




The countryside charity
South East

Passionate about the countryside

News on planning and the environment



June 2020

Calls for Green Legacy from Lockdown



Poll. There has been a surge in appreciation for green spaces and community spirit in South East England during the lockdown. A poll commissioned by CPRE and the National Federation of Women's Institutes found nearly two-thirds (63%) of respondents think protecting and enhancing green spaces should be a higher priority after the lockdown    .

National results. Only 11% of respondents felt less connected to their community during lockdown, while 40% felt more connected. One in three (33%) of 18 to 34-year-olds say they have made new intergenerational connections. Over half (54%) agree that people are doing more to help their communities. Nearly two-thirds of people (63%) feel protecting local green spaces should be a higher priority for the government when lockdown ends.

South East. Only 8% felt less connected to their community at this time – 46% felt more connected and 40% just as connected as before. Over half (56%) of those in the region agree that people are doing more to help their community under lockdown. 68% of people want their local green space to be better protected, while 59% say they appreciate local green spaces more since the country adopted social distancing measures. Almost two thirds (63%) say the lockdown has made them more aware of the importance of local green spaces for mental health and wellbeing. Almost half of those in the region (42%) reported visiting green spaces more during lockdown.

Comment. Dee Haas, Chair of CPRE Hampshire said the need to enhance green spaces after lockdown cannot be ignored  .

"Our countryside and local green spaces are facing mounting pressure but the coronavirus pandemic has reminded us why the countryside next door, including our Green Belts, is so important to all of us. More people are aware of the health and wellbeing benefits that access to green spaces delivers. Protecting and enhancing these after lockdown is impossible for the government to ignore. Business as usual is not an option."

Surveys. A survey by Oxford Brookes University commissioned by Extinction Rebellion came to similar conclusions. More than 60 per cent of respondents said the environment should be a priority after the coronavirus crisis . Another survey by Hampshire & Isle of Wight Wildlife Trust found 99 per cent of the 600 respondents agreed that government should ensure there are accessible green spaces in urban environments and new developments. A similar number agreed that nature has been important for relieving stress during Covid-19 .


Calls for Planning 'Reform'


Planning Anew. The Policy Exchange has published a collection of papers on reforming the planning system . Writing in support of the review, MHCLG secretary Robert Jenrick said the government "is thinking boldly and creatively about the planning system to make it fit for the future." He continued:

"It's time to re-think planning from first principles. High quality design and sensitivity to the local vernacular must be at the very heart of the process."

"The time has come to speed up and simplify this country's overly bureaucratic planning process. We'll do that with a focus on creating beautiful, environmentally friendly places, building homes of all tenures and helping more young people onto the ladder."


David Rudlin, chair of the Academy of Urbanism called for a three tier system: National Spatial Plan; City Region / County Spatial Strategies; and district-level zonal plans. Jamie Ratcliff and Reuben at housing association Network Homes called for a flat tax system to remove negotiation about affordable housing provision.

Media reports suggest that a panel of experts assembled by Robert Jenrick and Dominic Cummings has been meeting to prepare a radical overhaul of planning rules. The Sunday Times said: "They will move to a zonal planning system where key decisions will be taken from local councils and handed to development corporations – though building on the green belt will not be permitted" . **PLAN PLAN.** Zonal planning was trailed in the white paper **Planning for the Future** in March.


CPRE campaigns and policy director Tom Fyans said .

"The call to rip up the red tape in our planning system only moves us backwards. We can't continue to allow a free-for-all for speculative developers. Deregulation won't improve the quantity or quality of homes. Recent reforms haven't tackled the affordable housing crisis but have allowed developers to get poorly designed housing developments through the system, often on appeal. Their record speaks for itself – 75 per cent of recent housing developments are of mediocre or poor design and should never have been given planning permission."



Unlocking Britain. A 'commission' set up by Bim Afolami, Conservative MP for Hitchin and Harpenden called for planning reform as part of recovery from the Covid-19 epidemic. The **Unlock Britain Commission** wants smaller infrastructure projects rather than grand projects like HS2. All infrastructure projects and large housing developments (1,000 homes or more) would be able to obtain a Development Consent Order through a streamlined Nationally Significant Infrastructure Projects planning regime. The commission also wants a Future Town Centre Council to help restructure high streets and "street votes" on urban housing issues    .




Priorities for planning reform. The RTPI called for a more holistic approach to planning. It should prioritise decarbonisation and climate resilience, design and beauty, connectivity and accessibility, wellbeing and public health and economic growth, as well as housebuilding. There should be a greater emphasis on place through a plan-led system .

South East Local Plan Controversies

Local plans. CPRE has found that fewer than a third of councils in England have an up-to-date local plan . It said national planning policies and the government's tests for local plans make it difficult for councils to adopt plans, and even harder for plans to be up-to-date:


"Having an out-of-date plan risks losing local discretion over development proposals... The government needs to give councils more support and redefine the test for plans being 'up-to-date' in order to reinvigorate democratically accountable, locally-led planning."




Buckinghamshire. Planning inspectors said the draft joint South Bucks and Chiltern local plan had failed in the duty to cooperate. The inspectors argued that the councils had not taken account of Slough's wish for 8,000 homes in South Bucks to meet its unmet housing need. As of the beginning of April, Chiltern District Council and South Bucks District Council are part of the county-wide unitary authority Buckinghamshire Council. The council has challenged the inspectors and agreed a hearing will be held as soon as it is possible  .

Eastleigh. CPRE Hampshire welcomed the recommendation of a planning inspector to remove 5,000 homes and a motorway link road from the emerging local plan   . Caroline Dibden, Vice Chair said:

"The future for Eastleigh and its communities looks brighter. Common sense has prevailed and we hope that in their next Plan review, the borough council will deliver their affordable housing needs in more sustainable locations close to public transport such as rail and other existing facilities."

Eastleigh council is aiming to press ahead with the proposals regardless and is preparing new evidence for the inspector.





Maidstone's plea to Robert Jenrick to lower its housing target remains unanswered after six months .


Oxford City's local plan has been adopted. It aims for 11,000 additional homes within the city boundaries by 2036. Oxfordshire director Helen Marshall said it was actually "a plan for 28,000 houses – it's just that most of them will be targeted at the Green Belt just outside the city"   .


Runnymede's local plan to 2030 has been found sound by a planning inspectorate. The district is 79% Green Belt. The plan allocates a **garden village** in the Green Belt at Longcross, with 1,700 homes and a business park. Thorpe village will be released from the Green Belt. The plan is expected to be adopted on 16 July .





Initial plans for Longcross Garden Village

Sevenoaks. Three Kent MPs have written to Robert Jenrick asking him to call in the Sevenoaks local plan. A planning inspector has advised the council to withdraw the plan after deciding the duty to cooperate had not been met   . The High Court has granted the council permission to bring forward at judicial review, at which the council will argue the inspector incorrectly interpreted key parts of local plan requirements .

South Oxfordshire. Hearings into the troubled local plan, which Robert Jenrick ordered must be adopted by the end of the year, are set for July. CPRE Oxfordshire warned the plan will irretrievably damage the Green Belt and create a dangerous precedent for the future .

Tandridge. The emerging local plan aims to deliver 6,056 homes by 2033. This includes a 4,000-home garden community at South Godstone, which is intended to deliver 1,400 homes during the plan period, with 2,600 to follow. The council accepted the new settlement would have a severe impact on the strategic road network but it **failed in a bid** to upgrade Junction 6 of the M25 and a junction on the A22/A264. The inspector examining the plans has now questioned how the South Godstone proposals can proceed without the required upgrades to road infrastructure .

Nature's East West Arc

Nature's Arc. Local wildlife trusts, the RSPB and the Woodland Trust published a set of principles for protecting and restoring nature and tackling climate change as part of the development proposed for the Oxford-Cambridge Arc  . The principles emphasise the importance of access to nature and natural greenspace for the health, wellbeing, wealth and resilience of people and communities. The report sets out three broad priorities:

- 1) Protecting existing nature.
- 2) Restore nature across the Arc.
- 3) Set new standards for sustainable development.

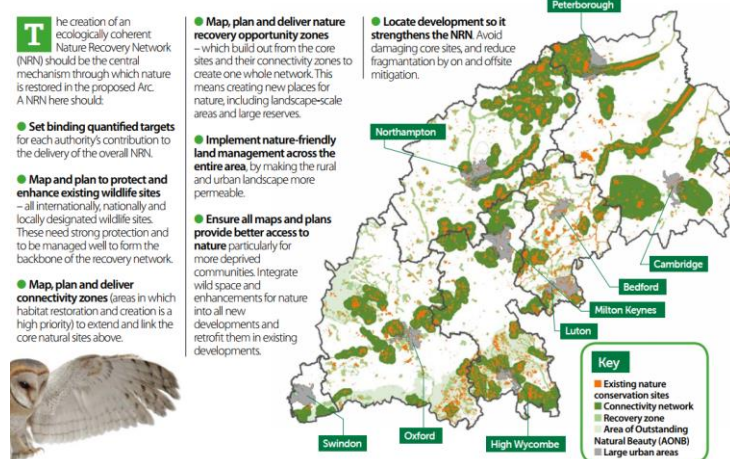
The groups said:

"Green recovery and next phase of planning the Oxford to Cambridge Arc have created the perfect opportunity to realise all these benefits".

The central idea

A Nature Recovery Network

A tool that harnesses development to provide true prosperity for people and wildlife



A Nature Recovery Network for the Arc

Buckinghamshire

Inspectorate threat. South Bucks council is at risk of being designated by the secretary of state after 10.8% of its decisions were overturned at appeal. Designation will allow developers to take their applications directly to the planning inspectorate [PLAN](#).



Aylesbury Gardenway

Housing. Buckinghamshire council is set to approve the vision for [Aylesbury Garden Town](#). The plans include the Aylesbury Gardenway, a continuous loop of green and blue spaces around the town, connecting parks, woodlands, leisure destinations and heritage sites [Buck. Fern.](#) Milton Keynes council successfully defended a planning appeal brought by a developer who wants to build 134 homes at Wavendon gate, adjacent to a popular music venue, The Stables [MKC](#). The council also rejected plans for 53 homes on a greenfield site at Wavendon [MKC](#) [Buck. Fern.](#) The proposed 1,000-home Gomm valley development has been modified to reduce hedgerow loss, create a grass sports area and create a wider open area between the railway line and a wildlife site [Bucks Free Press](#).

Appeals. A planning inspector rejected 28 greenfield homes at Bow Brickhill complaining of a poor layout and design, dominated by hard surfaces and little soft landscaping [Appeal Cases Board](#) [MKC](#).

More planning news. The new Buckinghamshire council's South Planning committee rejected plans to expand an under-subscribed school in the Green Belt at Stoke Poges [Bucks Free Press](#). Milton Keynes councillors rejected a 2.6 million sq ft greenfield development for warehousing and distribution, office use and general industrial use at South Caldecott on grounds of traffic impact and the damage to biodiversity and archaeology [MKC](#). A developer is to appeal refusal of two huge warehouses on the edge of Milton Keynes. The council said it was not ready for the project [Buck. Fern.](#) Under the new unitary council, parish and town councils no longer have the right to call in decisions to be considered by the planning committee [Buck. Fern.](#)

Waste and minerals. To the anger of residents who say they are plagued by flies in the summer, Bletchley Landfill Site has applied for an additional fifteen years to take waste from across the South East [MKC](#) [MKC](#). A decision on an application to extend use of East Burnham Quarry, which is adjacent to Burnham Beeches, for four years has been deferred after community objections [Bucks Bucks Free Press](#) [Bucks Bucks Free Press](#).

Berkshire

Local plans. A pause in Bracknell Forest's local plan process means the draft submission plan is unlikely to be published for consultation until after August 2020. It may include plans for 4,000 homes in the Green Belt at Jealott's Hill, which have been strongly opposed by residents, parish councils and the Royal Borough of Bracknell [Berk. Berk.](#) Work on a masterplan for future development around Thatcham continues [Berk.](#)

Housing. Villagers in Welford and Wickham are battling again plans to discharge semi-treated sewage into the River Lambourn, a SSSI and Special Area of Conservation [Berk.](#) Residents in Shinfield have appealed for developers to "leave them alone" after an application was submitted for 34 homes on a greenfield site where an earlier scheme from the developer had been rejected [WOK.](#)

Appeals. A planning inspector dismissed an appeal by Welbeck Strategic Land against Wokingham Borough council's refusal of its plans for 118 greenfield in the countryside at Finchampstead. However, the inspector agreed with Welbeck that the council's five-year land supply should be reduced by 168 homes because of the Covid-19 outbreak. However, this still left Wokingham with 5.2 years land supply [Appeal Cases Board](#) [PLAN](#).

Other news. Plans have been submitted for a 250-space park and ride site between Wokingham and Bracknell [WOK.](#) A security lodge on an estate in the AONB was blocked by West Berkshire planners for being standalone and out of character with other buildings [Berk.](#)

Green Belt. Residents are campaigning against plans by Maidenhead West Power for two gas powered generators in the Green Belt at White Waltham, south west of Maidenhead [Adv.](#) Bracknell Forest council approved plans for six homes in Ascot and plans for three homes in Warfield, all in the Green Belt [Brack.](#)

Hampshire

Local plans. The New Forest Local Plan has been found sound by inspectors [Sal.](#) East Hampshire council is to allocate 1,300 homes for Whitehill & Bordon [eagle](#).

Nitrate solutions. The Hampshire and Isle of Wight Wildlife Trust, working with Natural England, has bought a 40-hectare £950,000 farm in Wootton on the Isle of Wight. It plans to rewild the land and prevent fertiliser-heavy soils from entering the Solent. This will allow the trust to create nitrate credits which it can sell to developers to offset nitrates entering the Solent from new housing projects. The conversion of the farm could create enough credits to compensate for around 400 new homes. The trust said it wants more projects to enable delivery of the 12,000 homes currently held up by the moratorium [Berk.](#) [Hamp.](#)

Housing. The Sunday Mail looked back at the controversial Barton Farm development on green fields outside Winchester [Mail.](#) Ministers have rejected a call by Sir Desmond Swayne MP to revoke permission for a controversial 42-home development on former green belt land in Milford. When the site was taken out of the Green Belt it was expected that 70% of the homes would be affordable but a planning inspector accepted 45% when the developer appealed against the council's refusal [AD.](#)

Manydown. Basingstoke's proposed 3,520-home greenfield development is to go before a planning committee on 8 July. The outline application includes schools, business space, shops and community facilities, along with a 250-acre country park [ins](#) [Tib](#).



Plans for Manydown

Other news. Plans for a care home outside Eastleigh are recommended for approval despite concerns over loss of tranquillity for a nearby fishing lake [Som](#) [State](#). Hampshire and Isle of Wight Wildlife Trust has purchased Deacon Hill, a 10-hectare site of scrub and chalk grassland outside Winchester, home to the area's only stronghold of Duke of Burgundy butterflies [BBC](#) [Ec](#) [BBC](#).

Kent

Transport. Extra funding has been provided to examine the feasibility of extending Crossrail to Ebbsfleet [ianV](#). The leaders of Gravesham and Dartford councils have now renewed their calls for Crossrail to be extended into north Kent [KM3](#). A Fastrack bus, cycle and pedestrian tunnel linking Ebbsfleet to Bluewater has been approved [KM3](#) [CPRE](#). North Thanet MP Sir Roger Gale said the Heathrow third runway ruling supported the case for reopening Manston Airport [KM3](#). A decision on the Development Consent Order for the proposed reopening and development of Manston Airport has been delayed until next month [BBC](#) [THE DAILY NEWS](#) [KM3](#). Dover council has been awarded £15.8m from the Housing Infrastructure Fund to support the development of a Bus Rapid Transit System between outlying estates, the town centre and Dover Priory railway station [BBC](#).

Housing. Ashford councillors approved a controversial plan for 725 homes, primary school and facilities to be called Conningbrook Park on Large Burton Farm [KM3](#) [KM3](#) [PLAN](#). Councillors tried to reject plans for 421 houses on a greenfield site surrounded the Grade I listed St Nicholas's Church, Otham on the outskirts of Maidstone. The site is allocated in the local plan and officers recommended approval. Although councillors voted against the scheme on traffic and heritage concerns, officers refused to accept the decision because of fear of costs at appeal. The decision was deferred to a later meeting [KM3](#) [PLAN](#). Folkestone and Hythe District Council has appointed Tibbalds Planning and Urban Design to prepare a masterplan and design codes for the proposed 10,000-home Otterpool Park garden town [PLAN](#) [Tib](#). A scheme of 281 homes, 30% affordable, have been approved for Ebbsfleet Garden City [bbc](#) [HT](#). Plans for the 450-home Greenhill scheme on a greenfield site at Herne bay were due to have been decided in mid-June [KM3](#).

Appeals. A planning inspector approved outline plans for 38 hectare greenfield site on the western edge of Minster-on-Sea. Although part of the site is allocated for 620 homes, the rest lies in open countryside. The inspector concluded that the harm to landscape character would be no worse than that proposed in the local plan [PLAN](#).

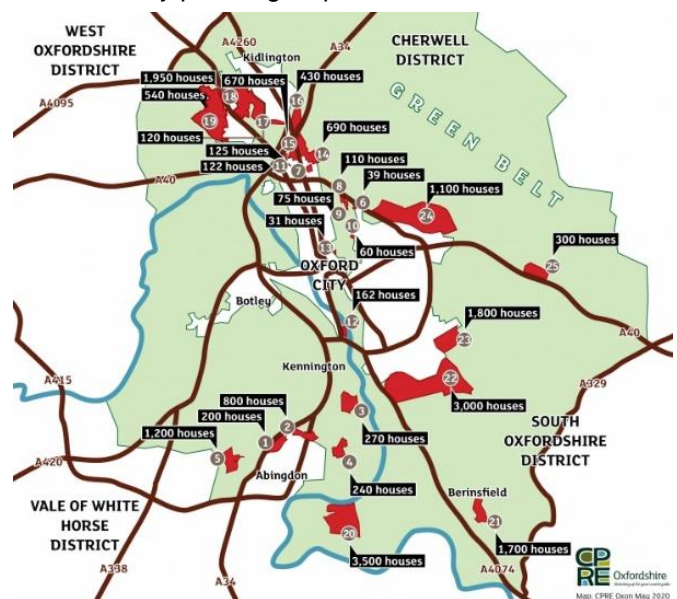
Oxfordshire

Local plans. The examination in public for the troubled South Oxfordshire local plan will begin on 14 July. Among the issues of contention will be the allocation of Chalgrove Airfield for housing [So](#) [So](#). Homes England has already submitted outline plans for a market town of 3,000 homes on the airfield [BBC](#) [BBC](#). Harrington, a proposed 4,500-home new town east of Oxford near Great Milton, is being put forward as an alternative to Chalgrove [Oxf Mail](#) [BBC](#) [BBC](#).



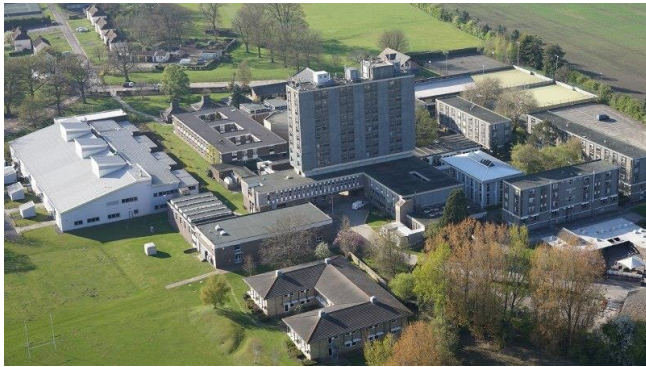
Outline plans for Chalgrove Airfield

Green Belt. CPRE Oxfordshire sent a letter to Robert Jenrick raising concerns about the disconnect between the government's stated commitment to protect Green Belts and what is happening in Oxfordshire. A response written on Jenrick's behalf said that while his department values CPRE as the passionate defender of the Green Belt, the needs for housing and employment land had been tested by planning inspectors [CPRE](#).



Threats to Oxford Green Belt

Oxford Green Belt... Robert Jenrick approved redevelopment of Oxford Brooke's campus at Wheatley on the outskirts of Oxford. The 21.5 hectare site lies in the Green Belt and is 86% brownfield. The university plans 500 dwellings, including 173 affordable dwellings, and associated green infrastructure including a play area, bowling green and a cricket pitch. The eyesore 12-story tower will be demolished. Jenrick gave no weight to the troubled South Oxfordshire local plan but considerable weight to the Wheatley Neighbourhood Plan which allocated the site for housing. South Oxfordshire council said it was disappointed with the decision [Oxf Mail](#) [Jenrick](#) [PLAN](#).



Oxford Brookes Wheatley Campus

Transport. Barton Willmore called for a multi-agency response to traffic problems on the A34 [PLAN](#).

Surrey

Local plans. Having adopted its local plan and faced down challenges in the High Court, Guildford council is consulting on its development management policies [G](#) [G](#).

Appeals. Robert Jenrick went against an inspector's recommendation and rejected 65 homes, 40% affordable, at Lower Hale, Waverley. Jenrick gave full weight to the revised Farnham Neighbourhood Plan, made in April. Waverley lacks a five-year land supply [PLAN](#) [Waverley](#).

Housing. Residents are concerned that a 67-home development on a 2ha site outside Oxted will increase traffic and is too far from the railway station and shops [Su](#).

Green Belt. Reigate and Banstead council approved plans to redevelop the Grade-II* former Legal & General HQ into a retirement complex. The site is in the Green Belt and officers said the proposed buildings in the former car parks were inappropriate development. However, they concluded that the very special circumstances outweighed the harm to the green belt [PLAN](#) [Su](#) [Su](#).

Sussex

Local plans. Chichester is consulting on an Interim Policy Statement for Housing Development to guide development in the district until the Local Plan Review is adopted [PLAN](#).

Transport. CPRE Sussex voiced its support for the Committee on Climate Change in urging ministers to reconsider road-building schemes and to switch road cash to invest in broadband [CPRE](#).

Minerals and waste. A consultation is underway on proposed changes to the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan [PLAN](#).

Planning. Epsom and Ewell council is at risk of being designated by the secretary of state after 11.5% of its decisions were overturned at appeal. Designation will allow developers to take their applications directly to the planning inspectorate [PLAN](#). Seven councils in East Sussex have written to Robert Jenrick calling for the suspension of the five year land supply requirement and relaxation of the housing delivery test. They are concerned that the slowdown caused by the coronavirus pandemic to avoid a surge of speculative applications. The councils are Lewes, Eastbourne, Wealden, Rother, Brighton and Hove, East Sussex and Hastings [PLAN](#) [PLAN](#).

Housing. A planning application to build 67 homes on a two-hectare largely greenfield site in Oxshott is meeting objections from residents [Su](#). The South Downs National Park Authority has approved outline plans for 241 homes on a greenfield site on the edge of Hailsham [EX](#). North Horsham Parish Council has objected to plans to build 473 homes on a greenfield site at Newhouse Farm after it and Horsham Council were inundated with objections. The parish council said the development would have a detrimental impact on the High Weald AONB detracting from its rural character, sense of naturalness and tranquillity [PLAN](#) [PLAN](#) [PLAN](#).








Plans for Newhouse Farm




Green Belt. The chairman of the Tandridge Lane Action Group, residents opposed to the South Godstone development, said: "If this 'garden community' is allowed, similar schemes will come to pockmark green belts throughout the country" [i](#). The Court of Appeal has dismissed the latest bid in an almost 20-year dispute to seek approval for an illegally-built log cabin home at Chobham in the Surrey Green Belt [PLAN](#) [PLAN](#).




South Downs National Park. The Open Spaces Society has objected to a planning application for a campsite and buildings at Coldwaltham in the national park. It says West Sussex council had got into a muddle on the public's rights to use and enjoy the highways [Open Spaces Society](#) [PLAN](#). The park authority has published its 2020-2025 South Downs Partnership Management Plan which aims to bring together environmental organisations, land managers, farmers, community organisations, businesses and volunteers to improve and promote the park, including through a Your National Park campaign. It pledges to protect landscape character and improve green and blue infrastructure to create nature recovery networks and connect people to nature. The Nature Recovery Network needs to extend well beyond the National Park boundary and connect with neighbouring AONBs [PLAN](#) [PLAN](#) [PLAN](#).


Open and Green


Light pollution. Four-fifths of the participants in CPRE's annual Star Count want their local councils to do more about light pollution (82%). Almost all say children should be able to experience dark skies (96%) .

AONBs. The Chilterns and North Wessex Downs AONBs have launched a joint programme, 'Mend the Gap', which aims to enhance the AONBs in areas that have been damaged by electrification of the Great Western Railway. The £3.75m programme is funded by Network Rail . A High Court judge rejected a challenge to the approval of a 750-home greenfield development in the Dorset AONB adjacent to heritage assets, despite acknowledging that the planning officer's report recommending approval had been deeply flawed   .

Green spaces. East Malling and Larkfield Parish Council in Kent has registered Whimbrel Village Green as a town green . Residents in Milton Keynes have applied to take over strip of green land, originally intended for a linear park, to create gardens . The Landscape Institute (LI) has announced a new forum for the parks and green space sector .


Farming. CPRE said the rate of loss of county farms has increased fivefold since 2016. It warned that if nothing is done to reverse the decline, they will be completely sold off in little over 30 years. The government has committed funding to allow councils to invest in their county farms and attract new farmers into the profession  . Conservationists are laying the blame for nitrate pollution of the River Wye in The Marches on free range chicken farms .



King for a Day. In Country Life, CPRE chief executive Crispin Truman set out what he would do if he ruled the countryside for a day. He'd make the planning department and the environment department work together and cancel the £25bn to be spent on roads, investing all of it on rural public transport .

Biodiversity. The Landscape Institute launched a Climate and Biodiversity Action Plan for the sector .

Trees. With the government struggling to meet its tree planting targets, Defra has launched a consultation on its national tree strategy     . Friends of the Earth bemoaned the lack of targets .

"The draft England Tree Strategy does not set a tree target for England, and the measures it proposes would at best raise England's woodland cover from only 10% currently to just 12% by 2050 which makes this woefully inadequate. A strategy without a target is pointless."

Tiny, dense forests, often sited in schoolyards or alongside roads, are springing up around Europe as part of a movement aimed at restoring biodiversity and fighting the climate crisis .

Green Belt. The Aireborough Neighbourhood Development Forum successfully challenged the Leeds Site Allocations Plan in the High Court. All 37 allocations for residential development in the SAP on what were formally Green Belt locations have now been found to be legally flawed under the ruling . Campaigners are proposing a Cambridge Great Park on the outskirts of the city to protect the Green Belt .




South Hampshire Green Belt

South Hampshire Green Belt

- The value is as much as **£26 million a year** in terms of health, wellbeing, economic and ecosystem benefits
- Over two generations, the combined Net Present Value could produce well in excess of **£0.5 billion** in health, wellbeing, economic and ecosystem benefits
- Around **20,000 hectares** or **49,500 acres**

cprehampshire.org.uk

 The countryside charity Hampshire

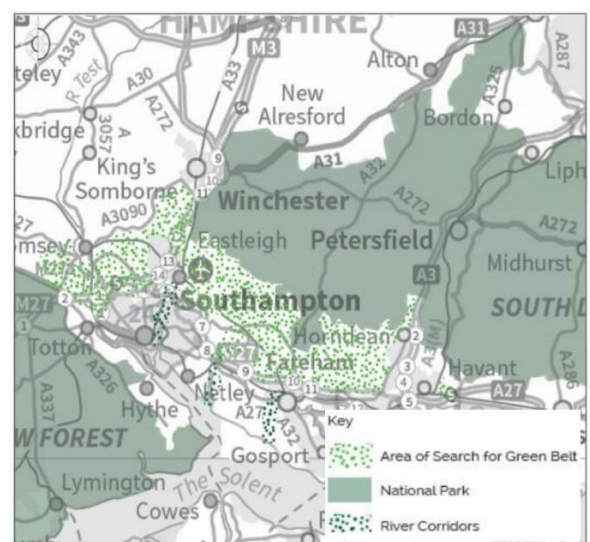
Report. Research by the New Economics Foundation (NEF) for CPRE Hampshire found that the countryside north of the urban centres of South Hampshire could generate almost £26 million a year in terms of health, wellbeing, economic and ecosystem benefits if it was protected by a Green Belt   . Dee Haas, Chair of CPRE Hampshire said:

"A South Hampshire Green Belt is part of our strategic vision for the county. We want to make sure that South Hampshire has a countryside next door for current and future generations."


Shorter-term benefits. NEF says if the proposed Green Belt was built over, the loss of wellbeing could amount to up to £17 million a year and may cost the NHS up to £690,000 in increased GP visits a year. The value of ecosystem services provided by the proposed Green Belt area for food, removal of air and carbon pollution, flood protection and biodiversity are estimated at £7.6 million a year. These resources are important in tackling the climate emergency. The potential economic benefit from tourism and recreation in the proposed Green Belt area is estimated at up to £1.3 million a year.









Longer-term benefits. Over the next 60 years, a South Hampshire Green Belt could contribute well above half a billion pounds in health, wellbeing, economic and ecosystem benefits for those living in and around the Green Belt:

- Up to £452 million in health and wellbeing benefits
- £192 million from ecosystem services
- £35 million from tourism and recreation activity.



The Agriculture Bill

Progress. The bill, which introduces the public money for public goods principle, returned to parliament in June for its second reading in the Lords. A date for the committee stage is awaited. The bill is often short on detail and delegates 40 powers to ministers under **Henry VIII clauses** .

Food standards. The bill has been criticised by farming and green groups for being weak on food and welfare standards for imported food . The government defeated amendments that would require food imports to meet the same standards as British production though 22 Conservatives rebelled   . Laura Farris, MP for Newbury said: "It's not desirable for the Department for Trade to have red lines imposed on it in what is meant to be a domestic agriculture bill" . Arundel farmer Caroline Harriott said she feared farmers have been "sold down the river" . Other farmers describe the bill as "frustratingly vague" . Trade secretary Liz Truss, however, defended the bill and said a trade deal with the US will bring benefits for UK farmers .

 **WWF Politics #WorkingFromHome**   @WWF_UK_Polit... · Jun 15

The UK is forging new **#tradedeals**.





Decisions made now will impact our health and our planet, could open the floodgates for lower food/environmental standards in our imports and threaten UK farmers' livelihoods.


Help @NFUtweets get 1 million signatures. bit.ly/3ehzf5j

Reaction. In response to MPs refusal to protect food standards in the bill, more than a million people have signed an NFU petition calling for a ban on food being imported if it is produced in ways that would be illegal in the UK         . The CLA said it was disappointed with the bill .


The Environment Bill


Progress. The bill moved to committee stage in the Commons in March but is now delayed by pressure of parliamentary business   .

Environmental protection. The bill introduces the concept of biodiversity net gain but it is widely seen as weak on environmental protection by green leaders and campaigners. During the second reading, MPs from all parties united in calling for the Office for Environmental Protection to be truly independent . After the bill was amended, ministers will be required to report to parliament every two on the environmental impacts of all new environmental primary legislation. A two-yearly review of significant developments in international environmental legislation will contribute to the Environmental Improvement Plan. The bill will also outlaw exports of plastic waste to other countries  . Environment Secretary George Eustice suggested garden waste collections could be free of charge under the bill .

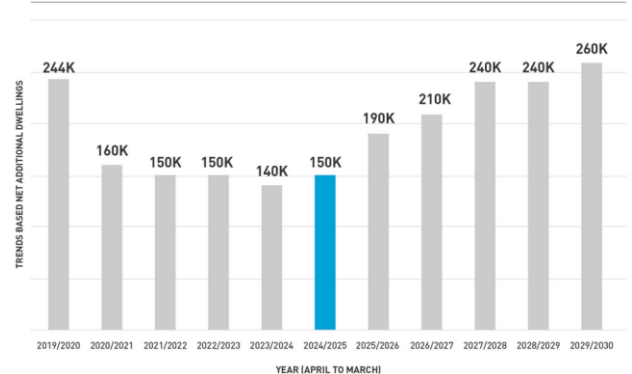
Comment. Maria Lee, a professor of environmental law at University College London, said the battle to maintain EU environmental principles in UK law after Brexit has been lost .

Housing and Planning




Housing approvals. The South East Councils with the highest application approval rates for housing schemes were Winchester (82%), Reading (80%), Slough (76.5%) and the Isle of Wight (76%). Overall, 61 per cent of housing applications of five or more units were approved, with larger schemes more likely to be approved .

Housing. The pandemic could cause annual housing completions to drop by around 94,000 homes by 2024/2025, according to planning consultancy Barton Willmore. Around 150,000 homes will be built each year over the next four years, half the government's target. It based its projections on the recovery of the housebuilding sector after the 2008 financial crash .








PROJECTED NATIONAL NET ADDITIONS TO STOCK
BASED ON 2008 RECOVERY RATE





Source: Barton Willmore

Planning in brief. The House of Commons Library has published an online service allowing lookup of housing stock by sector for each local authority . The Geospatial Commission has brought together a collection of fifty housing, land and planning open datasets to make data easier to find . The Place Alliance, a consortium of organisations that includes CPRE and Civic Voice, has called for a dedicated Design Quality Unit for England .

Environment and Resources

In the courts. Judicial review proceedings have been issued against the Department of Business, Energy and Industrial Strategy after it refused to review the six 2011 energy national policy statements to take account of the Paris Agreement and the commitment for net zero by 2050    . The High Court rejected a challenge to permission for a large gas-fired power plant at Drax. Planning inspectors had recommended refusal because it would undermine the government's commitment to cut greenhouse emissions enshrined in the Climate Change Act 2008. However, former energy secretary Andrea Leadsom overruled the recommendation and approved the scheme   .

Habitats and soil. The Sustainable Soils Alliance said just 0.41 per cent of money invested into environmental monitoring in England is dedicated to soil health . Restoring the UK's natural habitats could lock away 14 tonnes of CO2 per year, a study for the RSPB said .

Water. The Environment Agency has published its National Framework for Water Resources. This aims to help reduce demand, halve leakage rates, develop new supplies, move water to where it is needed and reduce the need for environmentally harmful drought measures 🏠💧. The Environment Audit Committee has written to the government demanding urgent action to stop the UK running out of water within 20 years 🏠💧.

Energy. Energy minister Kwasi Kwarteng said: "For now fracking is over. Frankly, the debate's moved on. It is not something that we're looking to do" 🚫🌱. One of the largest remaining operators of surface mines in the UK will end all mining operations from next month 🏠. Power generation in the UK has been coal-free for a record period due to a fall in demand and the warmest May on record 🏠. A resident has been given High Court permission to bring a judicial review against the plans for Sizewell C, which academics say it at risk of coastal erosion. An application for a Development Consent Order has been submitted 🏠 PLAN EAST 🏠.

Opinion. A survey of people in 40 countries found almost seven in ten think climate change is "a very, or extremely serious, problem". The results show notable country differences with Nordic countries among the least concerned 🏠.

Unsustainable Garden Settlements

Transport for New Homes examined plans for 20 Garden Communities in detail and found they will generate high levels of traffic by condemning their residents to car-dependent lifestyles. It said sustainable transport had drawn the short straw and most are planned in the wrong locations, far from town centres and rail stations. The settlements lack local facilities and their streets are designed around car use. Funding for walking, cycling and public transport is missing. Non-driving residents will have to walk up to seven miles to buy a pint of milk or access a railway station. The amount of space devoted to parking leaves little room for urban trees, gardens, grass verges. The 20 garden communities that Transport for New Homes analysed will create up to 200,000 car-dependent households. It said coordinating new homes along public transport corridors makes sense but our planning system makes this nearly impossible. The group called for an urgent re-assessment by government of sustainable transport in all garden villages and towns 🏠🚗🚶🚲🚶.



Settlements studied by Transport for New Homes

Unsustainable garden settlements. Plans for two out of three garden communities proposed for north Essex have been criticised by a planning inspector, who said that plans for improvements to road infrastructure, a rapid transit system and affordable housing are unsound 🏠 PLAN. Newmarket town council has voiced concern that the recently approved Kennet Garden Village will put unacceptable pressure on roads. It is calling for a more frequent rail service to reduce traffic New.

Aviation

Heathrow. The Supreme Court announced that it had granted permission for Heathrow Airport to appeal the Appeal Court ruling that brought to a halt its expansion proposals because the government had not had regard to the Paris Agreement. However, in evidence to the transport select committee Heathrow chief executive John Holland-Kaye said: "I am not thinking about the third runway. However, in 10 or 15 years' time, if we are successful in rebooting the UK economy and getting us back to full strength, then I think we will need the third runway at that point" 🏠 PLAN 🏠. Friends of the Earth said it will challenge Heathrow at the Supreme Court hearing 🏠. The No 3rd Runway Coalition said 🏠:

"These dates are sooner than some expected. [But] The sooner this misguided project is put of its misery, the better."

"The economic case for a third runway has always been negligible, has been eroded by delays even before a planning application has been submitted and must now be non-existent given the uncertainty around future demand. We believe that this uncertainty combined with the climate emergency means that Heathrow should withdraw their appeal to the Supreme Court and stop any planning or enabling costs associated with their expansion plans."

Willie Walsh of BA's parent firm IAG, an opponent of the third runway, said: "What I can tell you is: there isn't going to be a third runway" 🏠.

Gatwick expansion. The Civil Aviation Authority said that Gatwick will not need to change its use of airspace to achieve its ambitions to accommodate an extra 50,000 flights a year. It ruled: "The environmental impact relating to this proposal is assessed as nil" and an extensive consultation on flightpaths was not required 🏠.

Roads in the Courts

Roads. The Transport Action Network has begun a legal challenge to DfT's second Road Investment Strategy, which includes the Lower Thames Crossing and the Stonehenge tunnel, because it takes no account of the Paris Agreement 🏠 PLAN 🏠. TAN said:

"Air pollution has breached legal limits for over a decade while greenhouse gas emissions from transport have barely changed since 1990. With 2020 set to be the hottest year on record, we cannot put off urgent action any longer."

"Even when all the evidence points to a need to change direction, the Department for Transport has been unable to kick its addiction to road-building. Only a resounding defeat in the courts can shake it out of its stupor."

High Speed 2

Construction. HS2 has released images of work underway at the South Portal Chalfont Lane site, where the twin tunnels under the Chilterns will commence [Buck Herald](#) [ianV](#). The [River Chess Association](#) said HS2 preparatory work is already leading to chalk pollution of the Misbourne and Shardlowes Lake and called on people to contact the Environment Agency [f](#) [🚫](#). HS2 has begun moving soil from ancient woodlands to new sites. The Woodland Trust described the moves as “like getting a bike mechanic to service a Boeing” [🌿](#). A deer died behind HS2 fencing in Aylesbury [misp](#). The Bucks Herald look at some of the scenery that will be lost to HS2 [Buck Herald](#).

Planning. HS2 chiefs are suggesting that stations may need to be redesigned to accommodate a more health conscious public in a post Covid-19 world [T New](#). Old Oak Common station in London has gained planning approval [I](#), as has the Curzon Street station in Birmingham [B](#) [ea](#). The RSPB has criticised HS2 for not committing to delivering biodiversity net gain – a promise which East West Rail has made for the Oxford-Cambridge rail line [ea](#). The public accounts committee accused the DfT of hiding information about HS2 cost overruns and delays from MPs, undermining confidence in the project. Committee members said they could not be sure that there would not be future cost increases [g](#) [🏠](#).

Protests. Eighty anti-HS2 protesters from Extinction Rebellion and Stop HS2 have begun 125-mile march along the route of the high-speed rail link to highlight the damage it will do to wildlife and woodland [g](#) [🚫](#) [f](#). Media reports suggest a dozen police officers turned out to removing three women blockading HS2 compound in Steeple Claydon [Buck Herald](#). Further protests are underway in Warwickshire [COL](#) [🚫](#). Twenty-nine protesters are named in the HS2 court proceedings issued by Hillingdon Council which aims to prevent protesting on land owned by HS2 in Colne Valley Regional Park. Protests have involved non-violent direct action with a focus on the destruction of bat habitat [g](#).

Stop Press

Planning permissions extended. In a statement on 22 June, MHCLG confirmed measures to “enable development which has already received the grant of planning permission or listed building consent and would lapse between 23 March and 31 December 2020 to be extended until 1 April 2021” [PLAN](#) [🏠](#).



Images of the Colne Valley protest by Vudi Xhymshiti with permission.
More images at <https://show.pics.io/hs2/>

CPRE SE eBulletin

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