high standards of building and energy efficiency (SEERA: <http://tinyurl.com/64gf43>).

Reading. Fifteen hundred people have signed a petition to protect Kennet Meadows from 7,500 houses allocated by the Panel examining the South East Plan (Getreading: <http://tinyurl.com/5nk7vq>).

7 Green space

South Downs National Park. The South Downs National Park inquiry restarted on April 15. Robin Crane, chairman of the South Downs Campaign, said: "We are confident that we have a robust case, based on sound evidence. However, the Western Weald could still be at risk, unless West Sussex County Council starts fighting for its inclusion in the National Park" (West Sussex Gazette: <http://tinyurl.com/5zyznf>; CPRE Hampshire: <http://tinyurl.com/5ljreq>). However West Sussex County Council told the inquiry there was no support for including the Western Weald in the National Park. Fears were expressed that the proposed National Park would not be managed in the interests of local people. The lawyer representing Natural England said the purpose of a national park was to manage the area 'in the national interest'. Chichester MP Andrew Tyrie responded that Mr Griffiths had 'let the cat out of the bag' (Midhurst Observer: <http://tinyurl.com/6hje3l>). 4,323 people have signed the No 10 petition calling for the Western Weald to be included in the National Park (<http://tinyurl.com/39qth2>).

Green belts. The redevelopment of farm buildings in the Gateshead green belt as a green waste facility has been allowed, with an inspector finding that the plant's environmental benefits outweigh the harm caused by inappropriate development (Planning: <http://tinyurl.com/4hwrbl>). The Planning Inspectorate approved plans by Wycombe District Council to take a High Wycombe football stadium and its car park out of the green belt. The site is now likely to be used for industrial units. "The news showed the danger of green belt being lost by stealth" said Mike Chadwick of the Chiltern Society. "It means when circumstances change down the road the green belt has been lost permanently." (Bucks Free Press: <http://tinyurl.com/5ar66q>). "Hands Off Our Green Belt" is the umbrella campaign led by South Oxfordshire District Council to save the green belt south of Oxford. More than 250 people have signed the No 10 petition (SODC: <http://tinyurl.com/6355wt>).

National Trust green spaces report. Growing demand for land to build homes is putting pressure on precious natural resources, a National Trust report says (*Green Spaces – Measuring the Benefits*: <http://tinyurl.com/6aprrh>). The Trust wants greater protection for natural resources as demand for new houses and food production increases. A rising population is fuelling the need for more space to grow food, build homes and work places and is stretching vital environmental "life-support services" to the limit. The report says land and its natural resources were undervalued, underfunded and needed better care. Land will need to have multiple functions in the future to cope with climate change, intensive agriculture and plans for new built developments. Health professionals at Primary Care Trust level should work closely with environmental and countryside professionals to link health and the environment more closely. Agricultural managers and policymakers need to encourage the farming industry to promote the concept of land as a multifunctional resource which provides not only food, environment and landscape features but also opportunities for water services, climate change mitigation, health services, leisure and recreation, and green care (the utilisation of farms as a base for promoting mental and physical health). Planners and developers should ensure that all communities have quality, accessible local green space.

Footpaths. Off-road vehicles are to be forbidden from public paths across Twyford Down in Hampshire as a result of an appeal court decision. A trail riding group had successfully applied to the county council for a byway to be opened to all traffic but the court overturned the decision on a technicality. The case may set a precedent for rejecting other claims for vehicular access to green lanes (Times: <http://tinyurl.com/4qums2>; Telegraph: <http://tinyurl.com/3ptgkj>). In East Sussex, CPRE has joined with parish councils and other countryside groups to campaign for action against a riding arena built across a footpath near the famous Pooh Sticks Bridge (Grough: <http://tinyurl.com/4yhs4q>). The Lost Ways project to discover forgotten rights of way has been abandoned by Natural England as too bureaucratic and costly, amid accusations the consultants lacked experience in the field (Guardian: <http://tinyurl.com/4ted4g>; <http://tinyurl.com/3mywly>; Telegraph <http://tinyurl.com/2muhck>).

Coastal access. Arguments continue about Natural England's plan to open up a coastal path around England, which is included in the Marine Bill. The Coastal Access Forum and Country Landowners Association oppose the plan, while the Ramblers Association welcomes it (Farmers Guardian: <http://tinyurl.com/64prg2>; Times: <http://tinyurl.com/5o9szs>; Country Life: <http://tinyurl.com/5d57lt>; Ramblers: <http://tinyurl.com/6m99s6>). The Environment, Food and Rural Affairs Committee is holding an inquiry into the proposals. Submissions by 19 May. (HoC: <http://tinyurl.com/489tuw>).

8 Transport

Kent superdepot defeated. CPRE Kent said it is "extremely relieved" after the county council scrapped plans for lorry 'superdepot' in the village of Wrotham. CPRE claims the County Council backed down because it applied for a judicial review of the decision, but KCC claimed the decision followed advice from an independent consultant. Dr Hilary Newport for Kent CPRE said it applied for the review because "it was vital for the protection of our countryside. Building the Wrotham superdepot would have set a terrible precedent for development in protected landscapes" (Kent News: <http://tinyurl.com/585pw5>; CPRE Kent: <http://tinyurl.com/5484rx>).

Kent lorry park opposed. Kent County Council is looking at building three lorry parks on the M20, A2/M2, and M25 corridors for trucks queuing in Operation Stack during cross-Channel delays (BBC: <http://tinyurl.com/5e872s>). CPRE Kent says the plans are a doomed attempt to solve the county's congestion problems. "We genuinely believe a permanent, built solution would be such a scar. We've got to address the underlying issues. Why are we importing so much? Why are we not looking more at local foods? The Government is good at talking about sustainability, but not at putting meat on the bones." (Kent Messenger: <http://tinyurl.com/4duhc4>; Kent News: <http://tinyurl.com/4k7wqn>; CPRE Kent: <http://tinyurl.com/4py4yd>).

Kent park and ride. Following protests from CPRE Kent and local campaigners that the public appeared to have been misled about studies into expanding P&R outside Canterbury, the City Council has agreed to look into the issue in more detail (CPRE Kent: <http://tinyurl.com/6ecvb6>).

Satellite navigation hits buildings and bridges. Drivers "blind reliance" on satellite navigation devices is putting some of Britain's historic buildings at risk. The Society for the Protection of Ancient Buildings says growing numbers of lorries are directed to roads not designed to take them. The bridge over Oxfordshire's River Ock and Pevensey Castle in East Sussex have both been damaged by trucks (BBC: <http://tinyurl.com/53czqw>). The Ordnance Survey is redrawing its satellite-navigation maps to steer HGVs away from country roads and villages (Irish Trucker: <http://tinyurl.com/68sjb8>). Network Rail has released figures showing that sat-nav errors are responsible for 2000 incidents of lorries hitting railway bridges each year leading to £10 million of damage (BBC: <http://tinyurl.com/652mxd>).

Surrey bridge. A replacement bridge at Walton on Thames will be less obtrusive and damaging to the green belt after a long campaign by CPRE Surrey (<http://tinyurl.com/67b8wg>).

Air corridors approved. A new flightpath affecting unspoilt parts of West Berkshire and North Hampshire has been given the go-ahead. The Civil Aviation Authority has granted approval for air space to be available from April 10 for a new flight path into Bournemouth and Southampton airports. However proposals to increase night flights as low as 6,500 feet have been drastically cut following a campaign of opposition supported by CPRE (Newbury Today: <http://tinyurl.com/569va3>).

Rural rail upgrade. Network Rail is proposing to upgrade the Cotswold Line from Oxford to Evesham (<http://tinyurl.com/68uobh>).

Environment

9 Energy and climate change

Climate change. The All Party Urban Development Group of MPs has launched an inquiry into improving energy efficiency of existing buildings. Just under half of all carbon emissions are contributed by buildings but new build represents only 1-2% of the total stock (UDG: <http://tinyurl.com/4lnyt2>). Nearly 70% of people think the UK is not prepared to deal with the potential impacts of climate change, according to a survey by the Environment Agency (EA: <http://tinyurl.com/43p2gu>).

Wind: National. Plans for the UK's largest on-shore wind farm, a 181-turbine project at Barvas Moor on Lewis, Western Isles, have been refused by the Scottish Government. Ministers insisted the scheme would breach European legislation safeguarding the Lewis Peatlands Special Protection Area. Only 100 of 11,000 representations were in favour (Telegraph: <http://tinyurl.com/4axuso>; Scotsman: <http://tinyurl.com/4n5fej>). Shell is selling its one-third stake in the giant offshore London Array but denies it is pulling out of the renewables market (Guardian: <http://tinyurl.com/4qohsd>). A wind farm in Milton Keynes is likely to be cut from 16 to 12 turbines (Citizen: <http://tinyurl.com/5epvx5>).

Wind: Glyndebourne. Four environmental charities, including CPRE, united to present their case at the public inquiry into plans by Glyndebourne Opera House for a 70m wind turbine on the South Downs in East Sussex. The issue received national coverage after Sir David Attenborough enraged campaigners by supporting the turbine (Telegraph: <http://tinyurl.com/2yzf6t>; Independent: <http://tinyurl.com/2qgtuw>). Tom Oliver for CPRE said: "The South Downs are a priceless part of the beauty, tranquillity and heritage of England. It is not green to squander this in return for an unreliable and severely limited supply of energy when more efficient alternatives and locations are available" (24dash: <http://tinyurl.com/5ju84u>). The inspector's decision is due in the summer.

Biofuel. The European commission is backing away from its insistence on imposing a compulsory 10% quota of biofuels in all petrol and diesel by 2020, a central plank of its programme to lead the world in combating climate change (Guardian: <http://tinyurl.com/59z3o5>).

10 Environment & Ecology

Basingstoke Canal. Natural England says more than 87% of the canal, a SSSI, is in decline and classified as "unfavourable - declining" (This is Hampshire: <http://tinyurl.com/56939g>).

Trees. Controversy over felling trees has grown as insurers and local authorities have become more risk adverse. Now the London Tree Officers' Association has devised the Capital Asset Valuation of Amenity Trees scheme to put a price on trees, including their value to local communities (Times: <http://tinyurl.com/447jht>; LTOA: <http://tinyurl.com/4c8xl3>). Plans to fell trees and return Littleworth Common in Buckinghamshire to heathland are meeting opposition from local residents (Bucks Free Press: <http://tinyurl.com/5rp47c>). In Surrey, CPRE is lobbying for the County Council to reverse its policy of not replacing felled trees (CPRE Surrey: <http://tinyurl.com/6hewud>).

Light pollution. CPRE Oxfordshire's Thame group has succeeded in preventing pollution of the Oxford green belt by a floodlit car park. The Inspector said: "There is growing concern regarding light pollution in the countryside and the proliferation of night light in the area of the appeal site would add to the creeping urbanisation into the Green Belt, to the detriment of the rural character of the area." This, he ruled, was more important than crime prevention (CPRE Oxon: <http://tinyurl.com/4u9dbd>).

Litter. Bill Bryson's call for a national offensive to clear the highways and byways of litter blight received extensive local and national media coverage for CPRE. As a result, bottle deposit charges and cash in exchange for the return of used bottles and cans are being considered by Joan Ruddock, Minister for Waste (Times: <http://tinyurl.com/58gwdm>).

Water planning. The water companies are in the process of issuing their draft water resource management plans which explain how they will ensure sustainable water supplies over the next 25 years. South East Water has published its plan, with comments due by 1 August (SEW: <http://tinyurl.com/5mwusr>). It includes an option to build a reservoir at Plashett Park farm. Mark Peters, whose family have farmed the land for generations, said "South East Water claims Clay Hill reservoir will supply 18m litres of water a day, but the company is losing 63m litres of water a day from leaks. It will cost £300m to repair the leaks and £150m to build the reservoir. I think this is just a big project for big business". The Sussex Wildlife Trust is also concerned about damage to rare bat populations (Guardian: <http://tinyurl.com/5nemvh>). Thames Water will publish its plan on 7 May, which will include its bid to build the Upper Thames Reservoir, opposed by local groups supported by CPRE Oxfordshire (EA: <http://tinyurl.com/5azecl>; consultations: <http://tinyurl.com/5rj3qw>). The Environment, Food and Rural Affairs Committee will publish its report on flooding on 7 May (HoC: <http://tinyurl.com/4tfw9n>).

Rural Affairs

11 Farming

Common Agricultural Policy. The CAP should be replaced by a single European Sustainable Land Management Policy, according to a coalition of environmental groups. Wildlife and Countryside Link, which brings together organisations such as the RSPB and CPRE has launched its vision for the future of agriculture in Europe in a paper "Beyond the Pillars". It has proposed phasing out existing farm support payments and instead directing money into environmental schemes. In EU jargon, this would remove money from pillar one, direct payments to farmers, and put it into pillar two, for rural development (Farmers Guardian: <http://tinyurl.com/5ltxfq>; WCL: <http://tinyurl.com/6cygqj>).

12 Food and Retail

Supermarkets. A competition test should be implemented to prevent large grocery stores dominating some areas, the Competition Commission said in its final report on the grocery market. The new planning 'test' will mean that supermarkets are only able to open new stores in towns and cities where they have an existing market share of less than 60 per cent. The Commission insisted that small stores are not in terminal decline but the Association of Convenience Stores said that the planning test would not prevent supermarkets from opening their own convenience stores. CPRE said that the test could condemn local shops to oblivion (Times: <http://tinyurl.com/4bhqnv>; CC Report: <http://tinyurl.com/4jk2x3>; CPRE: <http://tinyurl.com/5vool7>).

Rural services. Towns and villages across England are losing basic services at "their fastest rate ever" according to a report from Oxford University. It found that 45% of the neighbourhoods in England have become more "geographically deprived" since the last such study was conducted in 2004. The village of Wrotham, Kent, had experienced the greatest deterioration, earning it top ranking in the list of the most "excluded" communities in the South East (Telegraph: <http://tinyurl.com/6dh5da>). But Wrotham residents were less than happy with the analysis (Courier: <http://tinyurl.com/6o93lh>). (Indices of Deprivation: <http://tinyurl.com/6zfkot>). Pubs may be closing at a record rate but villagers are running some of them themselves (Guardian: <http://tinyurl.com/4azclf>). Post offices are particularly under threat. West Sussex County Council has commissioned the University of Chichester to study the effect of closures in the county (County Times: <http://tinyurl.com/54xeqv>).

CPRE eBulletin

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