

SUSSEX

REVIEW

SUMMER 2018



- Keeping Sussex green – planning for a ‘verdant’ circle
- Our missing affordable homes
- Annual report 2017

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by encouraging the sustainable use of land
and natural resources in town and country.

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Sas is retiring ...

It is with great regret that we say goodbye to Sas Drury, our long-serving Accounts Manager, who will retire following our AGM in July after 20 years of working for CPRE Sussex. Sas is looking forward to spending more time with her family, dogs and horses, not necessarily in that order! We wish Sas a wonderful retirement – she’ll be greatly missed by us all.



Desmond Gummer 1925–2018

Many will have known Desmond as part of Uckfield’s local veterinary practice, others as a pioneer of farming methods, but he was most widely known as a man who cared passionately for the environment and for the people in it.

His work with the Farming and Wildlife Advisory Group and his consideration for the farming community and the farmed environment

was recognised in 1996 with an MBE for services to agriculture and conservation. A long-standing supporter of CPRE, he continued to the end as a staunch advocate of the planting of trees and the importance and care of woodlands. Desmond was active in many countryside organisations, often on the board and sometimes as chair. He helped, supported and advised so many people.

After a brief illness, Desmond passed away peacefully on 20 February 2018, with his family around him.

Photography credits:

Cover: Oedomera on wildrose
by Gerald Legg

page 5: top Markwells Wood Watch Weald
Action Group

page 4, 5 bottom, 10, 14, 15 left:
Shutterstock

page 6: David Rees Davies

page 7 top: Morgan Greenhalf



Welcome

By the time this reaches you the Government's consultation on major changes to the National Planning Policy Framework will have closed.

CPRE Sussex volunteers have been burning the midnight oil reviewing the proposed changes and preparing our response. But will these changes affect you? Do they matter?

Here are director Kia Trainor's views.

"We want to see this power imbalance changed so that community and environmental interests are at the forefront – true sustainable development."

I think the change could be monumental. Over successive years the Government has been tinkering with the planning system, with the ultimate aim of boosting the supply of housing to meet the needs of our growing population. But will these changes really work? Importantly, will we get the types of housing we need? Will new houses be well designed and built with the support of the local community? Will the right infrastructure be provided alongside new houses with employment opportunities or will we just see an increase in 'sprawl'? Are environmental and landscape designations being supported and will we see a 'net gain' in biodiversity?

Although we saw a small increase in the number of housing completions last year in some Sussex Districts, we are simply not seeing a significant 'boost' to the supply of affordable homes. In fact, research by CPRE has shown that the number of affordable homes built in rural areas has halved over the last five years. Our planning volunteers are increasingly seeing applications where the affordable homes element is reduced or dropped as more detailed plans are submitted.

Young people are finding it harder than ever to get on to the housing ladder, with only 37% of 25–34 year olds owning a home, compared to 59% just over a decade ago.

The CPRE report 'Beauty Betrayed' demonstrates that we are seeing a destructive increase in homes built in Areas of Outstanding Natural Beauty – nationally the amount of AONB land approved for housing each year has increased five-fold since 2012.

In Sussex we have seen examples of major development in AONBs – such as at Pease Pottage in Mid Sussex – which have been approved against the advice of the AONB Unit expert planners.

The current planning system is failing to deliver sustainable development. Local communities – those people who are affected most by the outcomes of planning decisions – are all too often unable to actually influence the decision-making process. There is a power imbalance in place that favours large developers whose primary goal (as private businesses) is to maximise profit and not to meet genuine community need.

We want to see this power imbalance changed so that community and environmental interests are at the forefront – true sustainable development. The emphasis of planning needs to move away from simple volume house building to create new mechanisms that deliver homes that meet real local needs in appropriate locations.

We have already met with MPs including Sir Nicholas Soames, Nusrat Ghani, Nick Gibb, Tim Loughton and Huw Merriman to talk about the changes we want to see in the New NPPF and plan to continue the discussion with other Sussex MPs. We'd like to encourage you and all our members to write to their local MPs about this.

To find out more about how to do this, please read the enclosed insert or go to the link below:

<https://takeaction.cpre.org.uk/page/23087>



Stop the plans!

for an incinerator at Wealden Brickworks

CPRE Sussex has objected to plans for an incinerator at Wealden Brickworks near Horsham. We are demanding a full investigation into the cocktail of chemicals that could soon be discharged into the air on the edge of the Sussex High Weald Area of Outstanding Natural Beauty.

The incinerator, proposed by Britaniacrest, would emit greenhouse gases, acidic gases, heavy metals and poisons into the atmosphere, upwind of one of the County's most densely populated areas including Crawley and Horley, plus drinking water reservoirs at Ardingly, Wierwood and Bewl.

CPRE Sussex's Dr Roger Smith warns that the substances involved read like "an environmental horror story" – they include heavy metals like arsenic and mercury that can cause irreversible damage to the environment and human health when they come to ground. "The cumulative impact of these persistent pollutants appears not to have been assessed," he says. The data submitted with the application was from Charlwood, eight miles north of the proposed site.

The public need to know how and where the pollutants emitted by the facility – individually, collectively and cumulatively – could impact over time, could impact on farmland, livestock and the natural environment.

Britaniacrest's plans also include a huge, 95-metre chimney which will be seen for miles around, blighting the natural beauty of vast areas of rural landscape within Sussex and Surrey.

We believe that to permit such a monstrous industrial incinerator in the heart of the Sussex countryside would inflict far reaching environmental damage and should be refused.

Dr Roger Smith,
Trustee

→ **Welcome** continued from page 3

As a branch we continue to progress our 'Making Places' project, supporting community-led principles of good design. Our Project Manager, Alison Welterveden, provides an update on page 16. We have been working as part of the South Coast Alliance for Transport and the Environment (SCATE) to provide an alternative Vision for Travel for Sussex. You can find out more about this on page 14. With Brexit on the horizon, farming is also a critical issue. David Lamb from Plumpton Agricultural College provides his views on preparing young farmers to meet the challenge on page 18.

If you are a keen walker, you might like to join a fundraising hike called '**Walk the Bryson Line**' in July. In June, a determined group of hikers will set out from Cape Wrath in Scotland to raise funds for four charities, including CPRE, and will complete the 870-mile journey on Sunday, 8th July at Bognor Regis Pier. As CPRE members, you are invited to walk the final stretch from Arundel to Bognor or may join at 'joining points' along the way. To find out more, see the Bryson Line website at <http://www.thebrysonline.com/> or go to www.cpresussex.org.uk for up-to-date information nearer the time.

Finally, I do hope that you can join us at our AGM on Friday 6th July in the heart of the glorious South Downs National Park. Your invitation is enclosed.

Kia Trainor
Director

Date for your diary **Public meeting** to discuss the proposed Wealden Brickworks Incinerator **on Saturday 9th June**

at St Mark's Church,
St Mark's Lane, Horsham,
West Sussex, RH12 5PU

Come and join the discussion
10:30am: Doors open
11:00am: Chaired by CPRE, experts will voice their opinions on the incinerator proposal followed by questions from the floor

Something to celebrate!

New volunteer Catherine Griffin rounds up some recent successes



Local campaigners and CPRE Sussex have been celebrating the withdrawal of an application to extract oil beneath Markwells Wood, in the South Downs National Park.

Concern arose when UK Oil and Gas submitted plans to extract oil by acidisation from five new wells over the next 20 years. Posing potential safety risks to a major aquifer supplying Portsmouth, the plans were opposed on environmental grounds and the application was dropped.

UK Oil and Gas has been ordered by the South Downs National Park Authority to restore the area to woodland by March 2019. Emily Mott, representing Markwells Wood Watch, said, "We are absolutely thrilled that UK Oil and Gas has been told to withdraw all their equipment and restore the site". *Source: www.markwellswatch.org*



Planning Applications

Chailey Buckles Wood

An appeal over a development of 30 houses at Buckles Wood, North Chailey has been refused. CPRE Sussex's objections of landscape impact and unsustainable location were accepted by the appeal inspector.

Slaugham

Mid Sussex District Council has rejected a proposed development of three executive homes on the former Slaugham Garden Nursery site, based on objections from CPRE and others of unsustainable development and potential harm to the High Weald Area of Outstanding Natural Beauty. This is the first planning decision under the Council's new District Plan.

Cuckfield Golf Course

A proposal for remodelling the course has been withdrawn, saving 500,000 tonnes of waste material being imported by HGVs over a three-year period. Local CPRE member Gerard Conway worked hard forming an action group and generating much needed opposition. West Sussex County Council contributed by advising the applicant of likely conflict with the National Planning Policy Framework (para 116). Thanks go to Nick Daines who offered his technical expertise regarding waste translocation.

Source: www.cuckfieldgolf.co.uk

A national success

Many readers will have heard Michael Gove's recent announcement to introduce a nationwide deposit return system (DRS) for plastic and glass bottles, and aluminium cans. Nationally, CPRE has fought hard on this issue for 10 years. Statistics show that only 7.5 billion out of 13 billion plastic bottles are recycled annually in the UK. 15 million are dumped, discarded or incinerated, at a cost of £778 million (House of Commons Environmental Audit Committee Report 2017). With a deposit return system, the UK could be on track to achieve recycling levels equal to countries such as Norway where 94% is recycled. For further information on the DRS see www.cpre.org.uk/what-we-do/energy-and-waste/litter-and-fly-tipping/the-campaign





New opportunities at CPRE Sussex

If you love the countryside we are looking for active people who are as passionate about it as we are!

In return for your expertise, experience, initiative and drive, we offer a friendly, supportive atmosphere, and genuinely interesting opportunities within an ambitious charity with a proud history and an exciting future.

Part-time Post Accounts Manager

(£24,400 pro rata.

Hours: flexible to meet office needs, 12 hours a week)

After 20 years with CPRE, Sas Drury, our wonderful office Accounts Manager, is leaving us and we are actively looking for her replacement.

If you love the countryside and are genuinely interested in its future prosperity, please consider joining our small, busy, lively team.

Supporting the Director, your role will be to take over the management and overseeing of the accounting and wider financial aspects of the Charity as well as to carry out general administrative tasks. A key member of the team, you will also be a vital point of contact for our members and the public.

As someone with good analytical skills and who really pays attention to detail you will be responsible for ensuring our financial records are kept up-to-date and for maintaining the SAGE Accounting and Payroll software systems. Together with the Treasurer, you will prepare the monthly/quarterly and annual accounts and oversee the payroll system making sure staff are paid correctly on time and that reports are made to HMRC.

Liaising with the Charity's auditors you will also have responsibility for monitoring our investments, reporting to the Board of Trustees and administering our banking, pension scheme, gift aid, legacies and so on.

Communication is a really important part of the job too, providing relevant information for our members and the public, and putting together membership packs.

Volunteer roles Events developer

(3-6 hours a week, flexible and home based.)

If you are a highly motivated individual who would like to put your organisational and networking skills to good use, please consider joining our volunteer team.

Your role will involve facilitating and managing fundraising events with members and volunteers across East and West Sussex. You will need a positive, can-do attitude and a proactive approach to problem solving, and you will enjoy encouraging, co-ordinating and helping others to set up and manage local fundraising initiatives.

Working with the Director and the Fundraising Trustee, you will be a member of the Countryside Action Team, leading on and growing a range of projects, from coffee mornings and walks to Countryside Fun Days.

Ideally you will have a relevant qualification, be enthusiastic, highly organised, and have had experience in organising events, administration and, in an ideal world, fundraising.

The work is very flexible and may include occasional evenings and weekends.



Fundraising Trustee

We are looking to increase the strength of our excellent Board of Trustees by appointing a new trustee with experience of fundraising who shares our passion and commitment.

In addition to the skills, knowledge and experience to support our Chairman and take an active role in the Charity you will have been successful at fundraising and be willing to take the lead in formulating and taking forward a positive, ambitious fundraising strategy for the charity.

This would include forming and chairing a volunteer steering group to raise funds from appropriate grants, donations and events together with co-ordinating volunteers and staff to set up and manage local fundraising initiatives.

This role has the potential to make a very real impact on the amount of work we can take on to ensure a really positive future for the people and landscapes of Sussex.

If you are interested in any of these opportunities, please send a brief CV and supporting statement to Lesley Wilson in the office. For more information and a job description, phone 01825 890975 or email her at Lesley.wilson@cpresussex.org.uk

If you would like to discuss any of the positions informally please phone Kia Trainor on 07964 894333

Out & about this summer...

Our hard working District Groups will be bringing the CPRE Sussex stall to events across the counties.

Why not join us and if you can, spare some time to help on the stall – if you are interested, please email lesley.wilson@cpresussex.org.uk.

When & where ...

Sat 26 & Sun 27th May

Traditional Craft Event
The Amberley Museum & Heritage Centre,
Amberley, Arundel

Sat 2nd & Sun 3rd June

The Floral Fringe Fair
Knepp Castle, West Grinstead, near Horsham

Sun 3rd June

East Preston Craft Fair,
The Village Hall, Preston

Sun 23rd June

The Clapham & Patching Summer Fair,
Clapham & Patching Village Hall,
Long Furlong, Clapham

Sun 15th July

Bersted Parish Festival,
Jubilee Fields, Bersted

Sat 21st July

Bognor Old Town Artisan Market,
Norfolk Street and High Street, Bognor

Sun 23rd July (2-4pm)

Binsted Strawberry Fair,
Flint Barn, Binsted



Planning to create a “verdant circle”

The people of Sussex must demand a “verdant circle” to cope with the housing demand says Andy Boddington

“The new NPPF revolves around a vicious circle of planning controls. It will put housing pressure on areas simply because they have beautiful, tranquil landscapes.”

Sussex is beautiful. That’s why nearly three-fifths of it is protected. But it is feeling the strain of housing development – a strain that is set to increase with the government’s demand that 175,000 new homes are built in the county over the next 20 years.

Where are these homes to go? Somehow Sussex must find enough space to build the equivalent of another Brighton and Hove and another Eastbourne over the next two decades.

The government’s new planning rulebook is due out in November. Known as the National Planning Policy Framework (NPPF), it brings back housing targets and strengthens the penalties for not meeting them.

Housing targets will be set by government statisticians and will be based on the government’s predicted increase in households in each district. And if house prices are deemed particularly high, this baseline will be ramped up.

Local councils in Sussex are already planning for around 8,800 new homes. That’s pretty much in line with the government’s new assessment of housing need for the area. But it is also double the building rate achieved over the last ten years. Getting enough houses built will be particularly challenging

for councils that wish to protect the beauty of their districts. Take Rother. Nine-tenths of its landscape is protected by the AONB and other designations. Seven per cent is already built up. Yet the government wants it to build a third more homes – 470 every year.

The new NPPF revolves around a vicious circle of planning controls. Councils that fail to identify enough housing for the five years ahead will be subject to the feared presumption in favour of sustainable development. This suspends most planning rules for housing. The new rulebook makes it clear that the presumption will not automatically apply in the national park and AONBs. But elsewhere settlement boundaries will be ignored, strategic gaps filled and green fields bulldozed.

The new NPPF also tells councils that by 2020 they must ensure that three-quarters of their annual housing target is built and ready for occupation. The penalty for slipping behind will, of course, be imposition of the presumption.

But councils don’t build houses, developers do. Many house builders seem reluctant to build. CPRE analysis reveals that the biggest house builders are increasing their stock of land with planning permission while building fewer homes.



That's where the vicious circle lies. Six Sussex councils will face hikes in housing numbers, by 40% in Horsham's case. To avoid being penalised by the presumption if developers fail to build, they will be tempted to plan for and permit identikit estates on green fields. That's what many house builders want but it will erode the precious character of villages and market towns. It will indelibly damage the beauty and biodiversity of Sussex.

Homes in protected landscapes sell at a premium. Dense urban areas have cheaper, often smaller, properties. In Crawley, Eastbourne, Hastings, and Worthing, where just one-fifth of land is protected, houses sell for 8.6 times average earnings. Nearly two-thirds of land in the rest of the county is protected and the premium is 10.5 times earnings. Yet Crawley, Eastbourne and Hastings will be offered reductions in housing targets. The new NPPF will put housing pressure on areas simply because they have beautiful, tranquil landscapes.

Some Sussex councils don't have enough space to meet housing demands. Because just over half of Adur is protected landscape and two-fifths built up, the council has a low housing target of 180 new homes year. Soon, it must plan for 400 homes a year. The new rulebook says that councils without space must ask their neighbours to build the houses they can't accommodate. That's going to be a tough negotiation.

The pressure to sprawl across green fields can be reduced. There is enough brownfield in

Sussex for at least 21,000 homes. The county has 7,500 homes that have been empty for more than six months.

An astonishing 235,000 households in Sussex – one-third of the total housing stock – have two or more spare bedrooms. Research suggests that seven in 10 older people want to downsize. But rural areas face a shortage of smaller homes. The new NPPF encourages councils to plan for a mix of housing as well as building at higher densities, especially around rail stations.

In the face of sometimes overwhelming development pressure, we must strive to continually improve the open and green space we have. Wherever houses are built, we must champion open space and reduce the environmental impact. All developments must deliver a net gain in biodiversity. We need green infrastructure and we must green the towns. That means that local plans must aim to create a "verdant circle" to compensate for the loss of green fields. That will give some protection against the vicious circle of the new NPPF.

"In the face of overwhelming development pressure, we must strive to continually improve the open and green space we have."

For more information about what you can do, visit our website at cpsussex.org.uk





Missing affordable homes

Recent research by CPRE has shown that hundreds of promised affordable homes are simply not being delivered across Sussex.

Developers are required to build a certain proportion of affordable homes in order to receive planning permission. However, once they have gained permission, they can then use a ‘viability assessment’, (see page 11) often behind closed doors, which makes it possible for them to renege on many of their promises.

These assessments are not currently made public and it is impossible for local people to scrutinise these decisions.

“It is clear to everyone, including ministers, that the current provisions in the NPPF, are being used by developers to increase their profits at the expense of the affordable provision” says CPRE Sussex Trustee Dr. John Kay.

“Despite this, there appears to be nothing proposed in the new NPPF to prevent such abuses in the future. The government has apparently balanced the demand for developers to make at least 20% profit against the national need for more affordable housing, and come down decisively in favour of the developers.”

The situation in Sussex

An example of this is the high-profile proposal for 2,750 new homes on a greenfield site ‘North of Horsham’, where developers, Liberty Property Trust successfully used a viability assessment to cut the site’s affordable homes allocation to only 18% because the 35% required by the Local Plan would be ‘unprofitable’.

That is a loss of nearly 500 affordable homes, despite recent figures from the Ministry for Housing,

Communities and Local Government showing there are 656 families on the waiting list for social housing in the district.

CPRE Sussex’s Roger Smith says the situation is “shameful” and is calling on Horsham’s MP, Jeremy Quin to take the matter up in parliament:

“The District Council accepted the developer’s position on grounds of financial viability even though it came to light during the debate that the viability appraisal was out of date and therefore in need of a reassessment,” he says.

“There is a political dimension to this episode that should neither be ignored nor forgotten,” he adds. “The government’s policies prioritise developers’ profits when there is a desperate need for new homes for lower income families.”

CPRE has found a similar story across Sussex with numerous developers reneging on their promises to build affordable homes and hard-pressed councils finding they are powerless to challenge them.

Three years ago Wealden District Council granted developers, Muntham Estates Ltd permission to build 12 affordable homes on open countryside in the tiny village of Lower Horsebridge in East Sussex. The site became what’s known as an ‘exception site’ where permission was only allowed on the condition that, “households with a local connection to the Parish will be prioritised when bidding for the accommodation.”

“The government’s policies prioritise developers’ profits when there is a desperate need for new homes for lower income families.”

However, the homes were never built and within months the developer had claimed that the scheme was not ‘viable’ and submitted a new application for 32 houses – only 16 of which were affordable. Then a year later the application had mushroomed to 110 market price homes with just 37 homes, 34%, affordable.

CPRE research has found that Chichester is the worst performing Sussex district for delivering affordable homes with a five-year average of just 17.2%. In addition, the District has been taking part in a new government initiative to build starter homes – agreeing to replace 30% affordable homes with 50% starter homes on a site at Lower Graylingwell.

“There is, to my mind, quite a gap in affordability between ‘affordable’ and ‘starter’ housing,” warns CPRE’s Ben Kirk. “Starter homes only create a reduced value for five years, at which time it reverts to normal market price.”

“The starter homes initiative has already had an impact on Chichester’s 30% targets and long term could have the effect of reducing genuinely affordable housing if developers are allowed to replace affordable homes with starter homes.”

What can be done?

Dr. Kay points out there are readily available remedies – the most obvious being not to permit any variations in numbers or types of affordable provision after planning permission is granted, with any change requiring a new permission. “The only consequence would be that developers would have to assess their costs prior to application, and, as entrepreneurs normally must, be prepared to risk their profits if they get their sums wrong.”

Lack of openness and transparency also urgently need to be addressed. “We need to make sure viability decisions can be scrutinised by local people,” says Director of CPRE Sussex, Kia Trainor. “It is encouraging that councils like Brighton and Hove are making a commitment to ‘open book’ assessments and greater transparency, something more councils could do.”

“We also want national policy to be stronger in relation to developer accountability when community housing needs are not being met. This is about local need not developer greed.”

Viability assessments

The National Planning Policy Framework says “Decision-taking on individual schemes does not normally require an assessment of viability. However viability can be important where planning obligations or other costs are being introduced. In these cases decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.”

The Ministry of Housing, Communities & Local Government paper published in March 2014 sets out the key principles in understanding viability in plan making and decision taking and can be accessed here - <https://www.gov.uk/guidance/viability>

In practice, the updated version of the NPPF, unless challenged, raises concerns that viability assessments will increase and allow developers to further limit contributions to infrastructure and affordable housing.

What is affordable housing?

According to a summary in the House of Commons briefing paper of 19th March 2018, “there is no all-encompassing statutory definition of affordable housing in England. Indeed, there is a good deal of ambiguity in the way the term ‘affordable’ is used in relation to housing. Aside from covering housing provided with public subsidy, it is used in a general way to describe housing of any tenure that is judged to be affordable to a particular household or group by analysis of housing costs, income levels and other factors.”

For more information and the current definition of affordable housing for planning purposes, you can find the document here:

<http://researchbriefings.files.parliament.uk/documents/CBP-7747/CBP-7747.pdf>

Despite Teresa May’s pledge to take ‘personal charge’ of solving the housing crisis, the overhaul of the NPPF could cut the amount of affordable homes further. The new definition has removed any direct reference to the most affordable property, social rented housing, which keeps rent at about half market value, but does include shared ownership and starter homes which cost far more.

As Polly Neate, Shelter’s chief executive, said “There is still time to tighten up these rules by closing the viability loop hole and strengthening the official definition of affordable housing. Without this, the prime minister’s attempts to ease the housing crisis will be at serious risk of failure.”



Making Places: influencing development and design across Sussex

Alison Welterveden who recently joined the Making Places team as the Phase II project manager provides a progress report.

We are delighted to be launching the second phase of our exciting Making Places Project this year. The project moves CPRE Sussex to the forefront of good development, seeing us working alongside local communities and developers to influence the design of our settlements and creating attractive places to live with a real sense of place. It enables CPRE to work in a new way – actively enabling suitable development to take place and positively driving the development process.

There is huge pressure across the country to raise housing targets and Sussex is no exception. The seven rural districts of Sussex – Chichester, Arun, Horsham, Mid Sussex, Lewes, Wealden and Rother – have a specified total housing requirement, up to the year 2030, of 68,000 houses. We continue to campaign to protect our rural spaces from inappropriate development and to ensure adequate protection for our Areas of Outstanding Natural Beauty and this work is at the heart of what we do. However, we do recognise that some development in our countryside and rural areas is needed.

We believe we therefore have an important role in ensuring that the development that has to take place provides housing that meets the need of the community (including through the provision of affordable housing), is attractive and creates a sense of place for those who are to live there. It is only through

planning which enhances every settlement's individuality – its built environment, special views and most importantly the open spaces in and surrounding it – and by creating environments where people truly wish to live and work, that we can hope to maintain thriving communities while protecting our precious open countryside.

The first phase of the Making Places project ran from 2014–2016. During this time, we held a number of workshops with seven town and parish councils which recorded local design values and knowledge, detailing how the dynamics of existing valued places can inform future proposals. The aim was to collect information from which design policies could be written and used by parishes in neighbourhood development plans, parish plans and village design guides. We worked alongside our project partners Rabble Place Architecture and Action in rural Sussex in delivering this project. The research from Phase 1 was collated into a Workshop Handbook, launched at the Royal Institute of British Architects (RIBA) in December 2016. Our work won the prestigious National Planning Awards 2017 category for Community-Led Placemaking.

The second phase, which we are now launching, will build on this earlier work. We are working with the Parish of Ford in West Sussex. The Ford Neighbourhood Plan envisages 1,500 new homes will be built on



“I am particularly interested in understanding what people value in places they live and how they can be best supported to have a strong voice when dealing with developers and planners.”

the Ford airfield site. The existing population of Ford is 1,690 housed in 570 dwellings. So, the new development will significantly increase the size of the existing settlement which brings a range of challenges. The Ford Community Land Trust has been established to provide community leadership and to own/manage some of the assets (including a proportion of the affordable homes) once built.

Phil Miles, one of our volunteers working on the project, notes that: “Having previously been involved in campaigning against a number of speculative developments, in very unsuitable locations, I am now looking forward to working positively with the community at Ford to deliver an exciting project that they support and helping them shape that for the future.”

We will deploy our Making Places workshop methodology to work with the community to discover what is characteristic about Ford and how local opinions, knowledge and tastes might influence the development. We will identify key priorities for the design of the future development and review the inter-relationship between housing and community facilities and open space. Workshops will be led by our project partners who are experts in community-led design and will result in a design guide which the Ford CLT can use in its discussions with developers.

Ultimately, we will use the information we gather to produce a charter to be launched at a national conference. Our aim is to influence future development across the country by encouraging meaningful participation from communities in the development process and the publication of core design principles which can be adopted by developers to guide them in their design process.

We are very fortunate to be supported by some of our volunteers on this project. Marina Watkins, training as a landscape architect, and Phil Miles, with a construction background, form an invaluable part of the team. In addition, I have been recruited as the Making Places Project Manager to help drive the project forwards.

“I am particularly interested in understanding what people value in places they live and how they can be best supported to have a strong voice when dealing with developers and planners,” says Marina about the project. “We are very much looking forward to telling you about the progress over forthcoming months.”

We are also looking to roll out Making Places to other communities across Sussex. Please get in touch with us if you, or your community, are interested in getting involved. Email: info@cpresussex.org.uk



Is it time for a transport revolution?

CPRE Sussex has recently been involved in new research, commissioned and funded by SCATE (the South Coast Alliance for Transport and Environment) with the potential to turn the county's transport policy on its head. Jane Watson reports.

“We believe the New Transport Strategy offers a transformative proposition to support the long-term vision for the sub-region helping break the undesirable cycle of continual road expansion.”

For years we have been sold the belief that newer, faster roads are the answer to the county's growing congestion problems, and as a result many hundreds of acres of precious countryside have been lost to tarmac.

However, research from SCATE is now showing that these new roads are not the solution to our problems after all. The findings also bring into question the relationship between road investment and economic growth; challenging the environmental impact of road building and the morality of carving up Sussex's rural landscapes in the name of progress.

The study, which is based on research by the University of the West of England, shows that new roads actually do little to ease long-term congestion. In some cases they may even worsen the situation by creating fresh bottlenecks in new locations. They can also result in increased driver frustration due to unrealistic expectations on journey times.

The answer, claims the report, is much simpler, greener and cheaper. But it would involve a revolution – a radical rethink of old, entrenched beliefs and a fundamental shake-up of outdated transport policies.

The report challenges existing road plans – such as those for the A27 corridor – and calls for smarter solutions to address the real needs of Sussex's future generations. It proposes a wide range of measures including improved facilities for cycling and walking; enhanced rail- and road-based public transport; and demand management measures to improve the flow of people, rather than cars.

“New technologies are changing the way we travel,” says CPRE Sussex Chair, David Johnson. “This report shows that the current



“This report challenges the focus on road building and presents a broad range of options which would deliver more progressive outcomes for local communities.”

focus on road building is failing the young and the old and not solving congestion and air pollution problems. We need a progressive transport strategy that will better meet the needs of local people and help create a healthier, wealthier, cleaner and fitter local environment for us all.”

The research commissioned by the South Coast Alliance for Transport and the Environment (SCATE) which includes CPRE Sussex, calls for a fresh approach to bring the county’s roads into the modern world – easing congestion and cutting car usage by more than 10%.

An interesting development to emerge from the new figures is the changing trend in car ownership in the county: a detailed analysis reveals a marked decrease in the number of young people holding a driving licence since 1990. The study also examines the effectiveness of Sussex’s public transport network and finds an increasing need for better public transport links for younger, older and disabled people.

“The future of transport lies in being fair to the majority of citizens who do not have access to a car but who need to get around safely while breathing clean air,” says Chairman of CPRE Sussex, David Johnson. “More roads do not make us healthier or wealthier – they merely encourage greater car use.”

“Efficient public transport networks help more people than new roads,” says David Johnson. “Travelling around safely may be a right for us all – old and young, fit or lame – but mobility for all does not mean just a few of us driving cars at 70 miles an hour.”

It is CPRE Sussex’s belief that the need for a fresh approach has never been greater.

The full report can be found on the SCATE website:
www.scate.org.uk

“There is growing evidence (Melia, 2015; Sloman et al 2017) that increasing road capacity does not successfully relieve congestion in the long-term, and similarly fails to meet universal criteria for reducing greenhouse gas emissions.”



Is our love affair with the car coming to an end?

Local businesswoman, Jo Prior, looks at the future of the car.

Until now, cars have been widely considered highly prized status symbols, lauded for their convenience, comfort and luxury. And yet our relationship with the car has not been a happy one – it has increased our dependence on foreign oil imports, led to the decline of our high streets, required ecologically devastating road-building programmes and caused the degradation of our communities through the construction of scattered and unwalkable built environments.

For the year ending June 2017, there were over 170,000 road casualties in the UK, including over 1,700 mortalities. Roads are noisy and congested, and cars (primarily diesel) cause air pollution which contributes to roughly 40,000 premature deaths annually in the UK. This, in turn, costs the NHS roughly £20bn a year and the economy 6m lost working days.

Cars are also a major cause of climate change. Indeed, if we account for all the costs linked to owning and running a car, the numbers simply do not add up. But we

never do, partly because the real costs are felt collectively, not individually. And, let us be honest, we do rather love the flexibility, comfort and convenience of privately owned vehicles, all the time turning a blind eye to the pollution, social and environmental degradation to which we are contributing.

However, imagine if someone could offer us the same flexibility, comfort and convenience at a vastly reduced price? Pie in the sky you might say? Not according to a new report by RethinkX, an independent US think tank that analyses and forecasts the scope, speed and scale of technology-driven disruption and its implications. According to the authors, by 2030, within 10 years of regulatory approval, 95% of US passenger miles will be by on-demand, autonomous electric vehicles owned by fleets, not individuals. They predict that use of autonomous electric vehicles will be four to ten times cheaper per mile than buying a new motor car and two to four times cheaper than operating an existing vehicle in 2021, bringing to an end private car ownership and decimating the oil industry.



“The average annual mileage of a household car has also fallen from 9,200 in 2002 to 7,800 in 2016, and business mileage halved over the same period.”

And it seems they are not the only ones talking about the decline in petrol and diesel car ownership. Christian Jardine, Senior Researcher at Oxford University’s Environmental Change Institute, writing in *The Ecologist*, also predicts the successful takeover of the electric car, pointing not just to advances in technology but also to a shift in government policy – the simultaneous announcement of £246m for battery storage innovation and its strategy to ban the sale of petrol and diesel vehicles from 2040.

Furthermore, the 2016 National Travel Survey showed that while most trips are still made by car, people are taking fewer trips, travelling shorter distances and spending less time travelling, and this trend is likely to continue. Young drivers play a huge role in trends over time, as the most common age for taking driving tests is 17–20. However, in recent years, both the proportion of the population in this age group and the proportion of this age group with a licence has been falling. The average annual mileage of a household car has also fallen from 9,200 in 2002 to 7,800 in 2016, and business mileage halved over the same period.

All this makes a mockery both of the government’s current road-building strategy and its support for unconventional onshore oil extraction. Transport accounts for 70% of the oil consumed by the EU but with car use already falling and with this trend likely to both continue and speed up, we simply do not need new roads decimating our countryside or new and potentially dangerous methods of extracting hard-to-reach oil deposits in non porous rock formations.

Faced with the dramatic cost savings predicted by RethinkX, only the most committed car lovers are likely to cling on to their combustion engines, but even they might be persuaded to make the switch, if not to on-demand, autonomous vehicles then at least to electric ones, by the recently launched new Tesla Roadster, heralded as the fastest production car ever made.

There seems little doubt that private car ownership could be about to crash and that diesel and petrol technologies are already dead in the water. The only question therefore is not whether, but when and how fast, will the changes happen.

Agricultural education for the changing farming landscape

David Lamb, Head of the Faculty of Agri-Food, Wine, Engineering & Environment at Plumpton College explains the new priorities.



Change is nothing new for the farming community and an ability to adapt to changing priorities, consumer demands, government policy and indeed the weather are all part of the daily challenges that farmers and land managers face and deal with very well.

The government has recently published its green paper entitled *Health & Harmony: the future for food, farming and the environment in a Green Brexit*, which spells out its vision for how agriculture will be reformed in a post-Brexit UK. This paper is out for consultation and I would urge you to read and add your comments, as this is perhaps the most radical shake-up for the sector in a generation. The debate on whether you're pro Brexit or believe we are stronger within Europe is now irrelevant as we hurtle towards March 2019 and the transition begins – albeit with a lot of uncertainty and unanswered questions.

At Plumpton College, we too need to be responsive to these changes, and having a continuous dialogue with employers and industry leaders helps us to develop a new curriculum that meets their needs and ensures a bright future for our students and their businesses.

As the College reaches its 92nd anniversary, its role in providing some of the best of our county's workforce for the land-based sector remains as important as ever.

Many of our alumni are managing and contributing to the Sussex economy and landscape as well as businesses further afield. The college's prime focus of producing smart, capable, work-ready employees remains a key objective but there is now a different dimension. Many of our students won't be in the same job for life – they will need to have strong, transferrable skills, be innovators and show resilience to adapt to the pressures and opportunities that will no doubt come thick and fast in the next few years.

The technological advances that continue to arise in the land-based sector also mean that our students need to be trained with access to the latest innovations to enable them to be 'ahead of the curve' when it comes to securing meaningful employment.

The college continues to invest significantly in such resources – always with an eye on what industry needs are telling us. This has enabled us to ensure that all our activities are managed to the highest possible standards and provide the highest quality of educational experience for our students. In short, we want to ensure our graduates become the ambitious innovators who can play an active part in driving change not simply reacting to it.

In the green paper, Mr Gove talks about ensuring the industry has "access to a sufficient and suitably skilled workforce" and that it can "stimulate a forward thinking agricultural industry that invests in its future". Whilst this is evident in some sectors, there is now an urgent need and a massive opportunity to do just this with other sectors, such as those which have become heavily reliant on a migrant workforce which may not be available in years to come.

Perhaps now is the time to ensure that as an industry we can provide clearly laid out career paths, training and progression opportunities to attract the best graduates into those sectors where labour has been traditionally difficult to recruit to. This will help to ensure the economic prosperity of the region and provide the adaptable and resilient workforce needed. Plumpton College will remain at the heart of this process and with some careful planning and a close working partnership with the region's businesses, will do so for another 90 years.

The Government's green paper 'Health and Harmony' is out for consultation now. It is the most radical shake-up of the agricultural sector in a generation and we urge you to read and comment on it.



Putting biodiversity data to work

By Clare Blencowe, Manager of the Sussex Biodiversity Record Centre



Are you someone who likes to put a name to the plants and creatures you've seen? If so, you could be generating something that is essential to good land-use planning: biodiversity data.

For centuries, naturalists have been observing the natural environment – keeping detailed records of animals, plants, fungi and the habitats in which they are found. By bringing this information together, people developed a deeper understanding of nature: how natural processes and human activity can affect species, habitats and whole ecosystems. As our environment is coming under increasing pressure from human activity, this kind of information is even more important now.

Since the 1990s, Sussex Biodiversity Record Centre (SxBRC) has acted as a central hub for biodiversity data and information about Sussex's natural environment. Hosted by Sussex Wildlife Trust, we work as a partnership between data users – local authorities, government agencies, environmental charities and other organisations – and data providers.

We get data from a huge range of sources, including:

Local recording groups and societies – whatever you're interested in, from mushrooms to mammals, there are almost certainly other people in Sussex who share your interest. Volunteer recording groups and societies generate hundreds of thousands of wildlife observations every year through field trips and surveys.

Online recording – websites and mobile apps such as iRecord and BirdTrack make it easy to record the wildlife you've seen and are an increasingly important source of data.

Individuals – Sussex is home to many dedicated naturalists who make an enormous contribution to our knowledge of Sussex wildlife.

We keep all these millions of observations in a database, so we can quickly retrieve and analyse the information. We also hold huge amounts of spatial data on the habitats, wildlife sites and geodiversity sites of Sussex.

Sussex Biodiversity Record Centre exists to make this information available to people who need it, whether that's an ecologist undertaking a site survey; a planning officer looking at a planning application; a parish councillor working on a neighbourhood plan; a landowner developing a management plan for their site; or an interested member of the public.

Requesting information about an area you're interested in is easy – you just need to fill in a form on our website: www.sxbrc.org.uk If the request is for personal interest or to enable you to comment on a planning application then there is no charge; and we'll send you an ecological data search report within 10 working days.

ANNUAL REPORT 2017

Chairman's Report

What do you love about your local area? What makes the countryside around you so special? What local businesses or projects bring your community together or improve the environment?

As a charity, we work hard to protect the Sussex countryside, but we also work hard to promote it and help shape the future of Sussex. That is why in 2017 we held our Countryside Awards – to celebrate some of the work by local people and local businesses which make Sussex such a fantastic place. We had a record-breaking number of outstanding entries for the awards. The judging panel of Dr Geoffrey Mead, Sir Charlie Burrell and Nick Gant – led by the inimitable Lady Caroline Egremont – faced a difficult task in selecting winners but thoroughly enjoyed seeing the passion and commitment shown by all the people and projects they visited.

In 2017 we successfully bid for funding to take forwards the next phase of our Making Places project to support community-led principles of good design. Sussex is under huge pressure from development and local councils are adopting increasingly challenging housing targets. We want to ensure that these new developments are not soul-less sprawl but places with integrity – shaped by local people. We are starting this work in the village of Ford in Arun but hope to work with a number of settlements across Sussex.

Of course the bulk of our work is campaigning for the 'right development in the right place' and trying to influence strategic plans for the benefit of local people and the environment. We responded to planning applications in all the Districts where we have active volunteers and made representations in relation to the Mid Sussex and Arun Local Plans. We have new volunteers in Arun District now and are setting up an active group. We responded to consultations in relation to road building proposals along the A27 and planning applications in relation to hydrocarbon exploration and extraction and to Government consultations about calculating housing 'need' and plans for the expansion of Heathrow.

Our Tours and Talks for members in 2017 were a huge success as ever, as was our Planning training (how the planning system works and how to respond to a planning application.) Our governance remains strong and we have a committed group of trustees overseeing our work. We welcomed Graham Ault and Bill Freeman as new trustees in 2017.

Looking to 2018, we plan to do more campaigning about planning reforms. We want to roll out the Making Places project. We want to bid for more external funding from trusts and foundations to support our work. We want to expand our membership and grow the charity so that we can do more and help more communities 'besieged' by development. We want to give more support to our fantastic network of active members who commit so much of their time, energy and intellect to support what we do. I want to thank our all valued members for their donations and their support in 2017.

David Johnson
Chairman

Trustee's Report

The Trustees present the financial statements which have been drawn up in accordance with current statutory requirements, the Statement of Recommended Practice "Accounting and Reporting by Charities" effective from January 2015 and the Branch's governing document.

Trustees

The Trustees who have served during the year and at the date of the Report were:

Graham Ault
Rodney Chambers
William Freeman
Stephen Hardy
Julian Hill
Penelope Hudd
David Johnson
John Kay
Sally Pavey
Dr Roger Smith
David Willingham –
Resigned at AGM 5th July 2017

New trustees are appointed after a review of the skills required and are drawn from individuals who have relevant backgrounds. When appropriate the trustees consult other relevant organisations for nominations to the committee. New trustees are provided with an introduction to the Charity.

Registered address:

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

Campaign to Protect Rural England,
Sussex Branch CIO
Charity number: 1156568

Working Names

CPRE Sussex and
CPRE Sussex Countryside Trust

Constitution, objectives and activities

CPRE Sussex is a Charitable Incorporated Organisation and its governing document is "The Constitution of the Campaign to Protect Rural England, Sussex Branch CIO" registered with the Charity Commission on 8th April 2014, charity number 1156568. The Branch is restricted by its Constitution from undertaking any substantial permanent trading activities.

The objects of the CIO are to promote and encourage for the benefit of the public the improvement, protection and preservation of the countryside of Sussex and its towns and villages and the environmentally better development of the same.

Bankers:

CAF Bank Ltd, PO Box 289, Kings Hill,
West Malling, Kent, ME19 4TA
Santander, Bridle Road, Bootle, Liverpool,
Merseyside, L30 4GB

Independent Examiner:

Mr C R Tyler, FCA DChA, Chariot House Ltd,
44 Grand Parade, Brighton BN2 9QA

Investment adviser and nominee company:

Charles Stanley & Co Ltd, 25 Luke Street,
London EC2A 4AR

Public benefit reporting

The Trustees confirm that they have complied with the duty in section 17(5) of the Charities Act 2011 to have due regard to the general guidance on public benefit when reviewing the Charity's aims and objectives and in planning future activities.

Financial review and reserves

The Chairman's report included in these accounts gives a full description of the activities and results for the year ended 31st December 2017. The Trustees consider that the level of reserves is adequate to support current activities for the next three to four years, and are actively reviewing future funding to ensure that CPRE Sussex will continue to be an effective voice for the future. The Trustees review financial and other risks on a regular basis.

Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution, requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate that the charity will continue business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which enables them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Committee of Trustees on 13th April 2018 and signed on its behalf by:

David Johnson
Chairman

Abridged financial information

These figures are extracted from the full Trustees' Report and financial statements which have been independently examined by Mr C R Tyler of Chariot House Limited who gave an unqualified statement in May 2018.

The Independent Examiner has confirmed to the Trustees that the summarised financial statements are consistent with the full financial statements for the year ended 31st December 2017.

The Trustees' Report and financial statements were approved by the Trustees and signed on their behalf on 13th April 2018. They will be submitted to the Charity Commission.

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

Julian Hill,
Treasurer

Statement of Financial Activities for the year to 31st December 2017

	Unrestricted funds	Restricted funds	Total 2017
INCOMING RESOURCES	£	£	£
Membership subscriptions (includes gift aid)	36,997	–	36,997
Investment Income	3,823	–	3,823
Legacies	2,000	–	2,000
Donations	9,960	–	9,960
Making places grant	–	3,750	–
Arun local plan	–	1,341	–
Gift aid	1,448	–	1,448
Other Income	2,625	–	2,625
Total Incoming Resources	56,853	5,091	61,944
RESOURCES EXPENDED			
Raising funds	5,883	–	5,883
Charitable Activities	91,647	4,800	96,447
Total Resources Expended	97,530	4,800	102,330
Net Incoming/(Outgoing) Resources before Transfers	(40,677)	291	(40,386)
Gains/(Losses) on Investment Assets	15,503	–	15,503
Net Movements in Funds	(25,174)	291	(24,883)
Transfer of Funds	(3,459)	3,459	–
Fund balance at 1st Jan 2017	255,293	5,727	261,020
Fund balances at 31st December 2017	226,660	9,477	236,137

Balance sheet at 31st December 2017

FIXED ASSETS	£
Tangible Assets	727
Stock and Bond Investment	179,957
Total Fixed Assets	180,684
CURRENT ASSETS	
Debtors, Prepayments & Deposits	13,489
Short term deposits	39,152
Cash at bank and in hand	4,006
Total Current Assets	56,647
Less Creditors	
Amounts falling due within one year	1,194
Net Current Assets	55,453
Net Assets	236,137
CAPITAL FUNDS	
Income Funds	
Restricted	9,477
Unrestricted	226,660
Total	236,137



You are invited to our AGM 2018

on Friday, 6th July – the meeting starts at 10.30am (coffee from 10am)

at Memorial Hall, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH

This year we look forward to welcoming you to the South Downs Centre, home of the South Downs National Park Authority.

We are also delighted to welcome and be able to introduce you to Crispin Truman OBE, our CPRE national Chief Executive who will say a few words about his vision for the future of the charity.

Following formal business, we are pleased that Clare Blencowe, of the Sussex Biodiversity Record Centre can be with us to talk about the vital work they do in recording, and therefore protecting, Sussex's flora and fauna. She will also explain how we can all contribute and help.

Afterwards, you can relax and enjoy a delicious buffet lunch, and end the day visiting the South Downs National Park Exhibition. The exhibition introduces visitors to the South Downs' landscapes, geology, produce and heritage. You can explore Midhurst too, a thriving country market town.

For the more energetic, do join us for a walk, guided by Jane Willmott of the Sussex Wildlife Trust (SWT), on nearby Iping and Stedham Commons just a short drive away. The walk will take around one and a half hours over undulating, sandy terrain – appropriate clothing and sturdy footwear recommended. It may be difficult for someone with limited mobility and unfortunately isn't suitable for wheelchair users.

Our agenda and travel advice for the day can be found enclosed – please submit agenda items and nominations for the Executive Committee in writing to the Branch Office by Friday, 29th June. AGM papers and details of persons standing for election/re-election can be found on our website at www.cpresussex.org.uk.

Please return the enclosed booking form to the office if you wish to book lunch/and or join the walk. Please also let us know if you will be attending the AGM itself. We look forward to welcoming you.



500 Club

Prize Draw

Join the 500 Club to help us raise funds for the branch and you get 12 opportunities to win the monthly Prize Draw!

In 2017 the Club raised a total of £2,225 and gave away £760.50 in prizes, a net gain of £1,464.50 towards supporting our work.

Winners of the monthly draw from January 2018 to April 2018 were:

Mrs J R Jarvis,
Mr and Mrs V & B Chandler,
Mr J P C Graham and
Mr A P Williams

Name/s

e-mail

CPRE Membership Number

Address

Postcode

Telephone

Date

Number of shares at £10 each

I enclose my cheque for £

Made payable to CPRE Sussex