

DESIGNATION HISTORY SERIES

THE HIGH WEALD AONB

Ray Woolmore BA(Hons), MRTPI, FRGS

2013

by Lord Justice Scott, supported SCNP's case as part of a desire for a "Better Britain" emerging after the trauma of War, and requested John Dower, by then a temporary civil servant, to prepare an official report on National Parks in England and Wales. Dower's Report³. Published in May 1945, included the "Forest Ridges (Horsham to Battle)", in his Division C List, "Other Amenity Areas NOT suggested as National Parks". Dower had recognised that certain areas might not be suitable as National Parks because of their limited size and lack of "wildness", but they nonetheless required the special concern of local and central planning authorities to safeguard their landscape beauty – he had suggested that they be designated as "Other Amenity Areas". A small scale and schematic map (Map II of that Report and Map 1 of this history) indicated that the central core of the High Weald, the sandstone hills stretching eastwards from Horsham to Battle, had been chosen as the "Forest Ridges (Horsham to Battle)", Other Amenity Area. Finally, in his Report, Dower, like Addison fourteen years before, called for the creation of a National Park Authority, responsible for future designations, to be called either a National Parks Commission or a National Parks Service.

3. Sir Arthur Hobhouse*, Chairman of the National Parks Committee established by the newly elected Labour Government in July 1945 to follow up Dower's proposals in more detail, also included, in the Committee's Report⁴ published two years later, in July 1947, the "Forest Ridges in the list, Appendix C of 52 Conservation Areas (largely based on Dower's "Other Amenity Areas". The Hobhouse Committee had recommended that the Minister of Town and Country Planning should designate areas of high landscape quality, scientific interest and recreational value as "Conservation Areas". Like Addison and Dower before, Hobhouse repeated their call for Government to establish a new central authority, a National Parks Commission, responsible, inter alia, for the designation of National Parks and Conservation Areas.

4. The 1:1,250,000 scale plan contained in the rear cover of the Hobhouse Report (an extract from which Map 2 of this history has been obtained) shows that the Forest Ridges Conservation Area covers a similar area to that identified schematically by Dower ie the sandstone hills of the central core of the High Weald. The Conservation Area covered 132 square miles extending from St. Leonard's Forest, east of Horsham, eastwards to Bedgebury Forest, south-east of Tunbridge Wells. On its southern side the area was bounded by the towns of Cuckfield, Hayward's Heath and

information was provided by Professor Michael Dower, John Dower's eldest son, in correspondence with him in January 2006.)

* Before being appointed Chairman of the Government's National Parks Committee, Sir Arthur Hobhouse (Kt. 1942) had a long and distinguished career as a county councillor in Somerset (he had also briefly been MP for Wells 1923-24), and had become Chairman of the County Council (1940-47). He continued his involvement in local government after chairing the National Parks Committee, becoming Chairman of the County Councils Association (England & Wales) until 1950, and President of that body from 1951 – 1953.

HIGH WEALD AONB

Origin

1. The Government first considered the setting up of national parks and other similar areas in Great Britain, when in 1929, the first Labour Prime Minister, J. Ramsay MacDonald, established a National Park Committee, chaired by the Rt. Hon. Christopher Addison* MP, MD. The "Addison" Committee reported¹ to Government in April 1931, and their Report showed, surprisingly, that the wooded hill-country of the High Weald had been mentioned briefly by only one of the thirty-eight main witnesses giving evidence, the British Correlating Committee representing the main nature conservation bodies. The Correlating Committee had listed Ashdown Forest, the core of High Weald, as being of ornithological interest, and needing measures to preserve this interest. The main recommendation of the Addison Committee was for a "National Authority" to select national park areas, to formulate national policies and to stimulate the involvement of local authorities and others through Town & Country Planning Committees, in the planning and management of these areas.

2. No National (Park) Authority was established, nor national parks or similar areas created as a result of the Addison Committee's 1931 recommendations, which, unfortunately, were made at a time when the Government was preoccupied with tackling the major financial crisis and economic depression then afflicting the country. However, the lack of Government action following from the Addison Report did lead to the establishment of the Standing Committee on National Parks (SCNP) by the Council for the Preservation of Rural England (CPRE) and the Council for the Preservation of Rural Wales (CPRW). SCNP put a well-argued case for the creation of National Parks in its publication², "The Case for National Parks in Great Britain", addressed to Government in 1938, and significantly, for the future, drafted by the architect/planner** John Dower. War intervened, but the Wartime Coalition Government and its Committee on Land Utilisation in Rural Areas (1942), chaired

* When appointed as Chairman of the National Park Committee, Christopher Addison was Parliamentary Secretary to the Ministry of Agriculture and Fisheries, but by 1930 he had become Minister of Agriculture and Fisheries. He had a distinguished and varied career in medicine and in government, becoming Viscount Addison of Stallingborough in 1945. In 1949, given his Chairmanship 20 years before, of the first Government Committee on National Parks, it was most apposite when, as Leader of the House of Lords, he took part in the passage of the National Parks and Access to the Countryside Bill through Parliament. He died in 1951.

** John Dower (1900-47) an architect/planner and supporter of several conservation and recreation organisations, was, as noted in para 2 above, the Drafting Secretary to SCNP, drafting² "The Case for National Parks". He became a temporary civil servant in 1942, working first for the Ministry of Works and Planning, then for the Ministry of Town and Country Planning, and did much to inform and influence future Government policy on the setting up of National Parks. Following the Scott Report's (Land Utilisation in Rural Areas 1942) support for National Parks, Dower was requested to prepare an official report on National Parks in England and Wales, and this became a White Paper, published in May 1945. The new Labour Government's National Parks Committee, chaired by Sir Arthur Hobhouse, established in July 1945, considered Dower's proposals in more detail, and Dower was appointed as one of the Committee's ten members. Sadly, he died only three months after the publication, in July 1947, of the Hobhouse Report which, again, as noted above, provided the basis of the legislation in the National Parks and Access to the Countryside Act 1949. (In writing this footnote the author has borrowed some material on John Dower from John Cousins' recently published history of the Friends of the Lake District, "Friends of the Lake District: the early years", 2009, Centre for North-West Regional Studies. As John Cousins acknowledges, this

Crowborough, and on its northern side, by Crawley, East Grinstead, Forest Row and the large town of Tunbridge Wells. Geologically this central core of the High Weald was composed of the sandstones of the Hastings Beds, forming an area of deeply dissected high ground rising in places to about 700 feet above sea level. In the main, the Forest Ridges Area contained well-wooded and varied countryside of farmland, common, parkland and many picturesque villages and hamlets. Ashdown Forest was included, and remained open, with much heather and areas of semi-natural woodland.

5. The Government's detailed consideration of the Hobhouse Report led some two years later, to the National Parks and Access to the Countryside Bill. During the passage of this Bill through Parliament, it was made clear that the Bill's proposal for AONBs would be based mainly* on Hobhouse's list of Conservation Areas. Via Hobhouse and Dower, the way seemed clear for the eventual designation of the Forest Ridges as an AONB, to be designated by the National Parks Commission** established by the National Parks and Access to the Countryside Act which came into force in December 1949.

Designation History

6. **Early Steps.** The first priority of the National Parks Commission (NPC) was to designate the National Parks largely following the programme set out in the Hobhouse Report. The consideration of a programme for the designation of AONBs was to commence only when the National Parks designation programme was well under way, and several National Parks had been established. Indeed it was not until early 1953 that the NPC's first Chairman, Sir Patrick Duff***, felt able to give the Commissioners his thoughts, in Commission Paper NPC/G/118, on how the first AONBs should be selected. However, no reference was made in this paper⁵ for the inclusion of the Forest Ridges Hobhouse conservation area in the listings of possible AONBs for future attention. In March 1954 the NPC, under their new Chairman, Lord Strang**** commented on a request to designate the Gower Peninsula, in Wales, as an AONB, and, in their discussions, requested their officers to prepare a paper on a possible AONB programme. This paper⁶, "Note on AONBs" (NPC/G/178) was prepared almost immediately, and considered by the NPC at their meeting on 13 April 1954. Though this paper considered the Hobhouse conservation areas, the Forest Ridges area was not chosen as one of the twelve "first choice" areas for a future AONB programme. The NPC requested their Secretary, Harold

* The Official Notes on the Clauses of the 1949 Bill (for the guidance of MPs and Lords) indicate that it was not the Government's intention, at that time, that AONBs would be so numerous or extensive as the Hobhouse Conservation Areas.

** The "National Authority" proposed in 1931 by the Addison Committee to select National Park areas, and formulate policies, and to stimulate action by local authorities and others, had, at last, come into being, via later more detailed proposals for a National Parks Commission proposed by both Dower and Hobhouse.

*** Patrick Duff had a distinguished and long career as a Senior Civil Servant, including being Personal Secretary to three successive Prime Ministers. Knighted in 1932, he entered the Diplomatic Service in 1941, serving at High Commissioner level in Canada and New Zealand. He was appointed the NPC's first Chairman in December 1949.

**** William Strang, as Baron Strang, had been appointed the second Chairman of the NPC in March 1954. Like his predecessor, Sir Patrick Duff, had a distinguished and long career in Government, and had also been a diplomat. Knighted in 1943, his last post before retirement was Permanent Under Secretary at the Foreign Office.

Abrahams*, to prepare yet a further paper on a future AONB programme. In this paper⁶ "Further Note on AONBs" (NPC/G/184) he refined the list of five areas, and gave no consideration to the forest ridges area. In their consideration of NPC/G/184 at their meeting on 15 June 1954, the NPC, in fact, decided that only three areas ie Gower, the Surrey Hills and Lleyn should be chosen for a preliminary AONB programme, though the Quantocks were added in December 1954.

7. Ten years would elapse before a proposal to include the Forest Ridges area in a wider High Weald AONB were put forward by the local authorities. In October 1964 the East Sussex County Council (CC) considered a proposal by Kent CC that following completion of the necessary landscape surveys there should be a joint approach to the National Parks Commission by local planning authorities requesting them to designate the Forest Ridges as an AONB. The landscape surveys, involving East Sussex, West Sussex, Kent and Surrey CCs, as well as Hastings County Borough Council (CBC) took some considerable time, and it was not until April 1969 (by which time the National Parks Commission had become the Countryside Commission** though was still chaired by Baroness Wootton***) that the East Sussex County Planning Officer, L. S. Jay, was able to request the Countryside Commission to designate the wider area proposed as an AONB. It fell to L. J. Watson***, previously the Hobhouse Committee's Landscape Adviser and the National Parks Commission's Senior Field Officer to prepare, as a landscape consultant to the Countryside Commission, a Commission paper⁷, A/1005, on the proposal. Watson's paper showed that the local authorities' High Weald proposed AONB was considerably enlarged from the 132 square miles of the Forest Ridges Hobhouse conservation area. A large area of additional territory extended south-eastwards to the Channel coast at Rye and Fairlight, and eastwards to Tenterden and Aldington near Lympe to link up with the Kent Downs AONB. The four CCs and one CBC covered by the proposal were all agreeable to it in principle.

* Harold Abrahams, 1924 Olympic Gold Medallist (in 100 metres track event), Senior Civil Servant and Athletics Correspondent for the Sunday Times, had been appointed Secretary of the NPC in 1950, continuing until his retirement in 1964.

** The Countryside Act 1968 (Section 1) led to the establishment, in September 1968, of the Countryside Commission, which both replaced, and enlarged the functions of, the National Parks Commission. Though the Countryside Commission had a much broader countryside remit, it was still responsible for the designation of AONBs and National Parks.

*** Baroness Wootton of Abinger took over from Baron Strang as NPC Chairman in 1966 and continued as Chairman of the Countryside Commission (which replaced the NPC in 1968) till 1970. Unlike the first two Chairmen of the NPC (Sir Patrick Duff and Baron Strang) who had both been senior civil servants and diplomats, Baroness Wootton had an academic background as an eminent economist and social scientist. However as a Peer from 1958 she had played an increasingly important role in Parliament, sitting on a number of Royal Commissions and Inter Departmental Committees, and from 1967, being a Deputy Speaker in the House of Lords.

*** L. J. Watson, a landscape architect and artist, had been employed by the Ministry of Town & Country Planning (MTC) as a Technical Officer, but had been "borrowed" by Hobhouse's National Parks Committee from 1945-47, as their landscape adviser. Subsequently he became Senior Field Officer for the National Parks Commission, and finally, landscape consultant to the Countryside Commission till 1973. Uniquely he provided continuity and consistency in giving advice on landscape designations from 1945-73. His influential role is often understated, and is best understood by reference to his masterly reports and papers, mostly on files in what is now in the National Archives. He was also an artist of considerable talent – his 1946 oil painting "The New Religion", showing four naturalists in the field, forms the frontispiece to Peter Marren's New Naturalist volume "The New Naturalists" published by Harper/Collins in 1995, and is owned by Natural England, at their Peterborough Office.

8. In the conclusion to his paper, L. J. Watson noted that, in his opinion, it was doubtful, whether, in their earlier days, the National Parks Commission would have considered the proposed extensions of the Forest Ridges area eastward and south-eastwards covered landscape of consistently high enough quality to justify AONB status. However, he did add that there could be something to be said for bringing the coastal part under AONB (planning control). The Countryside Commission considered the suggested High Weald designation and L. J. Watson's paper at their meetings in June⁸ and July 1969. By then they had already taken a decision to review their general policy on AONB designation, and because of this, they considered it inappropriate to reach a decision on the High Weald AONB proposal put forward by the Clerk of East Sussex CC on behalf of his Council and the four other local authorities involved. They agreed⁸ to inform the local authorities of the AONB review, and to say that they would return to consideration of the proposal in light of the review's conclusions.

9. Commission paper⁹ 71/68 dealt with the first part of the AONB review, re-examining policy on AONB designation, and was considered by the Commission (chaired since 1970 by John Cripps*) at their meeting¹⁰ on 6 April 1971. Arguments for and against any major change in policy were exhaustively considered, and it was concluded that any large-scale increase in areas designated as AONBs would be inappropriate. However, it was decided that there was a need for a comprehensive review of existing and proposed AONBs in order to promote a limited programme of new designations designed to remove present anomalies and provide greater consistency, without debasing standards. The proposal put forward earlier for a High Weald AONB by the local authorities was included in the list of thirty-two most promising AONB proposals. All thirty-two areas, including the Forest Ridges/High Weald area, were visited and assessed either by Mr. Andrew White, a Commission planning officer and landscape architect, or by L. J. Watson as the Commission's landscape consultant (see footnote to para 7 above), or both in some borderline cases. L. J. Watson's earlier paper⁷ of 21st April 1969 on the High Weald/Forest Ridges area became part of the review, but because of the borderline status of some parts of the wider area proposed, Andrew White also visited the area in March 1971. Like L. J. Watson, he had no doubts about the inclusion of the original "Forest Ridges" area in the proposed AONB. He also believed a good case could be made for extending this area in a southerly direction to take in the Rother and Dudwell Valleys to the west of the A229. Again like L. J. Watson he believed that extending the AONB beyond these areas could seriously dilute the quality of the AONB.

10. The firm views of both L. J. Watson and Andrew White on the inclusion of the original Forest Ridges Hobhouse Conservation Area in the list of five AONB proposals for which the County Councils

* John Cripps, son of the senior Labour politician, Sir Stafford Cripps, succeeded Baroness Wootton as Chairman of the Countryside Commission on 11 January 1970. He had a distinguished career as a councillor in Witney and Oxfordshire, and had become Chairman of the Rural District Councils' Association from 1967-70. Also a member of the Nature Conservancy from 1970-73, he continued with his rural community and amenity interests when he stood down from his Commission Chair in 1977, becoming a member of the Development Commission (1978-82), a member of the Water Space Amenities Commission (1977-80) and President of the Oxfordshire Rural Community Council from 1982 till his death in 1993. He was knighted in 1978.

concerned would be invited to submit detailed proposals to the Commission, were reflected in the Commission Paper¹¹, 73/21, which marked the completion of the AONB Review in early 1973. The Paper's recommendations, including the action on the Forest Ridges proposal, were approved by the Commission at their meeting¹² on 6 February 1973. The way was now clear for detailed work between the local authorities and the Commission on the boundaries of the proposed AONB to begin.

11. **Preliminary Consultation.** The process started with Adrian Phillips*, the Commission's Assistant Director, writing¹³ to the Clerks of the three County Councils – East Sussex, Kent and Surrey – on 30 March 1973, to inform them that following the completion of the review of thirty-two areas, the High Weald had been chosen as one of five areas having the highest priority for designation. His letter also invited the three County Councils to join together in preparing the first draft of a preliminary map showing the area which they considered ought to form part of such a designation. A copy of his letter of 30 March 1973 also accompanied Mr. Phillips's letters¹⁴ of 13 April 1973 to West Sussex CC and Hastings CBC in which he explained that it was unlikely that the proposed AONB would extend into the areas of West Sussex CC or Hastings CB. Nevertheless he admitted that negotiations between the local authorities on the detail of the boundary could mean that the Commission would need to look anew at the areas lying within the borders of the two authorities.

12. Favourable replies, mixed with caution over the priorities imposed by the 1974 local government re-organisation, from the County Councils¹⁵ were received by the Commission, in which the Councils indicated their willingness to co-operate on the preparation of a preliminary map. Interestingly enough, G. C. Godber, the Clerk of West Sussex CC, in his reply to the Commission's letter of 13 April 1973, immediately indicated (on 16 April¹⁶) that he would suggest a small part of his County to the west of Pease Pottage included in the proposed AONB.

13. With the implementation of the Local Government re-organisation the Commission wrote, on 3 July 1974¹⁷ to the Chief Executives of the four new county councils – East and West Sussex CCs, Surrey CC and Kent CC – reminding them of their predecessors' earlier commitment to the preparation of a draft preliminary map showing a proposed High Weald AONB, and requested an indication of the progress made in preparing the map. Positive replies were received from all four County Councils, pointing out¹⁸ that work on the boundary had commenced, and that it was hoped that a draft preliminary map was to be submitted to the Commission in September 1974. However, progress on the preparation of the map was delayed by the Commission consulting with the new Local Authority Associations on proposals for amending the procedures for AONB designation. David Donaldson of the Commission¹⁹ wrote, on 12 February 1975, to Andrew Thorburn, the County Planning Officer

* After serving with MHLG as a planner from 1962-68, Adrian Phillips joined the newly established Countryside Commission in 1968, first leading its Research Branch and later becoming Assistant Director. He moved to IUCN in 1974, first in Kenya and then in Switzerland, before moving back to the Countryside Commission to succeed Reg Hookway as Director. Retiring as the Commission's Director General (when he was succeeded by Michael Dower), he became Professor of Countryside and Environmental Planning at Cardiff University and from 1993 – 2000, Chairman of the IUCN Committee on National Parks and Protected Areas. He is currently a ministerial appointee on the Cotswolds AONB Conservation Board and a Vice-President of the Council for National Parks.

(CPO) for East Sussex, who was leading the co-ordination of the preliminary map preparation for the four County Councils, explaining the reason for the Commission delaying the preliminary map preparation. In his reply, the East Sussex CPO, first alerted the Commission to outstanding issues on the inclusion of the Rother Levels in the proposed AONB and then requested to know what decisions on revising AONB designation had been made by the Commission at their March meeting. In May 1975 the Sussex Branch of CPRE additionally expressed²⁰ their concerns about the current position on the proposed AONB, pointing to threats to the area posed both by CEGB powerlines and by proposed large refuse tips. Replying to CPRE for the Commission²¹, R. G. Woolmore* described the progress reached on the designation, emphasising that the Commission was examining the preliminary map boundaries submitted by the four county councils (with East Sussex CC as the lead authority) involved to the Commission in March 1975. He went on to say that informal consultation with local bodies, like CPRE Sussex, would start once general agreement on the boundaries was reached with all the local authorities concerned including the district councils. There was still some way to go before a Designation Order could be submitted to the Secretary of State.

14. R. Metcalfe²² of East Sussex CC was able to submit the draft of the preliminary map (at a scale of 1:50,000) to the Director of the Commission, R. J. S. Hookway** on 26 November 1975, as the first stage of the procedure leading to designation. Following receipt of this draft map the Commission officers and East Sussex CC, as the lead authority, set up a meeting, in County Hall, Lewes, on 9 February 1976, with officers of the four counties, to discuss the next stages in the designation procedure. Several informal decisions were taken at this meeting²³, including - Mr. Woolmore examining the preliminary boundary; the CCs all consulting informally with the District Councils (DCs) involved in the proposed designation; and a proposed autumn public consultation on the preliminary map and statement of intent***. Consequent upon the decision at the February²⁴ meeting Mr. Woolmore and Miss Jones examined the boundaries of the proposed AONB with an intensive field survey from 23-27 March 1976, and also met with officers of the four county councils to discuss their findings. At the same time the County Councils were reminded of the need to consult informally with the DCs affected by the proposed designation. With the completion of the Commission officers' field survey and detailed desk study of the proposed AONB letters^{25,26,27,28} were written in April 1976 to all four CPOs setting out the Commission officer levels views on various issues relating to the proposed boundary.

* The author of this history took up the new post of Landscape Planner in the Commission's Planning Branch in May 1975, taking responsibility for AONB designations. Future reference in the text will be to R. G. Woolmore rather than the term "the author".

** Reg Hookway, a planner, had held senior positions in Devon, Surrey and Norfolk Planning Departments, before joining the NPC as their Principal Planning Officer in late 1964. He continued in the post over the changeover from the NPC to the Countryside Commission in 1968, and established strong professional teams in the new body. In 1972 he joined MHLG as their Deputy Chief Planner, but in the following year returned to the Commission as their first Director, a post in which he continued till his retirement in 1981, by which time the Commission had moved from London to a new headquarters office in Cheltenham (1974).

*** Further references to the Statement of Intent (in practice the precursor of AONB Management Plans) will be minimal as lengthy discussions of planning and conservation policies for the AONB, despite their importance, would detract from the main purpose of this history ie to explain the reasoning behind the choice of area for the AONB, and its boundaries.

15. The Commission officers' full examination of the preliminary map boundaries proposed by the four county councils involved, and the parallel informal consultations with the DCs, culminated in the preparation, in July 1976, of a Commission report²⁹ (76/99) on the preliminary map, which included, *inter alia*, the reasoning behind the proposal, and the modifications then proposed by the Commission officers.

16. Unlike the more conservative Hobhouse conservation area, the 132 square miles of the Forest Ridges, on which the current proposal was historically based, the preliminary map (Map 3) showed a much wider High Weald AONB extending over 580 square miles, from Tunbridge on the edge of the Vale of Kent in the north, to Hastings, and the edge of the Vale of Sussex in the south. Its western boundary extended to the environs of Horsham, while, in the east, to the cliffs at Hastings and beyond to the edge of Romney Marsh. The paper emphasised that the core area of the High Weald was formed by the outcrop of the Sandstones of the Tunbridge Wells and Ashdown Beds, and the intervening Wadhurst Clays. The Sandstones, as the axis of the Wealden geological anticline, formed a broken upland rising in places to 800 feet above sea-level. This upland was deeply dissected into a series of ridges by rivers such as the Ouse, Medway, East Rother, Mole and Arun. Importantly, the natural geological boundary of the High Weald was described as the junction of the sandstones and the Wealden Clays, but the paper highlighted the fact that this boundary was not always well marked topographically, especially in Sussex where the Wadhurst Clays, intervening between the sandstones, were exposed in the valleys. The boundary was generally sharp and well-defined, both on its northern edge and in the south-east, where its boundary was the cliff coast between Hastings and Cliff End. In the extreme east the sandstone ridges formed a series of peninsulas the "islands" extending into the flat levels of Romney Marsh.

17. In land-use terms, the predominant sandy soils of the area meant that historically the area was covered in woodland and heath. Remnants of deciduous woodland still remained with numerous deciduous copses and shaws, as well as Scots pines in shelter belts, along field boundaries, and more generally, in the 10 square miles of the upland common of Ashdown Forest. However, much of the original heathland of the High Weald had been replaced by extensive coniferous plantations, now a very characteristic feature of the immediate High Weald skyline. Away from the woodland and heath, mixed farming dominated with most land under pasture. A legacy of the Wealden iron industry remained in the number of "hammer" ponds found in the area. Older settlements were all located on more open ridge tops - attractive historic towns and villages like Goudhurst, Cranbrook, Speldhurst, Winchelsea, Battle and Mayfield. Landscaped parks, like Sheffield Park, owned by the National Trust, were also scattered throughout the area.

18. The Commission paper went on to argue that, although the area contained some subtle variations in landscape character, it was, in general terms, a distinct and most attractive landscape unit, with its most characteristic features being its wooded, mainly in conifers, ridges, and its

considerable acreage of deciduous copses and shaws, features which were all attractive remnants of the much greater forest which once covered the area.

19. Though all the Wealden landscape and geological features described in para 16 - 18 above were taken into account, the County Councils, led by East Sussex planning officers based their landscape appraisal of the preliminary map area on a method which had a more general application, the Tandy landscape character analysis. This method was described in Annex B of Paper 76/99 and was much more of an assessment of landscape quality and attractiveness, rather than a means of defining landscape of a distinctive character. The paper argued that, nevertheless, the area of most attractive landscape (as defined through use of the Tandy method) was coincident, with a few exceptions, with the area which had the distinctive features of the High Weald landscape.

20. The paper also identified a number of specific problem areas, partly where difficulties were encountered in finding a topographical boundary reflecting changes in geology (see para 16 above) and partly where the presence of the many settlements within, and on the edge of, the AONB, added further difficulties in finding a suitable boundary. Taking into account these problems and the overriding need to achieve consistency of approach in the definition of boundaries throughout the preliminary map area, the Commission officers' paper suggested a number of modifications (see map 3), which had all been accepted at officer level by the four CCs, and were as set out below, and as numbered as on Map 3 to this history:

Additions

- i. St. Leonard's Forest, an attractive area in the extreme west of the High Weald, comprising of low sandstone ridges, mainly covered in coniferous plantations, often enclosing "hammer" ponds. West Sussex CC at first drew a preliminary map boundary in the east, excluding part of the pleasant wooded country from the AONB, but Commission officers persuaded the CC to redraw the boundary further west to include this area.
- ii. The Ouse Valley, an area where it was almost impossible to find an ideal boundary. East and West Sussex originally used both the river and a minor road to the north of the river in defining the boundary in that part of the Ouse Valley running eastwards from Lindfield to Sheffield Park. Commission officers, however, could see no "landscape" reason why the river should not be followed for its entire length in this section, and this view was accepted by the local authorities, with the boundary being redrawn accordingly.
- iii. East Grinstead, Dormans Land area – this area of rolling well-wooded countryside, not only marked the meeting place of the three Counties of East and West Sussex, and Surrey but also exhibited many of the distinctive landscape characteristics of the High Weald. The CCs had excluded a large part of this area from the preliminary map boundaries, but had

accepted the Commission officers' views on its overall landscape quality, and had re-drawn the boundaries to include the area.

iv. Broadwater and Hargate Forests, Tunbridge Wells – an area of coniferous plantations immediately to the south of Tunbridge Wells, but within East Sussex, had been excluded from the preliminary map. Commission officers suggested this scenically attractive area, no different from much of the rolling wooded countryside around Tunbridge Wells which had been included, should be taken into the proposed AONB, and this suggestion was accepted by the local authorities.

v. Hemsted Forest – an area of conifers covering a prominent sandstone ridge, just to the south-east of Sissinghurst, had been excluded from the preliminary map boundary. Commission officers believed this area was undoubtedly part of the High Weald in its geology and landscape character, and persuaded the local authority officers to add the area to the proposed AONB.

vi. Westfield – Guestling area. The preliminary map excluded a considerable part of this high sandstone ridge, immediately north of Hastings, from the AONB. Commission officers, however, believed that the area was of identical character to the Fairlight part of the ridge to the east, and the Battle area, to the west. For consistency of approach the area should be included within the AONB, a view which was accepted by the local authority officers.

Exclusions

vii. Fairlight and Cliff End, where Commission officers believed the sprawl of holiday and residential development marginally spoilt the fine landscape of wooded glens, rocky cliffs and coves found on the coast to the north of Hastings, and persuaded the local authorities to exclude these two settlements from the AONB.

viii. Hamstreet and Shirley Moor areas – an area of low-wooded plateau and parts of the "Levels" was not believed by Commission officers to have the characteristic geology or relief of the High Weald. This view was accepted by the local authority officers, who then excluded the area from the proposed AONB, redrawing the boundary to follow the Tenterden Sewer and the east bank of the Royal Military Canal.

21. Additionally a number of minor amendments had been made, following discussion with Commission officers, to the preliminary map prepared by the local authorities. These chiefly concerned settlements on roads which had been used as the AONB boundary, where Commission officers had identified a number of settlements being completely bisected by the preliminary map boundary. In these cases the local authorities were requested to re-draw the boundary so that such settlements were either wholly excluded from, or included in, the proposed AONB, inclusion or

exclusion depending on the architectural or conservation value of the settlement. Accordingly the local authorities redrew the boundaries with most bisected villages being completely excluded from the AONB. Of all the settlements on the preliminary map boundary, only Fletching and Waldron, in East Sussex, and Brenchley, in Kent, were considered to have sufficient conservation and architectural value to be completely included within the proposed AONB.

22. In the conclusion to Paper 76/99 Commissioners were asked to consider the recommendations made on the modifications to the preliminary map for their agreement and reference back to the local authorities. These recommendations were endorsed by the Commission³⁰ at their July 1976 meeting. With the endorsement of the various proposals for modifications by the Commission, the local authorities could be invited to incorporate these proposals in the preliminary map. Once approved by the local authorities this revised preliminary map would be used for the informal consultation and publicity phase of the designation procedure.

23. The periodic meetings between Commission officers and the officers of all fourteen local authorities involved in the proposed designation had, in reality, become the working parties for progressing the designation process. The Commission officers used the meeting immediately following the approval of their paper on the proposed High Weald AONB (held³¹ at the East Sussex CC Offices in Lewes on 26 September 1976) to inform the officers of (i) the modifications approved by the Commission, and to seek any further views, and (ii) to outline, and agree, the next stages in the procedure, including the arrangements for the informal public consultation exercise on the AONB proposal, and the preparation of the Statement of Intent.

24. Further views on the modifications approved by the Commission (using the numbering as in para 20 above) were as follows:

- i. St. Leonard's Forest – though both West Sussex CC and Horsham DC agreed at officer level with this amendment, Horsham DC had additionally suggested that Plummers Plain, east of Mannings Heath should be included. Mr. Woolmore, for the Commission, believed the area did not merit inclusion, a view endorsed by West Sussex CC. A subsequent letter³² to the Director of Planning and Development at Horsham DC, Mr. Jones, from Mr. Woolmore, set out his views in more detail, and explained that Horsham DC could, if they wished, make the point formally as part of the consultation procedure.
- ii. The Ouse Valley – all the local authorities agreed with this modification.
- iii. East Grinstead, Dormans Land area – all the local authorities expressed satisfaction with this modification.

iv. Broadwater and Hargate Forests, Tunbridge Wells – Kent and East Sussex CCs had already discussed the issues raised; and Kent CC would be indicating to the Commission that the boundary around Tunbridge Wells should not be finalised until the Structure Plan amendments, involving the possibilities of further developments on the edge of Tunbridge Wells had been settled. It was agreed at the meeting that the line of the boundary in this area should be decided by the local authorities to exclude the Structure Plan amendment areas, if necessary.

v. Hemsted Forest – all the local authorities approved this modification.

vi. Westfield – Guestling area – Though the principle behind this modification had been agreed by the local authorities, East Sussex would decide the final detail of the boundary line proposed.

vii. Fairlight and Cliff End – while Rother DC had approved this Commission modification to exclude the areas at officer level, some objection was expected at member level. Some minor amendments had also been submitted by Hastings BC; and Mr. Woolmore agreed to show these on the consultation map.

viii. Hamstreet and Shirley Moor area – though Kent CC agreed with the exclusion of this large area, Ashford DC objected to the exclusion at both officer and member level, and it was later established, in correspondence, that Shepway DC had similarly objected to this exclusion.

25. In addition to the modifications (i) – (viii) above the Crawley BC officer raised his council's desire to see the area between the M23 Motorway and Crawley itself to be considered for inclusion in the proposed AONB. The Commission would discuss this with Crawley BC, Mid-Sussex DC and West Sussex CC.

26. Serious differences of view on the possible inclusion of additional areas in the Rother Levels, Winchelsea, Rye and Camber Sands area were raised by the representative of Rother DC. Further discussions between Commission officers and Mr. Metcalfe of East Sussex CC sought to resolve the issue, but in a letter³³, dated 7 December 1976 to the Commission, Mr. Thompson of Rother DC set out the views of his DC, noting the Commission's proposed modifications at Fairlight, Pett Level and Catsfield but strongly seeking the inclusion of the whole of Catsfield, with Fairlight and Pett Level in the proposed AONB, along with the area from Udimore Ridge to, and including, Camber Castle. The DC also suggested the Commission considered the inclusion, in the proposed AONB, of the area of shingle banks and gravel working east of Camber Castle. A few days later (on 13 December 1976) Rother DC wrote³⁴ to the Commission suggesting yet another alteration, which was the inclusion of the whole SSSI down to the shoreline, at Camber, in the proposed AONB. The correspondence

made it clear that the issues relating to the Winchelsea/Rye/Camber/Rother Levels area could not be dealt with as an immediate follow-up to the September 1976 meeting of the Commission and local authorities.

27. The second part of the September 1976 meeting looked at the procedure proposed by the Commission for informal consultation on the AONB proposal. It was agreed that the Commission itself would consult with all the interested national bodies and organisations, while the County Councils would consult with the regional and local offices of the same bodies, plus the locally-based organisations with no national remit. As maps, leaflets and a Statement of Intent needed to be prepared, it seemed unlikely that the informal consultation could commence within the next six months. Reports on the comments received would need to be prepared, and efforts would be made to resolve as many of the objections raised before the preparation of a designation order. From the then date of September 1976 at least eighteen months could elapse before the designation order would be confirmed by the Secretary of State. Publicity for the proposal was also considered; and the Commission were requested to contribute towards the financial costs of a publicity exercise.

28. A timetable for the preparation of the Statement of Intent was also discussed, with East Sussex CC taking the lead in preparing the draft. Future arrangements for the management of the AONB would also be covered in the Statement of Intent, including wardening, information centres and the future administration. The meeting favoured a technical officers' working party for administration rather than a joint Advisory Committee.

29. With the approval of the Statement of Intent and the Informal Consultation Map by the four County Councils, another meeting of the Commission and representatives of all the local authorities was held³⁵ at the end of June 1977. By this time, given the meeting's clear role in seeking to progress the designation, the meeting was formally known as the AONB Working Party. For the Commission, Ian Mitchell of the Commission's South-Eastern office joined Mr. Woolmore. Although the consultation map had been approved by the four County Councils it was noted by the Working Party that several District Councils still proposed amendments to the AONB boundary. In particular, Rother DC wanted the boundaries extended east of Rye, and changes at Fairlight Cove and Catsfield. The Working Party hoped that the outstanding boundary issues could be resolved before the start of the public consultation, and the Commission officers made arrangements with both Rother DC and East Sussex to visit, in early July 1977, the areas in contention to the East of Hastings. Following this visit, Mr. Woolmore was able to write³⁶ to Mr. Powell, the Rother DC Planning Officer, to inform him that both the Commission and East Sussex CC would accept the DC's proposal to extend the AONB eastwards between Rye and Winchelsea as far as the River Rode. The Commission and the County Council accepted that this lesser extension was similar in character and location to Pett Levels which had been included in the preliminary map already approved. With regard to the Catsfield area proposed as an extension by the DC, both the County Council and the Commission reluctantly decided not to agree with the DC's views, nor with the inclusion of the village of Catsfield itself in the

AONB. East Sussex CC and the Commission did not believe the village contained buildings of sufficient architectural or conservation value, or that the area to the south, which, while attractive, was less significant in landscape terms than the proposed AONB to the north of Catsfield. The letter emphasised that should the DC still not agree with these views on the Catsfield area they would, of course, have the opportunity to make a formal representation to the Commission when the formal submission of the Designation Order to the Secretary of State for the Environment was advertised. The DC's representation would be submitted, along with any other representations to which the Order did not give effect, at the same time as the Order was submitted.

30. The June 1977 meeting of the AONB Working Party confirmed the earlier September 1976 decisions on the way in which consultations would be shared between the Commission and the County Councils. Additionally it was proposed that the District Councils would consult with the Parish Councils affected by the AONB proposal. It was also agreed that the Commission would prepare a master list of consultations so that duplications would be avoided. Maps showing the proposed boundaries of the AONB covering some 1450 sq kms (560 sq miles) would be prepared at 1:50,000 and 1:100,000 scales (Map 4) by the Commission and forwarded to East Sussex CC (as the lead local authority) for distribution to the local authorities. East Sussex CC would also supply a master copy of the Draft Statement of Intent³⁷, while East Sussex CC and Kent CC would be responsible for the preparation of a fold-up leaflet³⁸, summarising the proposals and inviting comments.

31. **Informal consultation** began both nationally³⁷ and locally⁴⁰ in June 1978, following the earlier decisions on responsibilities made by the AONB Working Party. The twelve³⁹ MPs with constituencies affected by the proposed AONB were informed of the start of the consultation exercise and sent copies of the 1:100,000 map, the publicity leaflet and the Draft Statement of Intent. The responses to the informal consultation, on a local basis, are set out, for the three counties mainly affected by the proposal, ie East Sussex, Kent and West Sussex, in the Reports sent to the Countryside Commission* (folios 41, 42 and 43). No similar report, from *Surrey CC* has been discovered on file.

32. In *East Sussex*, the report⁴¹ sent to the Commission on 6 November 1978, recorded that 48 Parish Councils and 46 organisations were sent the informal consultation material. Responses were received from 15 Parish Councils, 17 local organisations and 50 members of the public. Most of these responses gave full and unqualified support to the AONB proposal, while the remainder also supported the proposed AONB, but expressed qualifications concerning policy and management, and about the exact line of the boundary. It should be noted that while folio 41 contains details of the

* By this time, Michael Winstanley (1918-93) had become Chairman of the Countryside Commission. He succeeded John Cripps in January 1978, and as a television and radio broadcaster, journalist, cricket columnist, medical practitioner and politician (a Liberal MP from 1966-74, and a life peer – Baron Winstanley of Urmiston in Greater Manchester – from 1975), had a somewhat unusual background for a Commission Chairman. However, after the expiry of his term of office at the end of 1980, he did not relinquish his environmental interests, becoming Chairman of the Groundwork Trust, newly established by the Countryside Commission, and a member of the Water Space Amenity Commission.

boundary changes suggested by the local respondents, the County Council, did not consider that any of these suggested changes merited amendments of the proposed boundary. However, the County Council did consider that the Draft Statement of Intent should be amended to include reference to local employment policies supporting the generation and maintenance of prosperous and balanced rural communities in the area.

33. In *Kent*, the Report⁴² sent to the Secretary of the Commission on 17 October 1978 by the County Secretary, recorded the representations received by the County Council. Most of the boundary changes suggested in the responses were rejected by the CPO, but he did recommend that the Commission should consider two amendments to the boundary, one by the Matfield and Brenchley Society, and others, to add land to the south of Paddock Wood, and the other, by Tenterden Town Council and the Tenterden Trust, to extend the boundary of the proposed AONB to the north-west of Tenterden. The strong feelings of the residents of Langton Green, its Rural Society, the WI and Speldhurst Parish Council, that the proposed AONB should include the "village" of Langton Green; and the CPO's rejection of these views, were included, *inter alia*, in the CPO's report to the Kent CC Amenities and Countryside Committee. Despite these strong feelings, the Committee accepted the CPO's recommendations that the only amendments emanating from the local consultation which should be considered by the Commission were those relating to the south of Paddock Wood and to the north-west of Tenterden.

34. In *West Sussex*, the letter⁴³ from the CPO, P. W. Bryant, dated 18 October 1978, to Mr. Woolmore of the Commission, listed the 44 responses received, and referred to the Kent CC Planning Committee's acceptance of the CPO's recommendations that the boundaries should remain, within West Sussex, unchanged. The letter also referred to the CPO's recommendation, adopted by the Committee, that the draft Statement of Intent be approved subject to the inclusion of policies for small-scale industry.

35. Ian Mitchell, of the Commission's GLSE Regional Office, prepared an initial report⁴⁴ dated 28 February 1979 on the consultation with eighty-five national agencies and bodies. The deadline for responses was extended to December 1978 to enable the National Farmers' Union to give a reasoned response following a local meeting of High Weald farmers in October 1978. Forty-three replies were received including ten making no comment. A majority of these, eighteen, supported the designation unchanged, while most of the remaining responses wanted the area extended. The Ramblers' Association sought six extensions – (i) south of Cuckfield, (ii) to the south-west between Maresfield and Herstmonceux, (iii) north of Turners Hill, (iv) to the north, between Edenbridge and Tonbridge up to the boundary of the Kent Downs AONB, (v) northwards between Matfield and Brenchley, and (vi) east of Goudhurst and north of Cranbrook. The Landscape Institute also suggested the inclusion of an area north of Turners Hill, and the CPRE proposed a small addition south-west of Tunbridge Wells, while the YHA (Southern Region) wanted the area extended northwards to join the Kent Downs AONB.

36. Several of the remaining consultees, while giving the proposal conditional support, had significant reservations. Most of these related to AONB planning policies – the English Tourist Board did not want the prevention of further tourism developments of appropriate scale and design – the National Caravan Council sought a controlled increase, within the AONB, of well-located landscaped caravan parks – the Automobile Association expressed concern that the designation should not have adverse effects on future road developments – COSIRA wanted the employment opportunities of local inhabitants safeguarded – the Association of District Councils wanted the AONB policies in the Statement of Intent modified to clarify the role of development plans in determining precisely what kind of developments would be permitted in the AONB, and the Sand and Gravel Association wanted the Statement of Intent to make clear that subject to proper control of mineral workings and restoration, the excavation of necessary materials should not be precluded. Finally, the CEGB indicated that its future proposals could include new power lines crossing the proposed AONB.

37. *Four agencies objected* to the proposed AONB, the Country Landowners' Association, the National Farmers' Union, the Timber Growers' Organisation and the Camping Club of Great Britain, mainly on the grounds that the proposal was premature pending the outcome of the AONB Review, including the independent report by Mr. Himsworth (the retired County Clerk for Westmorland), then recently announced by the Countryside Commission. The Country Landowners' Association were, however, divided among Branches about the desirability of designation; the National Farmers' Union and the Timber Growers' Organisation also added that they believed that designation was unnecessary, while the Camping Club of Great Britain additionally expressed concerns about the large size of the AONB and its possible restrictions on recreation.

38. A few local bodies and individuals also responded directly to the Commission, as well as to the County Councils. Most of these supported designation including individuals living in Langton Green wanting the inclusion of their village*. Goudhurst Parish Council repeated its view, already made to Kent CC, that it sought exclusion from the proposed AONB.

39. In preparing a paper on the informal consultation exercise, with clear recommendations for the Commission, the officers of the Commission's GLSE Regional Office identified a "dilemma" which needed resolution before further action was taken by the Commission. The second part of the paper⁴⁵ (79/250), prepared by the GLSE officers, dealt with this "dilemma" which primarily concerned a question relating to the reasoning behind the definition of the detailed boundary. The question was "should the boundary be defined on the existing quality of the landscape or should it be drawn primarily as an aid to the development control process on the edge of urban areas". In particular, the responses to the informal consultation exercise had highlighted this "dilemma" in the area around the

* The strong feelings expressed by many individuals for the inclusion of Langton Green in the proposed AONB, were repeated by Speldhurst Parish Council (Langton Green being located in Speldhurst Parish). The Parish Council commissioned the Landscape Architecture Practice of Derek Lovejoy and Partners, to argue their case. However, like other cases relating to part-developed land around Tunbridge Wells, these representations were rejected by the Commission.

large town of Tunbridge Wells, which was entirely "embedded" within the proposed AONB. Two areas located between the proposed AONB boundary enclosing the town and the "edge" of the urban area, were identified by the Commission's GLSE officers – Area A (as shown on Map 5 to this history) Smockham and Caenwood Farms, an area of typical rolling High Weald topography, but mainly in derelict farms, very much an urban fringe area; and Area B (Map 5), Tunbridge Wells Common, Hungersall Park, a well-wooded area, well-maintained for amenity, but arguably a typical urban common. The paper argued that it was necessary to decide whether, in this case, the potential for inclusion within an AONB should be intrinsic landscape value or the function of acting as a deterrent to further development. The Commission's views on these two areas around Tunbridge were sought; otherwise the paper's authors recommended that there should be no change to the boundary of the proposed AONB.

40. The Commission, in considering their officers' recommendations in paper 79/250, at their meeting⁴⁶ on 2 August 1979, decided to continue to exclude the Smockham Farm/Caenwood Farm area from the proposed AONB, but resolved that the Director and Chairman would visit the Tunbridge Wells Common/Hungersall Park area before making any decision on whether this area should be included in the proposed AONB. Once this decision was taken, the Commission would request their officers to commence the formal consultation and public advertisement phase of the AONB proposal. After visiting the area the Chairman and Director determined that it should not be added to the proposed AONB, and this decision was confirmed at the Countryside Commission meeting⁴⁷ in October. With this decision taken, the way was now clear for the start of the formal consultation and public advertisement phase for the AONB proposal. The boundaries remained unchanged from those agreed with the local authorities for the purposes of informal consultation in June 1978 (Map 4).

41. **Formal Consultation.** As then required by Section 87 of the National Parks and Access to the Countryside Act 1949, the four County Councils and eleven District Councils were formally consulted on the boundaries as finally approved by the Commission in October 1979. The formal response was summarised in Paper 80/198⁴⁸, prepared by the Commission's GLSE Regional Office in June 1980, and considered by the Commission at their meeting in July 1980. No local authority opposed designation but one County Council ie Kent CC, three District Councils ie Ashford BC, Mid-Sussex DC and Tunbridge Wells BC indicated that they did not agree with the proposed boundary in their areas, wanting areas added to the designation. *Ashford BC* considered that the Old Romney Shoreline, linking the High Weald to the Kent Downs AONB, should also be designated. *Mid-Sussex DC* wanted additional land north of Turners Hill and south of Bolney to be included. *Tunbridge Wells BC* wanted the boundary south-west of the town of Tunbridge Wells changed so that some of the land considered by the Commission for inclusion in 1979, but eventually excluded (paras 39-40), was added to the proposed AONB. Significantly *Kent CC* indicated that they agreed with Tunbridge Wells BC's views.

42. Commissioners were reminded by their officers that all the additions proposed had been inspected by them and had been rejected as parts of the proposed AONB. The Old Romney Shoreline was of a completely different landscape character, while the land to the south-west of Tunbridge Wells was excluded following a site visit by the Chairman and Deputy Chairman in August 1979. It appeared that the two local authorities wanted additional land in the area to the south-west of Tunbridge Wells for development control reasons. They also argued that the boundary now chosen was entirely arbitrary, whereas in fact it mainly followed a railway line, and the development edge.

43. The paper also reminded Commissioners that several of the local authorities had urged the speedy designation of the AONB, as because the process had dragged on for years, many councillors had expressed surprise that their Councils were still being consulted on matters which they had believed to be settled.

44. In considering the paper's recommendation for the Commission to go ahead, with the statutory advertisement of their intention to designate the High Weald AONB with the boundaries as proposed, they were also reminded that a party of Commissioners had made a two day inspection of the boundaries, concentrating on the contentious sections raised by local authorities in their response to the formal consultation on the proposal. The Commission agreed⁴⁹ to the proposal being statutorily advertised with the boundaries unchanged.

45. **Statutory Advertisement.** In accordance with its July 1980 decision to proceed to statutory advertisement, the Commission published the notice⁵⁰ of its intention to make, and submit to the Secretary of State for the Environment for confirmation, the High Weald AONB (Designation Order) on 22 August 1980. The proposed Order, affecting some 560 square miles (1450 sq kms) of land in the counties of East Sussex, West Sussex, Surrey and Kent, was advertised in the London Gazette on 27 August 1980, and locally on 28 August 1980, in the Kent Messenger, Surrey Mirror, West Sussex County Times and Sussex Express and County Herald. Copies of the proposed Order and its accompanying map were put on public deposit⁵⁰ in the offices of East Sussex, West Sussex, Surrey and Kent County Councils, and in the offices of the eleven District or Borough Councils affected by the Order, ie Ashford BC, Sevenoaks DC, Tonbridge and Malling DC, Tunbridge Wells BC, Tandridge DC, Hastings BC, Rother DFC, Wealden DC, Crawley BC, Horsham DC and Mid Sussex DC. Further copies of the Order and Map were made available for public inspection at the Commission Offices, at John Dower House, Cheltenham, and Savile Row, London. Representations on the proposed Order were invited to be sent to the Countryside Commission, not later than 10 October 1980.

46. **Representations received in response to the Statutory Advertisement of the Order.** The advertisement drew only **four representations opposing designation**. These were from *the National Farmers' Union*⁵¹ and *three farmers in the area (at Pembury, Brenchley and Horsham)*, none of whom accepted the need for designation, considering the designation to be premature pending the outcome of the Commission's Review of AONBs, including the independent report by

Kenneth Himsworth. Fears were also expressed that the designation would bring more restrictions, more bureaucracy, reduce the capital value of farms and create ill-feeling between the Commission and the farming community. Though no further objections based on these reasons were received following the statutory advertisement it was argued that the earlier objections, made for the similar reasons at the Informal Consultation stage (see para 37), by the Country Landowners' Association, the Timber Growers' Organisation and the Camping Club of Great Britain, still applied. In the Commission Paper (80/353)⁵¹ dealing with the representations made at the statutory advertisement phase, Commission officers reminded Commissioners that the AONB Review, with Kenneth Himsworth's report, argued strongly that the status quo for AONBs should be maintained. Given the Commission decisions on the Review, including that to continue with the designation programme of proposed areas already in the pipeline, the officers argued strongly that the main objections to the designation of the High Weald AONB could be dismissed. *

47. ***Several representations were received requesting that additional land be included within the designation.*** Four of these were from local authorities:- Kent CC wanted to include land in the AONB to the south of Paddock Wood, to the north-west of Tenterden, and in the Pembury Hospital and Pembury Grange area; Mid-Sussex DC objected to the exclusion of Bolney and land north of Turners Hill; while Tunbridge Wells DC were dissatisfied that the Commission had not accepted their earlier proposals (paras 41-44) for the inclusion of undeveloped land south of the A.264 and south-west of Tunbridge Wells; while finally Shepway DC continued with their view that the Old Romney shoreline (entirely outside the proposed designation) should be designated so as to join the existing Kent Downs AONB.

48. Four more objections concerned the proposed designation of additional land around Tunbridge Wells:-Speldhurst PC repeated its earlier view that the AONB should include Langton Green, Tunbridge Wells and Rusthall Commons, a view also supported by representation, from the Ramblers' Association (Southern Area); while the Langton Green Society still (see footnote to para 38) argued strongly for the inclusion of the village of Langton Green in the AONB; and the final objection was from Sir Eric Bradbury requesting the inclusion of the whole of the town of Tunbridge Wells in the AONB.

49. The Commission considered Paper 80/353 and their officers' recommendations at their meeting⁵² on 4 December 1980. They agreed to designate the High Weald AONB with the boundaries, as advertised in August 1980, and authorised the Order to be signed by the Chairman and Director prior to its submission to the Secretary of State for the Environment.

*The author apologises for the lack of detail in this history on the formal designation process, including representations. This is because the Commission and DOE files relating to the final stages of the designation process have, largely, not been found, either in Natural England's Peterborough Library or in the National Archives. The author has, in the main, used the minimal material available from Commission Papers, Minutes of Commission meetings, and Commission Annual Reports.

50. **Submission of the High Weald AONB (Designation) Order, 1980 to the Secretary of State for the Environment.** The Order was signed and sealed by the Commission Chairman, Lord Winstanley, and its Director, Reg Hookway, on the same day as the Commission meeting (4 December 1980). The Director, Reg Hookway, sent the Order, with a covering letter⁵³, dated 29 December 1980, to the Secretary of State for the Environment, The Rt. Hon. Michael Heseltine MP*. Copies of the objections, the statutory advertisement, the County Councils' Statement of Intent, and a summary of the 1978 informal consultation exercise were included with the letter as supporting documents.

51. The Secretary of State's decision on this AONB Order, and, indeed, the AONB Orders for the North Pennines (submitted December 1978), the Camel Estuary extension to the Cornwall AONB (submitted March 1981), and Cranborne Chase and West Wiltshire Downs (submitted December 1981) were considerably delayed by the Department of Environment's parallel examination of the Countryside Commission's own review and appraisal of AONBs and AONB policy which was completed in 1980. This review culminated in the production of a draft policy statement⁵⁴ in December 1980, which was sent to the appropriate Government Ministers. The Secretary of State issued his response⁵⁵ in Parliament in July 1982, broadly endorsing the Commission's AONB policies, including the proposals for six more AONBs, but also repeating his earlier invitation for the Commission to review the boundaries of existing AONBs. However, in October 1983, the Rt. Hon. Patrick Jenkin MP, successor to Michael Heseltine as Secretary of State, confirmed three of the delayed AONB designations, the Camel Estuary extension to Cornwall, Cranborne Chase and West Wiltshire Downs, and, importantly for the purpose of this history, the High Weald (see para 52). Significantly he deferred a decision on the fourth outstanding designation, the North Pennines, and asked the Commission to look again at its boundaries to see how the extensive area might be reduced**. Following the Secretary of State's decisions in October 1983, the Commission issued a revised AONB Policy Statement⁵⁶ in November 1983. This took account of the Secretary of State's comments and also announced that – as requested earlier by the Secretary of State – the Commission would review the boundaries of some AONBs in view of the passage of time and subsequent developments.

52. **Confirmation of the High Weald AONB (Designation) Order 1980 by the Secretary of State for the Environment on 28 October 1983.** The Order⁵⁷ was confirmed, after nearly four years of waiting, by the new Secretary of State for the Environment, the Rt. Hon. Patrick Jenkin MP, and signed on 28 October 1983 with his authority by Alan Flexman, an Assistant Secretary in the

* Michael Heseltine (now Baron Heseltine), elected as a Conservative MP in 1964 had a long early political career as either a Conservative Government Junior Minister or as an Opposition spokesman before becoming (twice) Secretary of State for the Environment, 1979-83 and 1990-92, in Margaret Thatcher's Conservative Government. In John Major's Government he continued his Ministerial career, culminating in his appointment as First Secretary of State and Deputy Prime Minister, 1995-97. He was created Baron Heseltine of Thetford in 2001.

** Eventually in 1985, the Secretary of State announced he was holding a public inquiry on the North Pennines AONB Order with the boundaries as submitted. The inquiry was held in October 1985, and his Inspector's recommendations led to the Secretary of State confirming the Order with modified boundaries in 1986.

Department. (Map 6 of this history shows the boundaries of the AONB, covering 560 square miles or 1450 square kilometres, as confirmed by the Secretary of State.) Significantly, reflecting the Government's strong policy support for AONBs, the Secretary of State announced his decision to confirm the High Weald Order, and two of the other delayed Orders, for Cranborne Chase and the West Wiltshire Downs, and the Camel Estuary extension to Cornwall, in a written answer⁵⁷, on 28 October 1983, to a Parliamentary Question from Iain Mills MP (Meriden.)

53. The final statutory requirement of the 1949 Act (Section 87(8)), following confirmation of the Order, was fulfilled, when the Commission* wrote on 1 December 1983 to the four County Councils, the four Borough Councils, and the seven District Councils affected by the designation, sending them copies of the Order and Map, and requesting them to make arrangements for those documents to be put on public deposit.

54. **The High Weald designation in retrospect.** From the start of the Commission's preliminary consultation on the High Weald AONB proposal in March 1973 it had taken over ten years for the designation to be confirmed as the 34th AONB in England and Wales (and the largest, 560 square miles, in the SE); a position it shared with Cranborne Chase and West Wiltshire Downs AONB, which was confirmed on the same day, 28 October 1983. Though the "Forest Ridges" proposal originating in the Dower Report (1945) and the Hobhouse Report (1947) was for a much smaller area (132 square miles) of the sandstone ridges, mainly Ashdown Forest, the local authorities had maintained their support, since 1969, for a much larger area broadly coincident with the attractive and distinctive landscape associated with the geological formations of the Tunbridge Wells and Ashdown Beds, and had persuaded the Commission to remove its fears that inclusion of this wider area would dilute the AONB's landscape quality.

55. There can be little doubt that the eventual success of the designation process, though a lengthy one, was partly due to the early establishment (see para 29) of an AONB Officers' Working Party, facilitating joint working and co-operation between the four CCs, the eleven Borough or District Councils affected by the proposal, and Commission officers. This Working Party sought to resolve the various boundary issues, prepared a Statement of Intent on Planning and Management policies, and organised an informal consultation exercise to involve parish councils, local organisations and residents in the proposal. Inevitably the confirmation of the Order submitted in 1980 was delayed by the Government's lengthy and crucial examination of the Commission's national AONB Review, but following the Secretary of State's (Michael Heseltine) July 1982 Statement on AONBs⁵⁵ (which

* In October 1983, the Countryside Commission's Chairman was Sir Derek Barber, who had succeeded Lord Winstanley in 1981. He had had a distinguished and long career in land management and conservation before being appointed as Commission Chairman by Margaret Thatcher's Conservative Government. His long term as Chairman ended in 1991, when he was succeeded by Sir John Johnson. Knighted in 1984, he continued with his career in land management and conservation, serving on Advisory Boards, committees and conservation organisations like the Groundwork Trust, FWAG and CEED. He was created Baron Barber of Tewkesbury in 1992.

Adrian Phillips (see footnote to para 11) returned to the Commission with his appointment as Director General in 1982.

invalidated much of the “prematurity” objection to the AONB proposal) and his successor’s (Patrick Jenkin) decisions to confirm three outstanding Designation Orders, including the High Weald, the future of AONBs was assured. A month after the confirmation of the High Weald AONB Order the Commission were able to publish their AONB Policy Statement⁵⁶, a document which provided much of the basis for the planning and management policies now practiced by AONB authorities.

56. **Administration.** No formal AONB Joint Committee was established following the confirmation of the AONB in 1983, but the long established precedent for joint working on the designation by the local authorities continued with the preparation of a revision to the High Weald AONB Statement of Intent (1978) by the four County Councils. This first revision was published jointly by East and West Sussex, Kent and Surrey CCs in 1988, and, inter alia, it proposed plans for an annual meeting of local authorities and other principal interests in the AONB.

57. The first High Weald AONB Annual Forum was held in April 1989, and serviced by East Sussex CC. Its purpose was to bring together representatives of the constituent local authorities (four CCs and eleven DCs) and the principal conservation and land management interests involved in the AONB. Kent CC serviced the next Annual Forum in 1990, and West Sussex CC did the same for 1991. A steering group from the local authorities and the then Countryside Commission met regularly and established two working parties dealing with agriculture, forestry, landscape conservation and leisure management. Significantly, the 1991 Annual Forum considered the appointment of an AONB Officer.

58. Sally Marsh was appointed as the AONB Officer in 1992, and amongst her responsibilities were the preparation of the first AONB Management Plan (1994) and the running of the AONB Annual Forum. A Joint Advisory Committee (JAC) replaced the Forum in 1996, with representatives of all fifteen local authorities as well as the principal land and leisure management interests in the AONB. The first Chair of the JAC was Councillor Anne Moore. The requirements of the Countryside and Rights-of-Way (CROW) Act, 2000, for the preparation of a Statutory AONB Management Plan had largely been fulfilled with the completion of the 1st Review of the AONB Management Plan in 2004. A 2nd Review of the AONB Management Plan was successfully completed, and published in 2009 by the AONB Officer and the AONB Unit based by then in the Woodland Enterprise Centre in Flimwell, East Sussex.

59. Today sees the AONB core unit of five officers led by Co-Directors, Sally Marsh and Jason Lavender, continue the servicing of JAC, now chaired by Councillor Brian Kentfield. The Unit is also preparing the 3rd Review of the AONB Management Plan, but great emphasis is also placed on “Partnership” working with a wide range of land management, heritage, conservation and leisure management organisations. Project Officers running management and community projects in the AONB are also based in the AONB Unit Office, working in partnership with the Core Unit Officers, play a major role in achieving the AONB Management Plan objectives.

60. In the thirty years which have elapsed since the High Weald Designation Order was confirmed in 1983, the boundaries have remained unchanged, though with re-measurement of the area by the Countryside Commission in 1991 (along with all other AONBs and National Parks) using modern techniques, its size “increased” from 1450 sq kms to 1460 sq kms. Whether any proposals for boundary change to the High Weald AONB are considered in the future, under Section 83 of the CROW Act 2000, are questions which can only be decided by Natural England and, ultimately, by the appropriate Minister in the Department of Environment, Food and Rural Affairs (Defra). Ideally any proposals for boundary change to the AONB should have the support of the JAC and its constituent local authorities.

References

1. The National Park Committee (Chairman – The Rt. Hon. Christopher Addison MP, MD), "Report of the National Park Committee", The Treasury, Cmd 3851, HMSO, London, 1931.
2. The Standing Committee on National Parks, "The Case for National Parks in Great Britain", London, July 1938 (Reprinted December 1938).
3. John Dower, "National Parks in England and Wales", Cmd 6628, HMSO, May 1945.
4. The National Parks Committee (Chairman – Sir Arthur Hobhouse), "Report of the National Parks Committee – England and Wales", Cmd 7121, HMSO, London, July 1947.
5. Sir Patrick Duff (Chairman NPC), "Areas of Outstanding Natural Beauty", Note by Chairman, NPC/G/118, 2 March 1953. (Folio 13 NPC file AB/51 – TNA file COU1/391.)
6. National Parks Commission, Paper NPC/G/178 "Note on AONBs" HMA/LJW/TGM/5.4.54 and National Parks Commission, Paper NPC/G/184 "Note on AONBs" HMA/LJW/TGM/8.4.54. (Folios 17 and 20 NPC file AB/51 – TNA file COU1/391.)
7. Countryside Commission, Paper A/1005, "Proposed High Weald AONB", LJW 21 April 1969.
8. Countryside Commission "Minutes of 9th meeting of the Countryside Commission (232) held on 3 June 1969".
9. Countryside Commission Paper 71/68 "Designation of Areas of Outstanding Natural Beauty – Future Policy", TF, MFBB, March 1971.
10. Countryside Commission "Minutes of 29th meeting of the Countryside Commission (833) held on 6 April 1971".
11. Countryside Commission, Paper 73/21, Review of Proposed Areas of Outstanding Natural Beauty", ACS, AJW, 29/01/73. (Folio in Commission file 273/1/A – TNA COU7/275.)
12. Countryside Commission "Minutes of 49th meeting of the Countryside Commission held on 6 February 1973".
13. Letter from A.A.C. Phillips, Assistant Director, Countryside Commission dated 30 March 1973, to the Clerk of the Surrey County Council (similar letters were sent to the Kent and East Sussex CC Clerks) informing him that the High Weald was one of five AONB proposals having the highest priority for designation and inviting all three CCs involved to prepare a preliminary map. (Un-numbered folio Commission file V/137.)
14. Letter from A. A. C. Phillips, Assistant Director, Countryside Commission, dated 13 April 1973, to the Clerk of West Sussex CC (a similar letter was sent to the Clerk of Hastings CBC) informing him of the fact that he had asked the Clerks of East Sussex, Kent and Surrey CCs to prepare a preliminary map showing the likely boundaries of the proposed AONB, and that detailed negotiations on the boundaries might mean that parts of West Sussex CC and Hastings CB could be included in the proposal. (Un-numbered folio Commission file V/137.)
15. Letter from Mr. W. W. Ruff, Clerk to Surrey CC, dated 9 April 1973, to A. A. C. Phillips, Assistant Director, Countryside Commission, indicating willingness to proceed with designation of the AONB, but pointing out the priorities imposed on the authorities by Local Government Re-Organisation. (Folio 4 Commission file V/137/)
16. Letter from Mr. G. C. Godber, Clerk to West Sussex CC, dated 16 April 1973, to the Countryside Commission, thanking them for their letter of 13 April, and suggesting that a small part of the Forest Ridges in West Sussex to the west of Pease Pottage be included within the proposed AONB. (Folio 9 ephemeral Commission file V/137.)
17. Letter from Miss M. Lawson, Senior Planning Officer at the Countryside Commission, dated 3 July 1974, to the Chief Executive of Kent CC (similar letters were sent to the Chief Executives of East

& West Sussex, and Surrey CCs) reminding them of their predecessors' commitment in preparing a preliminary map for the proposed AONB. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

18. Letter from the County Secretary of Kent CC, dated 26 July 1974, to the Countryside Commission, informing them that the four County Councils (Kent, East & West Sussex and Surrey) would, hopefully, be submitting a preliminary High Weald AONB map to the Commission in September 1974. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

19. Letter from D. F. Donaldson of the Countryside Commission, dated 12 February 1975, to A. Thorburn, the East Sussex CPO, explaining the reasons for the delay in the Commission's consideration of the AONB proposals. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

20. Letter from R. O. Dennys, Chairman Sussex CPRE, to the Countryside Commission, dated 19 May 1975, expressing concerns about both the current position on the AONB designation and current development threats. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

21. Letter from R. G. Woolmore, Landscape Planner, Commission Planning Branch, dated 30 May 1975, to R. O. Dennys, Chairman Sussex CPRE, describing the then current position on the AONB designation, emphasising that there was still some way to go. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

22. Letter from R. Metcalfe, for the East Sussex CPO, dated 26 November 1975, to R. J. S. Hookway, Commission Director, accompanying the draft preliminary map for the High Weald AONB, approved by the four CCs as the first stage of the designation procedure. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

23. Penny Jones, Commission Officer Planning Branch, "High Weald AONB – Note of a meeting held at County Hall, Lewes, on Monday 9 February 1976" to discuss the background and current stages of the designation procedure, dated 11 February 1976. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

24. Letter from P. Jones for R. G. Woolmore, Commission Planning Branch, dated 1 March 1976, to the East Sussex CPO (for the attention of Mr. W. Lanning and Mr. R. Metcalfe) setting out the timetable for their AONB visit and meetings with East Sussex officers, and reminding the CC of the need to consult with the DCs on the proposed boundaries. Similar letters were sent to the other CPOs involved in the proposed designation. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

25. Letter from P. Jones for R. G. Woolmore, Commission Planning Branch, dated 7 April 1976 to P. W. Bryant, the West Sussex CPO, setting out the Commission officer views on the proposed AONB boundary. (Un-numbered folio file V/137 – TNA file COU6/288.)

26. Letter from P. Jones for R. G. Woolmore, Commission Planning Branch, dated 7 April 1976, to Andrew Thorburn, the East Sussex CPO, setting out the Commission officer views on the proposed AONB boundary. (Un-numbered folio Commission file V/137 – TNA file COU6.288.)

27. Letter from P. Jones for R. G. Woolmore, Commission Planning Branch, dated 7 April 1976, to E. G. Sibert, the Surrey CPO, setting out the Commission officer views on the proposed AONB boundary. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

28. Letter from R. G. Woolmore, Commission Planning Branch, dated 21 April 1976, to the Kent CPO, setting out the Commission officer views on the proposed AONB boundary. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)

29. Countryside Commission paper 76/99, "High Weald proposed AONB – Report on Preliminary Map Submitted by East Sussex, West Sussex, Kent and Surrey" – Planning Branch, July 1976.

30. Countryside Commission "Minutes of the 87th Meeting of the Commission (3077) held on 1 July 1976".
31. P. Jones, Commission officer, "Note of a meeting held at Lewes, East Sussex, on 26 September 1976, to discuss the proposed High Weald AONB Boundary and Public Consultation Procedure" dated 1 October 1976. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)
32. Letter from R. G. Woolmore, Commission Landscape Planner, dated 5 October 1976, to A. A. Jones, Director of Planning and Development, Horsham DC, explaining why he believed Plummers Plain should not be included in the proposed AONB. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)
33. Letter from Mr. Thompson of Rother DC, dated 7 December 1976, to the Countryside Commission, setting out the DC's formal views on the Commission's proposed modifications at Westfield, Fairlight, Pett Level and Catsfield, and on their own proposals for extensions in the Camber Sands area. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)
34. Letter from Rother DC Planning Officer, dated 13 December 1976, to the Countryside Commission, requesting the inclusion of the whole of Camber Sands SSSI in the proposed AONB. (Un-numbered folio Commission file V/137 – TNA file COU6/288.)
35. Note of "High Weald AONB Working Party held at County Planning Department (East Sussex CC), Southover House, Southover Road, Lewes 2pm, Thursday 30 June 1977" Anon. (Un-numbered folio Commission file V/137 – TNA file COU6/289.)
36. Letter from R. G. Woolmore, Commission Landscape Planner, dated 22 July 1977, to D. F. Powell, Rother DC Planning Officer, giving Commission views on Levels between Winchelsea and Rye, and Catsfield area. (Un-numbered folio Commission file V/137 – TNA file COU6/289.)
37. Draft Statement of Intent – Proposed High Weald AONB (as approved by the local authorities) and as enclosed with standard letter from Ian Mitchell of the Commission's Greater London & SE Regional Office, dated 12 June 1978, inviting comments on the principle of AONB designation and on the boundaries of the proposed AONB. (un-numbered folio Commission file GLSE/156/2 – TNA file COU6/289-291.)
38. Text of leaflet – The High Weald A Proposed AONB – as prepared by East Sussex and Kent CCs for the Proposed High Weald AONB Working Party in 1978. Its purpose was to invite comment from the general public on the proposal. This copy was enclosed with a letter from Mr. W. H. Deakin, the Kent CPO, dated 12 May 1978, to Mr. Woolmore of the Commission. (Un-numbered folio Commission File V/137 – TNA file COU6/289-291.)
39. Letter from R. G. Woolmore, Commission Landscape Adviser, dated 12 June 1978, sent for information to the twelve MPs whose constituencies were affected by the proposed High Weald AONBs. (un-numbered folio Commission file V/137 – TNA file COU6/289-291.)
40. Letter from the West Sussex County Planning Department (Miss Thompson), dated 12 June 1978, sent to local organisations (eg residents' associations, parish councils) in West Sussex CC affected by the AONB proposal, inviting their comments. Similar letters of the same date were sent to local organisations from Kent, Surrey and East Sussex CCs. Un-numbered folio Commission file V/137 – TNA file COU6/289-291.)
41. Letter from Mr. R. Metcalfe, for the East Sussex CPO, dated 6 November 1978, to Mr. Ian Mitchell at the Commission's Greater London and SE Regional Office, with the CPO's report on the consultation exercise to the East Sussex Planning Committee for 13 September 1978, and the Committee's decision. (Un-numbered folio Commission file V/137 – TNC file COU6/289-291.)
42. Letter from Mrs. Stride, for the Kent CC Secretary, dated 17 October 1978, to the Countryside Commission Secretary, with the Kent CPO's report on the consultation exercise to the September 1978 meeting of the Kent CC Amenities and Countryside Committee. The letter records the Committee's decision to adopt the CPO's recommendation. (Un-numbered folio Commission file V/137 – TNA file COU6/289-291.)

43. Letter from the West Sussex CPO, P. W. Bryant, dated 18 October 1978, to Mr. Woolmore, Commission Landscape Adviser, dealing with the consultation exercise in West Sussex and the County Planning Committee's adoption of the CPO's recommendation not to change the boundary of the proposed AONB. (Un-numbered folio Commission file V/137 – TNA file COU6/289-291.)
44. Paper by I. P. Mitchell, Countryside Commission Greater London & SE Regional Office, on "Proposed High Weald Area of Outstanding Natural Beauty: Consultations of National Agencies by the Countryside Commission", dated 28 February 1979.
45. Countryside Commission, Paper 79/250, "Proposed High Weald AONB", GLSE Region, July 1989.
46. Countryside Commission "Minutes of 119th meeting of the Commission (5555) held on 2 August 1979".
47. Countryside Commission "Minutes of 120th meeting of the Commission (5566) held on 4 October 1979".
48. Countryside Commission, Paper 80/198, "Proposed High Weald AONB", GLSE Region, June 1980.
49. Countryside Commission, "Minutes of 129th meeting of the Commission (5725) held on 3 July 1980".
50. Countryside Commission, Copy of Notice advertising the Commission's intention to make, and submit to the Secretary of State for the Environment for confirmation, the High Weald AONB (Designation) Order, dated 22 August 1980, and signed by R. J. S. Hookway, Director. (Un-numbered folio Commission file SE/273/9/2 Part 1 – TNA file COU ??.)
51. Countryside Commission, Paper 80/353, "Proposed High Weald AONB", GLSE Region November 1980.
52. Countryside Commission, "Minutes of 134th meeting of the Commission (5797) held on 4 December 1980".
53. Letter from R. J. S. Hookway, Director of the Countryside Commission, dated 29 December 1980, to the Secretary of State (Michael Heseltine MP) for the Environment, as the covering letter to the submission of the Designation Order for High Weald AONB, for the Secretary of State's confirmation. (Un-numbered folio SE/273/9/2 Part 1 – TNA file COU ???)
54. Countryside Commission – Areas of Outstanding Natural Beauty: a policy statement, 1980 CCP141.
55. Secretary of State for the Environment – Statement on AONBs in Parliament on 29 July 1982 – Appendix 1 to Countryside Commission's "AONBs – A Policy Statement 1983" – CCP157.
56. Countryside Commission – "AONBs – Areas of Outstanding Natural Beauty – A Policy Statement 1983" – CCP 157.
57. Department of the Environment – "Areas of Outstanding Natural Beauty Designated in Southern England" Press Notice 463 – London, 2 Marsham Street. (Un-numbered folio Commission file SE/273/9/1 – TNA file COU ?????) A photocopy of the confirmed Order also accompanies this folio.
58. Copy of letter from R. G. Woolmore, Senior Planning Officer, Countryside Commission, dated 1 December 1983, to the Chief Planning Officers at the four CCs, four BCs, and Seven DCs, affected by the Order, requesting them to put the Order and Map on public deposit. (Un-numbered folio Commission file SE/273/9/1 – TNA file COU ???)

List of files consulted

Title	NPC or Countryside Commission file number	TNA file number
Areas of Outstanding Natural Beauty – General	AB/51	COU1/391
Forest Ridges Conservation Area (High Weald)	AB/55	?
AONB General	273/1/A	COU7/275
High Weald AONB	V/137	COU6/288
High Weald AONB	V/137	COU6/289-291
High Weald AONB	SE/273/9/1	?
High Weald AONB	SE/273/9/2 Part 1	?

List of Maps

Map 1 – Map from page 12 (Map II) of the “Dower Report” (ref 3) “Distribution of areas to be considered when National Parks in England and Wales are selected”. This small scale, schematic indicates (1) Forest Ridges (Horsham to Battle) Amenity Area (in Dower’s List C).

Map 2 – Extract, showing Forest Ridges Conservation Area, from 1:1,250,000 scale plan of National Parks and Conservation Areas, prepared by the National Parks Committee (Chairman – Sir Arthur Hobhouse) and contained within their Report, Cmd 7121 HMSO, London, July 1947.

Map 3 – Map at an approximate scale of 1:250,000 showing, inter alia, the Preliminary Map boundary as approved by the four County Councils and submitted to the Countryside Commission in December 1975. This map was attached to Commission Paper 76/99 (Reference and Folio 29), considered by the Commission, at their July 1976 meeting. The Map also shows the Commission’s preferred inclusions and exclusions (see para 20 of the history).

Map 4 – Map of the proposed High Weald AONB at the scale of 1:100,000 (five sheets) as used for the June 1978 Informal Consultation Exercise.

Map 5 – Map showing Area A (Smockham and Caenwood Farms) and Area B (Tunbridge Wells Common and Hungershall park) on the western and southern edges of the town of Royal Tunbridge Wells, and forming an annex to Countryside Commission Paper 79/250, which was considered by the Commission at their August 1979 meeting.

Map 6 – Map showing the boundaries (for illustrative purposes only) of the High Weald AONB, as confirmed by the Secretary of State for the Environment on 28 October 1983.

Folios

The folios contained in the full versions of this history are numbered the same as the reference listed above, and copies of these full versions, with all 58 folios, are held by the High Weald AONB Unit at their Offices at Flimwell, East Sussex, at the Library of Natural England at Peterborough, and by the Designation History Series Project Officer at Natural England's Worcester Office.

Versions of the History with the full text and maps, but without the folios have been circulated among interested parties. Importantly the history is in the public domain.

Acknowledgements

The author wishes to acknowledge the valuable help given to him, in providing information about the AONB and its administration by Sally Marsh, the AONB Officer. He also wishes to acknowledge the help given by Jane Mitchell, Cartographer, Jayne Ellis, Records Management Officer, and John Butterfield, the Designation History Series Project Officer, all based at Natural England's Worcester Office, and the unstinting help given by his typist, Jasia Krabbe.

FOLIO 1



LIBRARY
COUNTRYSIDE COMMISSION
JOHN DOWER HOUSE
CRESCENT PLACE
CHELTENHAM GL50 3RA

Report
OF THE
NATIONAL PARK
COMMITTEE

*Presented to Parliament by the Financial Secretary
to the Treasury by Command of His Majesty.
April, 1931.*

LONDON:
PRINTED AND PUBLISHED BY HIS MAJESTY'S STATIONERY OFFICE.
To be purchased directly from H.M. STATIONERY OFFICE at the following addresses:
Adastral House, Kingsway, London, W.C.2; 120, George Street, Edinburgh;
York Street, Manchester; 1, St. Andrew's Crescent, Cardiff;
15, Donegall Square West, Belfast;
or through any Bookseller.

1931

Cmd. 3851.

Price 2s. 6d. net.

a

MINUTE OF APPOINTMENT OF COMMITTEE.

I hereby appoint :—

The Right Hon. Christopher Addison, M.P., M.D.
 Mr. Henry Leon French, C.B., O.B.E.
 Mr. Arthur Stretton Gaye, C.B., O.B.E.
 Mr. Ioan Gwilym Gibbon, C.B.E., D.Sc.
 Sir Robert Greig, M.C., LL.D.
 Sir Ernest Holderness, Bart.
 Mr. Frederic J. E. Raby, F.S.A.
 Sir John Stirling-Maxwell, Bart., K.T.

to be a Committee to consider and report if it is desirable and feasible to establish one or more National Parks in Great Britain with a view to the preservation of natural characteristics including flora and fauna, and to the improvement of recreational facilities for the people; and to advise generally and in particular as to the areas, if any, that are most suitable for the purpose.

And I further appoint :—

The Right Hon. Christopher Addison to be Chairman; and
 Mr. Geoffrey Barnes of the Treasury to be Secretary to the said Committee.

(Signed) J. RAMSAY MACDONALD.

26th September, 1929.

The estimated cost of the preparation of this Report (including the expenses of the Committee) is £352 3s. 10d., of which £105 represents the estimated cost of printing and publishing.

NATIC

To the Right Hon.
 Minister

SIR,

1. We were appointed to consider the following Terms of Reference:

"To consider the advisability of establishing one or more National Parks in Great Britain with a view to the preservation of natural characteristics including flora and fauna, and to the improvement of recreational facilities for the people; and to advise generally and in particular as to the areas, if any, that are most suitable for the purpose."

2. We have had the pleasure of receiving 34 groups of written statements from various sources, and a list of witnesses. We are very grateful for the knowledge and experience given to the Committee by the National Parks Commission of England, the Regional Planning Commission, the E. J. Salisbury, the Forestry Commission, and the preservation of the country. We also our thanks to the following:

3. A summary of the Appendices.

Appendix 2, as far as possible, was directed.

Appendix 3 gives as suitable for the purpose.

Appendix 4 contains countries to set characteristics.

Appendix 5 contains Forestry Commission under their jurisdiction.

NATIONAL PARK COMMITTEE.

Chapter I.—Introductory.

To the Right Honourable J. RAMSAY MACDONALD, M.P., Prime Minister and First Lord of the Treasury.

SIR,

1. We were appointed by you on the 26th September, 1929, with the following Terms of Reference:—

“To consider and report if it is desirable and feasible to establish one or more National Parks in Great Britain with a view to the preservation of the natural characteristics, including flora and fauna, and to the improvement of recreational facilities for the people; and to advise generally, and in particular as to the areas, if any, that are most suitable for the purpose”.

General Survey of Evidence.

2. We have held 28 meetings and have received evidence from 34 groups of witnesses; in addition we have received written statements from a large number of Societies and individuals. A list of witnesses is given in Appendix I and to all of them we offer our thanks for the readiness with which they have put their special knowledge and experience at our disposal. The group of evidence given to the Committee by Dr. Vaughan Cornish on the subject of National Parks in relation to the geological and physical conformation of England and Wales; by Prof. Abercrombie in relation to Regional Planning; and by Sir Peter Chalmers Mitchell, Prof. E. J. Salisbury, and Dr. G. F. Herbert Smith in regard to the preservation of flora and fauna was made available through the good offices of the Council for the Preservation of Rural England to whom also our thanks are due.

3. A summary of the evidence submitted to us is given in the Appendices.

Appendix 2, summarises the evidence of witnesses, arranged, as far as possible, under the main headings to which the evidence was directed.

Appendix 3 gives a list of the areas suggested to us by witnesses as suitable for National Park purposes.

Appendix 4 contains a brief summary of the steps taken in other countries to set aside National Parks or to preserve the natural characteristics and the flora and fauna of selected areas.

Appendix 5 reproduces a memorandum, prepared for us by the Forestry Commission, dealing with the contribution which areas under their jurisdiction can make to this question.

COMMITTEE.

P., M.D.

desirable and feasible
to obtain with a view
including flora and
facilities for the
as to the areas,

Chairman; and
Secretary to the said

MACDONALD.

part (including
l., of which
publishing.

ary to arrange
ntageous period.
ossible to avoid

of the Forestry
uld be injurious
general interest
Commission. In
is not showing
ts that shall be
stry Commission
ttle the periods
lso be dedicated
rying a crop of

of the Forestry
per maintenance
be entirely free
might be thrown

d to counteract
nd to maintain
uld particularly
moval of ferns,
insect life,
for motor traffic,
rganised amuse-
tend to confine

ber, 1929.

ts of the great
parks for longer
ous areas, for
donia, the Peak
quifing an area
for hotels. The
with permanent
n their borders.
in mountainous
adequate number
es or by Clubs
and other Con-
s might also be

December, 1929.

uts Association,
at Britain and
1,000 individuals
d with camping
s. Campers are

The requirements of these classes do not coincide and two kinds of sites would be necessary (but camps provided for organised parties of juveniles might possibly be used for family camps also).

The formation of an Advisory Committee comprising representatives of camping organisations might, it is suggested, be of considerable assistance to the Authority responsible for the provision and control of camping facilities in National Parks.

Under the separate headings of (a) General Camps, and (b) Organised Camps for Juveniles, the Central Committee proceed to set out the considerations which should determine the selection of camp sites, the services which should be provided (water supply, sanitation, washing arrangements, disposal of refuse, shelter, wood, etc.) and the provision to be made for administration and supervision.

In dealing with the requirements of solitary campers the Central Committee suggest that the regulations made by the Forestry Commission governing camping in the New Forest might be taken as a model which could be varied to meet the peculiar needs of individual districts.

(14) The Automobile Association.—22nd January, 1930.

There is a growing demand from the motoring public for particulars of camping sites as an alternative to accommodation in hotels and boarding houses. The establishment of National Parks is favoured; an essential feature of any such scheme should be the provision, as circumstances require, of hostels, huts, permanent camps, and sites for individual campers. The experience gained by Authorities in other countries where National Parks and camping facilities are already provided should be studied.

In view of the rapidly growing number of aircraft owners, suitable level ground should be cleared to serve as an aerodrome, with protection against wind and cattle. Underground stores for petrol and oil should also be made.

Promiscuous camping in National Parks is to be deprecated. The needs of campers and caravanners should be separately met. A custodian would be necessary* to allot pitches etc. Kindling and fire wood should be on sale, and fire hearths and grates provided. Sanitary arrangements and a supply of drinking water would be necessary.

Camp rules governing conduct, litter, etc. should be enforced. Sites should be carefully selected with regard to drainage, soil, and aspect. Suitable parking places and service stations should be provided for cars, motor cycles and motor coaches. Access roads should be sufficient to stand the weight of caravans.

In certain localities sleeping shelters, tents and blankets should be provided for hire. Camps should be equipped with certain communal amenities, e.g. a common room and, as an annexe, a store and canteen in charge of a custodian

(15) The British Correlating Committee for the Protection of Nature.—4th December, 1929.

The British Correlating Committee consists of representatives of the following bodies:—

- British Museum, Trustees of the.
- British Ornithologists' Union.
- Entomological Society of London.
- Gilbert White Fellowship.

International Committee for the Protection of Wild Birds (British Section).

Linnæan Society
 National Trust for Places of Historic Interest, or Natural Beauty.
 Royal Society for the Protection of Birds.
 Society for the Preservation of the Fauna of the Empire.
 Society for the Promotion of Nature Reserves.
 Zoological Society of London.

In order to widen the consideration of the subject the Committee co-opted a representative of the British Ecological Society, and also the Director of the Royal Botanic Gardens, Kew (Dr. A. W. Hill, C.M.G., D.Sc., F.R.S.), and the Keeper of the Department of Botany, British Museum (Natural History) (Dr. A. B. Rendle, D.Sc., F.R.S.). The Geological Society of London was also consulted.

After referring to the policy adopted for many years past by other countries, of setting aside suitable areas as National Parks, the Correlating Committee state that two distinct meanings may be attached to the idea of National Parks: first, to provide opportunities for the members of the community to enjoy a holiday in the open air and in pleasant surroundings and to study wild life; and secondly, to preserve, unaltered as far as possible, the animals and plants of the district. Except in very large Parks, such as are to be found in other parts of the world but obviously cannot be provided in a small and densely populated country, these two aspects of the idea cannot well be reconciled. If a National Park in Great Britain is to be an area to which the public have free access, it follows that its utility for the preservation of fauna and flora is limited. The conditions in this country would seem to prevent the setting apart of vast areas as National Parks such as has been done in other countries, where there were available large districts with no or few inhabitants. Moreover, the relative accessibility of any possible National Park in this country would attract, in proportion to its area, visitors in numbers greatly in excess of those likely to visit the large National Parks in other parts of the world. Although these conditions would be unfavourable to the increase of shy animals and possibly certain plants, they would clearly be no bar to the preservation of geological features of special interest, such as exposed sections, the protection of which the Committee regard as of high importance.

Even under the conditions obtaining in Great Britain the framing and enforcement of by-laws forbidding the destruction or pestering of any animal, where the term is used to include all members of the animal kingdom—mammals, birds, reptiles, and insects—and the gathering of flowers would have an effect probably on the whole beneficial. It is not, however, to be anticipated that the natural balance would be maintained; for some species of animals and possibly of plants, the introduced grey squirrel being an example, not only tolerate, but are encouraged by, the presence of a public, and they would probably multiply to the disadvantage of shyer creatures. In relatively larger parks the formation of smaller enclosures, such as those in the New Forest, if suitably chosen and kept strictly private, either altogether or at suitable seasons, might serve as sanctuaries for breeding and preservation and centres of radiation in the case of both animals and plants. It is an essential condition that adequate provision be made for watchers.

The British Correlating Committee emphasize the need of measures for the preservation of the fauna and flora of Great Britain independently of the recreational aspect of National Parks. Owing to the efforts of the National Trust for Places of Historic Interest or Natural Beauty and of the Society for the Promotion of Nature Reserves much valuable work in this direction has already been done by the acquisition, through private enterprise and munificence, of important areas, such as Wicken Fen (Cambridgeshire), Woodwalton Fen (Huntingdonshire), Cheddar Gorge

(Somersetshire), and Blakeney Point (Norfolk), but there are many others of special interest from the natural history point of view which should be retained as unaltered as possible.

In many instances comparatively small areas are all that are required, and from these the public might have to be excluded, especially at such seasons as the nesting of birds or the seeding of plants; reserves of this kind would serve as reservoirs from which the protected creatures or even plants would spread to the surrounding neighbourhood.

The Committee accordingly attach a list of places where nature reserves are most required; but they refrain from specifying the precise reason for preserving the particular areas because they are strongly of opinion that the publication of such information would be dangerous to the object which they have at heart.

SCHEDULE OF AREAS.

× Indicates the group for which the corresponding locality is of interest.

Locality.	Mammals	Birds.	Insects.	Plants.	Geology.
1. Coast between Pegwell Bay and Deal.	—	—	×	—	—
2. Blean Woods, Canterbury	—	—	×	—	—
3. Wisley and Ockham Commons, Surrey.	—	—	—	×	—
4. Areas between Midhurst and Arundel.	—	—	×	—	—
5. Ashdown Forest, Sussex ...	—	×	—	—	—
6. Commonland near Laugh-ton, Sussex.	—	—	×	—	—
7. Downs from Washington to Steyning, including Chanctonbury Ring, Kingley Vale, Sussex.	—	—	—	×	—
8. Pamber Forest, Basingstoke	—	—	×	—	—
9. New Forest ...	—	×	×	—	—
10. Studland and Newton Heaths, Stoborough, Stepe, and Middlebere Heaths.	—	—	—	×	—
11. Coastal area from Lulworth Cove westward to Ringstead Bay.	—	—	—	×	×
12. Lyme Regis, cliffs from Pinney Bay on west to Burton Bradstock on east.	—	—	—	—	×
13. Goonhilly Downs, St. Keverne, Cornwall.	—	—	—	×	—
14. Dartmoor ...	—	×	—	×	×
15. Coastal area from Hartland Point in Devon to Crackington Haven in Cornwall.	—	—	×	—	—
16. Braunton Burrows, Devon	—	×	×	×	—
17. Shapwick Moor, Somerset	—	×	×	×	—
18. Chartley Bog, Somerset ...	—	—	×	—	—

FOLIO 2

THE CASE FOR NATIONAL PARKS IN GREAT BRITAIN

Stockchecked
1989
Countryside

LIBRARY
COUNTRYSIDE COMMISSION
JOHN DOWER HOUSE
CRESCENT PLACE
CHELTENHAM GL50 3RA

LIBRARY, COUNTRYSIDE COMMISSION JOHN DOWER HOUSE, CRESCENT PLACE CHELTENHAM, GLOS. GL50 3RA	
PREFERRED AUTHOR	Countryside Agency  Library 10950
SHELF LOCATION	NAC 4150 STA REFERENCE
COPY	1
DATE ACCN	16 JUL 86

THE STANDING COMMITTEE ON NATIONAL PARKS
4 HOBART PLACE, LONDON, S.W.1

July 1938

Reprinted August 1938
" December 1938

Price 2d.

STANDING COMMITTEE ON NATIONAL PARKS
of the Councils for the Preservation of Rural England and Wales

CHAIRMAN : Norman Birkett, K.C.

EX OFFICIO MEMBERS

Council for the Preservation of Rural England
The Earl of Crawford and Balcarres, K.T., P.C., F.R.S., *President*
Prof. Patrick Abercrombie, *Chairman*
E. Holland Martin, *Hon. Treasurer*
Prof. R. S. T. Chorley, *Hon. Secretary*
Council for the Preservation of Rural Wales
The Lord Howard de Walden, *President*
Clough Williams-Ellis, M.C., *Chairman*
Clement Davies, K.C., M.P., *Hon. Treasurer*
T. E. Morris, F.S.A., *Hon. Secretary*

REPRESENTATIVE MEMBERS

Major K. D. Abercromby (*Royal Automobile Club*)
A. D. Allen (*Automobile Association*)
P. W. Bryan (*Geographical Association*)
Lt.-Col. E. N. Buxton, M.C. (*National Trust*)
J. A. C. Champion, O.B.E. (*Camping Club*)
Prof. R. S. T. Chorley (*Fell and Rock Climbing Club*)
Sir Lawrence Chubb (*Commons, Open Spaces and Footpaths Preservation Society*)
Prof. Julian Huxley, F.R.S. (*Zoological Society and Society for Protection of the Fauna of the Empire*)
Mrs. Frank Lemon, M.B.E. (*Royal Society for Protection of Birds*)
T. A. Leonard (*Holiday Fellowship*)
Dr. G. F. Herbert Smith (*Society for the Promotion of Nature Reserves and Wild Plant Conservation Board*)
G. R. Mitchell (*Ramblers' Association*)
G. R. Speaker (*Alpine Club*)
The Rev. H. H. Symonds (*Youth Hostels Association*)
A. W. Trevarthen (*Cyclists' Touring Club*)
H. P. Weston (*Co-operative Holiday Association*)
F. G. Willmot (*Pedestrians' Association*)

CO-OPTED MEMBERS

Dr. J. J. Mallon	Prof. E. J. Salisbury, F.R.S.
D. M. Matheson	Kenneth Spence
W. D. H. McCullough	E. A. Robins, F.R.P.S.
The Viscount Samuel, P.C., G.C.B., G.B.E.	
The Lord Horder, K.C.V.O.	

HON. DRAFTING SECRETARY

John Dwyer

JOINT HON. SECRETARIES

H. G. Griffin, C.B.E., General Secretary, C.P.R.E.
J. D. K. Lloyd, General Secretary, C.P.R.W.

FOLIO 3



DEPARTMENT OF
ENVIRONMENT
LIBRARY

ACTON

MINISTRY OF TOWN AND COUNTRY PLANNING

NATIONAL PARKS. IN ENGLAND AND WALES

Report by
JOHN DOWER

*Presented by the Minister of Town and Country Planning to Parliament
by Command of His Majesty
May 1945*

LIBRARY
COUNTRYSIDE COMMISSION
JOHN DOWER HOUSE
CRESCENT PLACE
CHELTENHAM GL50 3RA

LONDON
HIS MAJESTY'S STATIONERY OFFICE
ONE SHILLING NET

Cmd. 6628

FOREWORD

THIS Report is the work of MR. JOHN DOWER, A.R.I.B.A., M.T.P.I., who was requested to study the problems relating to the establishment of National Parks in England and Wales. It is published for information and as a basis for discussion.

As is indicated in the Report, further preliminary work is necessary on this subject. This is being undertaken and, in the meantime, the Government are not committed to acceptance of the recommendations and conclusions of this Report.

for National Parks. Some of it, though wild enough, is insufficiently beautiful, for instance the industrial section of the Pennines. A good deal is in isolated patches, such as the Malvern Hills and Cannock Chase, too small for national action though usually of value, and sometimes of critical importance, for local or regional action under "open-space" or "green-belt" schemes for preservation and recreation. Considerable stretches are being used, more or less intensively, for large-scale afforestation, quarrying and mining, military ranges or other purposes which cannot be successfully combined with National Park requirements; and it may be found necessary to set aside some further stretches for such uses. But when all necessary deductions have been made, there still remain *potential* National Park areas—sufficiently wild, beautiful, extensive and free from inconsistent uses—amounting to some 8,000 square miles in England and Wales. This is considerably more than is required for initial, or indeed early, establishment as National Parks, and may well be in excess of what will ever be required: but, while a sufficient number of large and varied units are progressively selected, delimited and established as National Parks, the whole of the remainder should be generally safeguarded by the co-operative action of central and local planning authorities as a *reserve* for possible future National Parks. Within this reserve no substantial "development", other than for agriculture or forestry, should be permitted unless shown to be desirable in the public interest; and over all of it the authority responsible for National Parks should hold at least a "watching brief".

Selection of areas

6. The task of selecting and delimiting the areas which are to be established as National Parks or to be treated as reserves for future National Parks—with the no less important corollary of deciding what areas are *not* to be so treated (without which local authorities will not know where they stand)—will clearly be no easy matter. The choice will be invidious, since some hopes are bound to be disappointed, and must be capable of reasoned defence against inevitable criticisms. It must rest on an adequate and disinterested survey and investigation of all areas which are, or are claimed to be, in any way suitable, and it must take into account a wide range of factors, including landscape beauty, wild life, suitability for rambling access, popularity, existing and potential land utilization, existing or threatened disfigurements, transport and accommodation facilities, and the financial and administrative strength or weakness of the local authorities concerned. It must be consistent with other nationally determined allocations of land, and must be integrated with all relevant national plans for land utilization, including the development of agriculture and forestry, the location of industry, the groundwork of transport and the use of water resources, as these are progressively determined by the Ministry of Town and Country Planning and other Departments. And it must carry full Government authority: this, I suggest, will best be provided by making all selections and boundaries subject to the approval of the Minister of Town and Country Planning, who would be responsible for them to the Government and Parliament.

7. It is clear that the decisive selection and precise delimitation of the areas to become National Parks should follow, *not* precede, the determination of National Parks policy, at least in its essential features and prospective scale of operations. A detailed examination of areas with hard-and-fast recommendations as to choice and boundaries would, therefore, be out of place in this report. Nevertheless, it seems desirable that I should give—if only to provide a general notion of their number and extent, and as a basis for the citing of examples—preliminary lists covering all the areas which it will probably be

necessary to consider, sooner or later, when National Parks are selected. The geographical distribution of these areas is shown in broad approximation on Map II (see page 12). As I have already indicated, there is no suggestion that anything like the whole of these areas should ever become National Parks, although nearly all of them were suggested, in whole or in part, by one or more of the witnesses before the National Park Committee in 1930.* On the contrary, more than half of the areas (covering about one-third of the total extent) are in my opinion unsuitable, on one ground or another, for selection as National Parks: and of the rest, though all seem to me suitable, I suggest only that rather less than half, by both number and extent, should be chosen and established during the first few years' operation of a National Parks system.

8. The preliminary lists which follow are therefore given—necessarily on a purely personal judgment—in three divisions: (A) *Suggested National Parks*, i.e. those areas which I consider most suitable, and desirable for establishment as National Parks during the first period of operations (say 5 years); (B) *Reserves for possible future National Parks*, i.e. those further areas which I consider suitable for National Parks, and some at least of which it will be desirable to establish as such at a later stage; and (C) *Other Amenity Areas NOT suggested as National Parks*, i.e. areas which it will probably be necessary to pass under review when the decisive selections of National Parks are undertaken, but which, in my opinion, are unlikely to be found suitable, although otherwise deserving and requiring the special concern of local and central planning authorities, supported as may be by the National Trust and other voluntary agencies, in order to safeguard their landscape beauty, farming use and wild life, and to increase appropriately their facilities for open-air recreation. In some cases it may be found desirable that these areas, or parts of them, should be given some designated status, whether as county or regional "Parks" or "Reserves", or as "National Forest Parks" where the Forestry Commission has large holdings of land, or as national or local "Nature Reserves" where there are stretches of special value for their flora and fauna.†

9. *Division A: Suggested National Parks.* The ten areas comprising this division are shown on Map I (see page 11). The first six areas are suggested as a first instalment: four outstanding mountain and moorland areas, and the two finest extensive stretches of unspoilt rocky coastline. The remaining four areas are suggested as a second, and early, instalment. It should be noted that Dartmoor (No. 3) and The Roman Wall (No. 10) would require special arrangements for collaboration, respectively with the Duchy of Cornwall and with the Ancient Monuments service of the Ministry of Works. The "selected parts" of the Cornish Coast (No. 6) consist of (a) the Land's End and Lizard

* Report of the National Park Committee, April 1931 (Cmd. 3851); see especially paragraphs 37-41 and Appendices II and III. This Report, prepared under the chairmanship of Dr. (now Lord) Addison, is the only official document which deals directly with National Parks policy for this country. Preparation under the shadow of the economic crisis, and subsequent developments, particularly in the scope and system of country planning, have made its recommendations inadequate and out of date: and I have not thought it necessary to review them. But the Report remains a valuable assembly of facts and opinions, on which I have drawn freely, and to which I acknowledge my debt. I have also used, and am indebted to, a number of unofficial publications, including particularly those of the Standing Committee on National Parks (through which since 1936 the principal voluntary bodies concerned have pursued a joint policy)—"The case for National Parks in Great Britain," 1938; "National Parks," 1944; and an unpublished "priority selection" list of National Park areas submitted in 1941 to the Planning Department of the Ministry of Works and Buildings.

† For consideration of Nature Reserves, and wild life conservation generally, see paragraphs 6-68 below, and for National Forest Parks, paragraph 77.

peninsulas and
to near West
be found desi
should eventu
designation a
Mountains an

- (1) The
- (2) Snow
- (3) Dart
- (4) The
- (5) Pem
- (6) Corn
- (7) Crav
- (8) Blac
- (9) Exm
- (10) The

Whether or :
personal sele
informed opi
the importan
one or two P
of less than
are too few, o
accompanyin
in damage to
modation an
in initial dis

10. *Divisi*
areas are lis
first of whic
further areas
quite separat
formations a
rather less st
I suggest, ha
as it may l
preservation
The Broads
character, w
fully as possi
But there ar
existing mis
from those o
area on som

peninsulas and (b) the stretch from Padstow Bay northwards round Hartland to near Westward Ho! (the northern part of this being in Devon): it might be found desirable to designate these separately and successively, though they should eventually be administered together. A similar possibility of successive designation applies to the contiguous but distinct mountain areas of the Black Mountains and the Brecon Beacons (No. 8).

	Approx. square miles
(1) The Lake District	860
(2) Snowdonia	320
(3) Dartmoor	310
(4) The Peak District and Dovedale	530
(5) Pembroke Coast	100
(6) Cornish Coast (selected parts)	180
	2,300
(7) Craven Pennines (Wharfe, Aire and Ribble)	380
(8) Black Mountains and Brecon Beacons	470
(9) Exmoor and North Devon Coast	280
(10) The Roman Wall	170
	1,300
	3,600

Whether or not this choice and priority of areas (which, though given as a personal selection, is probably in fairly close accord with the consensus of informed opinion) is followed when the official selection is made, I would stress the importance of starting with *several* National Parks of *ample* size, not with one or two Parks only, nor—so far as inland Parks are concerned—with areas of less than about 250 square miles each. If the Parks in the first instalment are too few, or too small, the concentration of visitors, attracted by the publicity accompanying their establishment, will lead to the most serious consequences—in damage to amenities, in overloading and dislocation of transport, accommodation and other facilities, in objections by the resident population, and in initial discredit to the National Parks administration.

10. *Division B: Reserves for possible future National Parks.* Twelve further areas are listed in this division. They fall naturally into three groups, the first of which differs substantially from the other two. It consists of four further areas, worthy of National Park treatment, which are geographically quite separate and distinct from the areas in Division A—of younger geological formations and of markedly different landscape types. Though, in my opinion, rather less straightforwardly suitable than those in Division A, these areas should, I suggest, have priority of consideration for a third instalment, except in so far as it may be found practicable to make satisfactory provision for their preservation and appropriate recreational use by county or regional action. The Broads (No. 1), in particular, are an area of unique waterway and fenland character, which it is of the utmost importance to conserve and to open as fully as possible to such public enjoyment as is consistent with its conservation. But there are many complications, both of drainage, navigation, etc., and of existing misuses and disfigurements; and the requirements differ materially from those of a regular National Park. It may prove better to deal with the area on some *ad hoc* scheme of combined national and local action, which

ed. The
ation on
uggestion
al Parks,
e or more

On the
the total
selection
I suggest
be chosen
al Parks

rily on a
al Parks,
lishment
rs); (B)
which I
t will be
ity Areas
necessary
re under-
although
i central
nd other
ming use
creation.
of them,
"Parks"
ry Com-
eserves"

sing this
uggested
eas, and
emaining
be noted
e special
wall and
'selected
d Lizard

especially
the chair-
ls directly
w of the
system of
e: and I
assembly
my debt.
ding par-
nce 1936
case for
published
g Depart-

see para-

should include the protection of substantial areas of mere and marsh as strict Nature Reserves. The other two groups, which are not in any order of priority, comprise all the best that remains, after taking the areas included in Division A, in the moorland and mountain masses of the North (Cheviots and Pennines) and of Wales and the Welsh Marches. These are, in effect, the two great reserves from which further National Parks or extensions of existing Parks—not necessarily corresponding precisely to the unit areas as listed—could progressively be drawn, as policy, finance and administrative capacity allowed.

	<i>Approx. square miles</i>
(1) The Broads	120
(2) North York Moors and Coast	460
(3) Dorset Coast and Heaths	200
(4) Berkshire and Marlborough Downs... ..	240
	1,020
(5) North-east Cheviots (Till and Coquet)	300
(6) North Pennines (South Tyne, Wear and Tees)	640
(7) Swaledale Pennines (with part of Wensleydale)	240
(8) Howgill Fells (upper Lune)	280
	1,460
(9) Merioneth Coast and Mountains (incl. Berwyns)	660
(10) Plynlimon	400
(11) Radnor and Clun Forests	420
(12) Elenith Mountains* (Elan, Towy and Cothi)	440
	1,920
	4,400

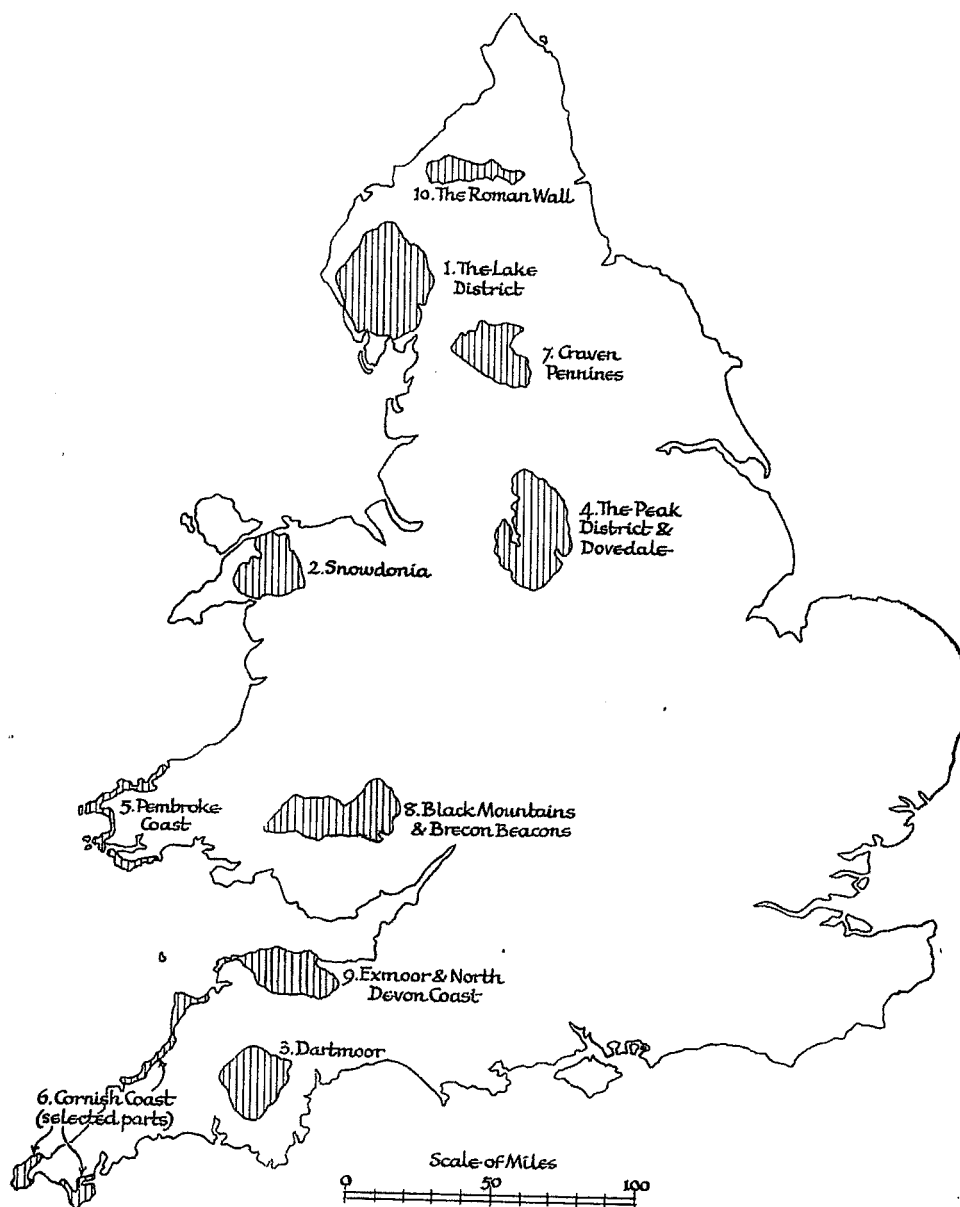
11. *Division C: Other Amenity Areas NOT suggested as National Parks.* (see explanation in paragraph 8 above). These are set out in four groups—Northern; Western; South-western; and Southern and Eastern. It may be thought that some of the areas in this last group should have been placed, so as to secure a more even distribution of National Parks over the country, in Divisions A or B, in which areas in the North, West and South-west predominate. The answer is that the wilder country most suitable for National Parks is predominantly in the North, West and South-west. Nevertheless I should have included at least two southern areas in Divisions A or B if I were not reasonably satisfied that they would, in future, be adequately dealt with by other agencies; the South Downs by the county and local authorities, and the New Forest by the Forestry Commission. Both have, unfortunately, suffered considerably in places from past misdevelopments. Other areas where the Forestry Commission has a major interest are the Forest of Dean (already a National Forest Park), the South-west Cheviots (Kielder and Kershope Forests), Cannock Chase, Breckland and the Suffolk Heaths.

* There is no current general name for this well-marked mountain range running from Rhayader south-west almost to Carmarthen: I take the revival of the ancient name "Elenith" from Mr. A. G. Bradley and Mr. Edmund Vale.

6. Cor
(sels)



MAP I



Areas suggested for the first 10 National Parks in England and Wales.

Notes.

To show the coastal areas clearly, their depth is, in some parts, exaggerated. Small enclaves of urban and industrial development are disregarded.

as strict
priority,
vision A,
ennines)
to great
Parks—
—could
allowed.

020

160

020

100

Parks.
camps—
It may
placed,
country,
th-west
ational
rtheless
B if I
y dealt
orities,
mately,
areas
f Dean
er and

ng from
it name

MAP II



Distribution of areas to be considered when National Parks in England and Wales are selected.

Notes.

To show the coastal areas clearly, their depth is, in some parts, exaggerated. Small enclaves of urban and industrial development are disregarded.

Northern

Northumberland Coast (part)
 South-west Cheviots
 Bowland Fells
 Nidderdale Pennines
 Industrial Pennines
 Charnwood Forest
 Cannock Chase
 Delamere Forest

South-western

The Cotswolds
 The Mendips
 The Quantocks
 Cornish Coast (remaining parts)
 South Devon Coast
 Blackdown Hills
 Dorset Downs

*Western
 (Wales and Welsh Marches)*

Anglesey Coast
 Lleyn Coast
 Denbigh Moors
 Clwydian Range
 Cardigan Coast
 Gower
 The Eppynt
 South Shropshire Hills
 Malvern Hills
 Forest of Dean and Lower Wye

Southern and Eastern

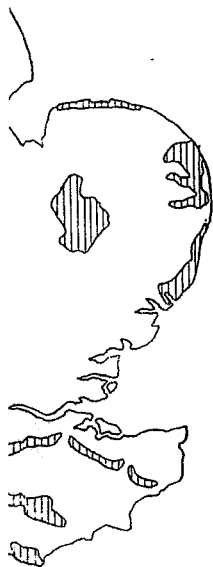
The New Forest
 Hampshire Downs and Hindhead
 South Downs
 Forest Ridges (Horsham to Battle)
 North Downs
 The Chilterns
 Breckland
 Suffolk Heaths and Coast
 North Norfolk Coast

12. The terms of reference for this report do not extend to Scotland and the foregoing lists are therefore confined to England and Wales. It is, however, exceedingly desirable that National Parks should be established, and areas for further National Parks reserved, in Scotland *pari passu* with England and Wales, and at a rate of not less than one to three. The mountain masses of the Highlands, with their glens and lochs, are far larger and more continuously wild than any corresponding areas south of the Border; and (in my opinion) at least two selected Highland areas of ample size should become Scottish National Parks simultaneously with the establishment of the first six English and Welsh National Parks. Such action would have, besides its intrinsic merit, the advantage of providing a further insurance against the congestion and other ill-effects which would arise from any scheme which started with too small a number or extent of National Park areas.

A national objective for national decision and action

13. The next requirement of my definition is that National Parks should be in a true and full sense *national*, if they are to be worthy of their name and purpose. This does not mean that *local* interests are to be disregarded. On the contrary, the well-being of those who live and work within them must always be a first consideration. But it does mean that their holiday and recreational use should be for people—and especially young people—of every class and kind and from every part of the country, indeed of the world. National Parks are not for any privileged or otherwise restricted section of the population, but for all who care to refresh their minds and spirits and to exercise their bodies in a peaceful setting of natural beauty.* Few national purposes are more vital or more rich in promise of health and happiness than the provision, first, of general and generous opportunity for holidays (by the "holidays with pay" system and otherwise) and, second, of large, open and beautiful tracts

* This qualification does, of course, imply one broad restriction, namely, that it is no concern of National Parks to cater for those who prefer a town setting for their holidays: see paragraph 29 below.



in England

some parts,
 development

FOLIO 4



MINISTRY OF TOWN AND COUNTRY PLANNING

and

REPORT
OF THE
NATIONAL PARKS
COMMITTEE
(ENGLAND AND WALES)

*Presented by the Minister of Town and Country Planning to Parliament
by Command of His Majesty
July 1947*

Stockchecked
1939
Country

LONDON
HIS MAJESTY'S STATIONERY OFFICE

PRICE 4s. 6d. NET

Cmd. 7121

LIST OF MEMBERS

Sir ARTHUR HOBHOUSE (Chairman).
 Lieut.-Colonel E. N. BUXTON, M.C.
 Lord CHORLEY of KENDAL.
 Mr. JOHN DOWER, A.R.I.B.A., M.T.P.I.
 Mr. LEONARD K. ELMHIRST.
 Sir WILLIAM GAVIN, C.B.E.
 Mr. R. B. GRAHAM.
 Mrs. GERALD HAYTHORNTHWAITHE, M.B.E.
 Dr. J. S. HUXLEY, F.R.S.
 Mr. CLOUGH WILLIAMS-ELLIS, M.C., F.R.I.B.A., M.T.P.I.

Mr. J. B. BOWERS (Secretary).

The estimated cost of the preparation of this Report (including the cost of surveys) is £2,084-7-6 of which £640-7-6 represents the estimated cost of printing and publishing.

Chapter	(Para
I. INTROD	Appoin Evid Life Acces
II. THE HI	Nations Purp Move Scotl for E
III. SELECTI	The Nu The Boun vatio
IV. THE CE	The N Staff
V. THE LO	Function Meani Local Plann ment the C Local
VI. PLANNIN	PART 1. and ti from Minist The Parks
	PART 2. Bodies Autho Depar
	PART 3. Buildi Minera Electri Lines Militar Railwa (168-1 and H

Report of the National Parks Committee (England and Wales)

I. Introduction

APPOINTMENT AND TERMS OF REFERENCE

To the Right Honourable LEWIS SILKIN, M.P.,
Minister of Town and Country Planning.

Sir,

1. We were appointed in July 1945, with the following terms of reference:—

(a) To consider the proposals in the Report on National Parks in England and Wales (Cmd. 6628) of May 1945, as to the areas which should be selected as National Parks; and to make recommendations in regard to the special requirements and appropriate boundaries of those areas which, in the view of the Committee, should be first selected.

(b) To consider and report on the proposals made in that Report as to the measures necessary to secure the objects of National Parks, and on any additional measures which in the view of the Committee are necessary to secure those objects; and

(c) To consider and make recommendations on such other matters affecting the establishment of National Parks and the Conservation of Wild Life as may be referred by the Minister to the Committee.

MEETINGS AND SURVEYS

2. We have held in all 80 meetings of our Committee; in addition, members, working in teams of three or more, have made 17 survey tours of areas under consideration as National Parks, occupying 85 days.

EVIDENCE RECEIVED

3. We have received written or oral evidence from 60 bodies or persons interested in our field of enquiry. A list of these is set out in Appendix B. The evidence submitted to us has been so extensive that we have not thought it practicable to include it in this Report, even in summarised form. It has, however, been very carefully considered, and has provided much relevant information which has been of the greatest value to us in our enquiry.

ACKNOWLEDGEMENTS

4. We wish to express our gratitude to all those who have put their knowledge and experience at our disposal through the medium of written and oral evidence, and also to the many persons who have given us the benefit of their local knowledge on our surveys. In particular we are greatly indebted to those Local Planning Officers who contributed to our researches into the problems and requirements of their areas. We also wish to thank the officers of the Ministry of Town and Country Planning who have given us valuable advice, and the staff of the Maps Section for their skill and promptness in carrying out an extensive programme of mapping.

5. We cannot express too warmly our high appreciation of the work of our Secretary, Mr. John Bowers. His help has been invaluable on our many surveys and in drafting this Report. His keen understanding of the subject

of our enquiry and untiring devotion to the work of the Committee have contributed immensely to the final result. We also wish to record the assistance we have received from Mr. L. J. Watson, our Landscape Adviser, whose wide knowledge of the countryside and sensitive perception of landscape beauty have been of the greatest value.

THE WILD LIFE CONSERVATION SPECIAL COMMITTEE

6. It was apparent from the beginning of our enquiry that the conservation of wild life within National Parks could best be studied as part of a wider scheme of Nature Conservation for the country as a whole, and that the formulation of such a scheme would require a range of specialised scientific knowledge, which it was beyond our competence to provide. We therefore set up in August 1945, a Wild Life Conservation Special Committee, consisting of two of ourselves with seven others expert in the various branches of Natural Science:—

Dr. J. S. Huxley, F.R.S. (Chairman); Lt.-Col. E. N. Buxton, M.C.; Captain C. Diver, C.B.E.; Mr. C. S. Elton; Dr. E. B. Ford, F.R.S.; Mr. J. S. L. Gilmour; Mr. E. M. Nicholson; Mr J. A. Steers; Professor A. G. Tansley, F.R.S. (Vice-Chairman); and Professor A. E. Trueman, F.R.S.

The terms of reference to the Special Committee were as follows:—

(a) To consider the proposals set out in paragraphs 60-68 of the Report on National Parks in England and Wales (Cmd. 6628) as to the Conservation of Wild Life, and to advise the National Parks Committee in regard to any modifications in these proposals, or any additional measures which, in the view of the Special Committee, may be necessary, or desirable.

(b) To consider such other matters relating to Wild Life Conservation as may be referred by the Minister of Town and Country Planning to the National Parks Committee and delegated by them to the Special Committee.

7. The Report of the Wild Life Conservation Special Committee surveys a far wider field than could properly be included within these covers. It will therefore be published separately, as Command Paper Number 7122 under the title: THE CONSERVATION OF NATURE IN ENGLAND AND WALES. A brief survey of the Special Committee's proposals in relation to National Parks is however included in Chapter X.

THE FOOTPATHS AND ACCESS SPECIAL COMMITTEE

8. In June 1946, we were informed that it was intended to include in prospective legislation provisions for footpaths and access to the countryside which would apply not merely to National Parks but to the whole of England and Wales. We were therefore requested to add these two issues to our field of enquiry under the following supplementary terms of reference:—

To consider, with due regard to agriculture, forestry and other essential interests, the measures necessary for:—

(a) the preservation and maintenance of existing rights of way; the provision where required of new rights of way (rights of way to include rights of way over both land and water but not to include rights of way enjoyable by vehicular traffic); and the provision of long-distance and coastal footpaths;

(b) the protection of down, cliff and other particular refuges of public.

In order to complete in 1946, a Footpath Committee with five additional subjects, namely Sir Arthur Hobdower, A.R.I.B. Mr. Elwyn Jones G. A. Wheatley.

9. We hope that the work will be completed by the end of 1946. In the XI we give a list of the National Parks, and what agency they are under.

10. The purpose of the selection, planning and supplementary provisions is to give value to which is of public and country planning. We have called for recommendations from the recommendation of a permanent scheme, England and Wales.

II.

11. The work of the establishment of the America "as a people". From 1916 the United States Department of the Interior, the scenery and the scenery and to provide for the means as will be in the "visions". This is with a staff of ecologists, wild life appropriation from the hundred thousand in 1946. Its purpose

(f) to hold, improve and manage land and other property and to carry out on such land building or other development or any acts appropriate to the functions of estate ownership;

(g) to enter into covenants and agreements with owners or occupiers covering the development and management of their land or property and to pay consideration for such covenants; and

(h) to assist by grants or otherwise local authorities or other organisations.

VIII. Conservation Areas

DEFINITION AND PURPOSE

227. There are many areas of fine country and coast in England and Wales which are not included in our selection of National Parks but yet possess outstanding landscape beauty, are often of great scientific interest and, in many cases, include important holiday areas. While in the main they do not call for the degree of positive management required in National Parks, nor for the closer scientific control which may be necessary in National Nature Reserves, their contribution to the wider enjoyment of the countryside is so important that special measures should be taken to preserve their natural beauty and interest. Indeed we regard our proposals for these areas as an essential corollary to our National Park scheme.

228. In carrying out their duties in relation to National Parks, the Commission and their staff will accumulate a wealth of experience and technical knowledge which we feel should be placed at the disposal of the local authorities responsible for the planning and administration of these other areas of special beauty and interest. Further we consider that the expert advice from the Commission should on occasion be accompanied by some financial assistance, in the form of grants to local authorities or to other appropriate bodies, for the protection of natural beauty and interest or to promote the enjoyment of these areas by the visiting public. We recommend, therefore, that the Minister of Town and Country Planning should designate areas of high landscape quality, scientific interest and recreational value as CONSERVATION AREAS, to be dealt with in the manner indicated in succeeding paragraphs of this chapter.

SELECTION

229. We have selected 52 areas, which we list in Appendix C, and include on the map at the end of this Report, for designation as Conservation Areas.

230. Our list includes a wide variety of landscape types from all parts of England and Wales. All of them have great natural beauty or special interest, and most of them are of substantial continuous extent; indeed we have omitted from our selection many smaller areas of attractive country which should be protected as Green Belts, Open Spaces, Rural Zones or Nature Reserves under local planning.

231. Some of the areas selected, such as the Malvern Hills and the Cotswolds, fall short of National Park standards in extent or wildness. Other areas are not included as National Parks on account of intensive land uses which would not allow a sufficient freedom of rambling access. Of these, the Breckland and the Marlborough and Berkshire Downs are good examples, where forestry and arable farming respectively are paramount. Yet others, such as the Howgill Fells or the Elenith Mountains, though intrinsically suitable to be

National Parks, are adjacent to country of still higher quality which has been given preference in our selection. If, however, it is desired at some future date to increase the number of National Parks, we assume that additions will be sought from among the Conservation Areas.

232. Many of the areas proposed are within easy reach of large centres of population. These more accessible areas will provide enjoyment for people living in towns and cities more remote from National Parks, who will be able to visit and explore their Conservation Areas in shorter periods of leisure.

233. Our proposals have also been strongly reinforced by the findings of the Wild Life Conservation Special Committee. In presenting their scheme of Nature Conservation for the whole of England and Wales, they attach particular importance to the preservation of large tracts of interesting country too large for strict preservation as National Nature Reserves, but yet of great value either physiographically or geologically or as containing complex communities of plant and animal life. We have therefore worked in close co-operation with the Special Committee in making our selection, and in drawing the boundaries of Conservation Areas so as to include land which they recommended as of outstanding scientific value. We also make provision for the application of expert advice from the proposed Biological Service (see Chapter X), to the protection of these areas, the interest and beauty of which are so largely derived from their underlying geological formations and from the richness of their flora and fauna.

DESIGNATION

234. It has not been possible to make a detailed survey of the boundaries of the 52 Conservation Areas proposed. We have, therefore indicated on the map what we consider to be their approximate limits. We recommend, therefore, that local planning authorities should be charged to submit, with the assistance of the National Parks Commission, within twelve months of the passage of the necessary legislation, detailed boundaries for the approval of the Minister of Town and Country Planning; and that the Minister, after making any modifications in the boundaries which he may think desirable, should thereafter formally designate each Conservation Area.

PLANNING ORGANISATION

235. For the planning of Conservation Areas we do not suggest any alteration in the normal local planning authorities, which, under the new Bill, will be the County and County Borough Councils. We wish to ensure, however, that the expert advice of the National Parks Commission, and in appropriate cases, of the Biological Service, is made available, and that each of the Conservation Areas (since they are for the most part geographically homogeneous), should be comprehensively treated as a single unit. We think that these objects can be most effectively achieved by the use of Advisory Committees, an expedient already well established in planning administration.

236. We therefore recommend that the Minister of Town and Country Planning should, on the designation of any area as a Conservation Area, make an Order requiring the local planning authority to set up an Advisory Committee or (where two or more local planning authorities are concerned in any area), a Joint Advisory Committee.

237. We further recommend:—

(a) that the area of the Advisory Committee's responsibility should be co-extensive with the Conservation Area;

(b)
cas
Ar
(c)
be de
sent
(d)
shoul
for re
238.
Comm
to cons
where
on the
239.
the Ad
cretion
with a
deal sp
mittee
District
ties mo
develop
240.
the loca
the dra
to ther
arising
authori
of the
241.
the Ad
of the
access
Biologi
tion Ar
Comm
to com
consult
difficul
242.
should
Parks
ing the
Areas.

Southern

Dorset Downs, Heaths and Coast	441
Cranborne Chase and West Wiltshire Downs ..	231
The New Forest	243
Isle of Wight Coast	11
Hampshire Downs	221
Hindhead	154
The North Downs	273
Forest Ridges	132
Dungeness	50
The Cotswolds	660
Marlborough and Berkshire Downs	435
The Chilterns	273

Eastern and Central

Suffolk Coast and Heaths	128
Breckland	313
North Norfolk Coast	44
Clipsham-Holywell	24
Charnwood Forest	39
Cannock Chase	24

Appendix C

PROPOSED CONSERVATION AREAS WITH APPROXIMATE SIZE IN SQUARE MILES

Northern

Northumberland Coast	...	...	...	...	76
The Cheviot and Rothbury Forest	...	...	...	...	288
Kielder Moors	...	...	...	...	401
North Pennines	...	...	...	...	653
Howgill Fells	...	...	...	...	311
Silverdale	...	...	...	...	79
Forest of Bowland	...	...	...	...	289
Nidderdale Moors	...	...	...	...	239
South Pennines	...	...	...	...	154
Howardian Hills	...	...	...	...	58
Flamborough Coast	...	...	...	...	18
Delamere Forest	...	...	...	...	27

Western

Anglesey Coast	...	...	...	...	76
Lleyn Coast	...	...	...	...	34
Denbigh Moors	...	...	...	...	146
Clwydian Range	...	...	...	...	120
Berwyn	...	...	...	...	205
Plynlimon	...	...	...	...	520
Clun and Radnor Forests	...	...	...	...	474
Shropshire Hills	...	...	...	...	192
Elenith Mountains	...	...	...	...	484
Epynt	...	...	...	...	179
Cardigan Coast	...	...	...	...	18
Gower	...	...	...	...	48
South Glamorgan Coast	...	...	...	...	14
Forest of Dean and Wye Valley	...	...	...	...	232
Malvern Hills	...	...	...	...	23

South Western

The Mendips	...	...	...	...	62
Bideford Bay	...	...	...	...	51
Bodmin Moor	...	...	...	...	95
Cornish Coast	...	...	...	...	269
Isles of Scilly	...	...	...	...	7
South Devon Coast	...	...	...	...	85
Blackdown Hills and Sidmouth Bay	...	...	...	...	212

as (Boy

'lanning

'lanning

'lanning

urposes

otpaths

Special

FOLIO 5

NPG/G/118.

NATIONAL PARKS COMMISSION

AREAS OF OUTSTANDING NATURAL BEAUTY.

Note by Chairman.

If the combined propositions in NPC/G/110 should commend themselves generally to my colleagues and if it is decided that the time is opportune to divert some of our activities towards Areas of Outstanding Natural Beauty, the question would arise at once to which areas we should first direct attention. Some thoughts on this question are put together in the accompanying paper which, without prejudice to any conclusions which may be reached on NPC/G/110, I have thought might helpfully be circulated now to be read in conjunction with that paper.

P.D.

2nd March, 1953

NATIONAL PARKS COMMISSION

AREAS OF OUTSTANDING NATURAL BEAUTY.

I. INTRODUCTION:

The protection for the entire countryside of England and Wales already afforded by the Town and Country Planning Act, 1947, is comprehensive. It may therefore be convenient to indicate in broad terms the additional protection which Section 87 of the National Parks Act 1949 can afford to any area designated as one of "Outstanding Natural Beauty". [The Appendix sets forth the comparison in greater detail.]

1. The "prestige" effect: designation under Section 87 gives the area in question a national significance. It puts the local authority on their mettle; and strengthens their hands in resisting pressure for unsuitable development.

2. Grants: Under the Town and Country Planning Act, 1947, grants in respect of Tree Preservation Orders and action to discontinue undesirable uses of land, are available everywhere up to 50%, but may be up to 75% in Areas of Outstanding Natural Beauty. Further grants under the National Parks and Access to the Countryside Act, 1949 (not available in undesignated areas) may be obtained in Areas of Outstanding Natural Beauty up to a maximum of 75% in respect of tree planting, treatment of derelict land and expenditure on the provision of access, including the employment of Wardens.

3. Administration. No special additional administrative arrangements are laid down for areas of outstanding natural beauty. Section 85 of the National Parks Act enables the Commission to give advice respecting any area in England and Wales. It might, however, be expected that the Commission's views would carry greater weight in respect of any area which by designation they had invested with a national significance.

N.B. The fact that, after designation, administration remains, as before, entirely in the hands of the local authority reinforces the importance of securing that authority's support before designation. Otherwise, the non-co-operation of the local authority could, to all intents and purposes, make the Commission's action impotent.

II. SELECTION OF AREAS

The designation in course of time of all areas which qualify as Areas of Outstanding Natural Beauty will naturally - with all the lengthy procedure in each case prescribed by the National Parks Act - stretch over a long period of years. As even a dozen cannot be handled wholesale, it is necessary for practical purposes - invidious though it may be - to pick out two or three to be treated first.

The selection affords a fascinating - though inconclusive - study: and the more people playing the game the longer it lasts! But there is one consideration which it is suggested should in present circumstances condition the selection: and, if this limitation is recognised, it makes selection easier by narrowing the choice. It is as follows.

We have at present three Parks whose designation is being vigorously obstructed on the grounds (1) of the impact which a Park makes on local administration, whether by Joint Board or otherwise, (2) of the apprehension that the Act's provisions for making better facilities for visitors will make more visitors and, consequently, more trespass. Areas of Outstanding Natural Beauty involve no change whatsoever in existing administration: and the provisions of the Act regarding facilities for visitors in Parks do not apply to Areas of Outstanding Natural Beauty. Accordingly, the local interests concerned in the three Parks under consideration will make every effort to wriggle out of Park status and to be made Areas of Outstanding Natural Beauty instead. To take an example. If Cornwall were to see Hartland Point made an Area of Outstanding Natural Beauty, it would immensely reinforce their plea that the several Cornish areas at present contemplated for Park status should instead be each an Area of Outstanding Natural Beauty. We should in such circumstances be well advised not at the present moment to select for A.O.N.B. status any area temptingly near to those on which we are trying to confer National Park status. An asterisk (*) has been placed against these areas on the following list, which, on this reasoning, would be temporarily deferred, as to make them our first choice at this stage might imperil wider policy.

The following is an attempt to present a "seeded" list of 12 areas, judged solely in terms of natural beauty, for the purpose of selecting 2 or 3 as priorities for treatment. It is recognised that probably no two persons would agree as to the super priority of these 12 above others of the many deserving areas in England and Wales.

NOTE. In every case the boundaries as outlined by the Hobhouse Committee would require survey or re-survey.

- X
- List (1)
- The Lleyrn Coast
 - Berwyns and Llangollen
 - Gower
 - Wye Valley
 - * Hartland Coast
 - Isles of Scilly [special order necessary for this]
 - * South Devon Coast
 - Dorset Downs, Heaths and Coast
 - Cheviot and Rothbury Forest
 - * North Pennines (western section)
 - North Downs West (Guildford to Reigate)
 - * Forest of Bowland

A further 12 might be chosen for their beauty as follows:-

- List (2)
- Elenith Mountains (parts)
 - Clwydian Range (North)
 - Plynlimon (West)
 - Clun and Radnor Forests (limited)
 - Shropshire Hills (Stretton and Wenlock only)
 - * Sidmouth Bay
 - Granborne Chase and Wiltshire Downs (limited)
 - Silverdale
 - The Cotswolds (Western)
 - Marlborough and Berkshire Downs (North and West)
 - Chilterns (selected parts)
 - * Fowey-Looe

An/

An alternative additional 12 might be chosen using a different criterion, and assessing their value for the recreation of urban populations and the threat to their beauty caused by their proximity to these populations. The status and financial aid provided would be most helpful in the following cases:-

- List (3) * South Pennines plus Pendle Hill
 Flamborough Coast
 The Cotswolds
 South Glamorgan Coast
 Forest of Dean (East)
 Mendips
 * Sidmouth Bay
 Isle of Wight Coast
 Hampshire Downs
 Malvern Hills
 North Downs (West)
 Chilterns

It will be noted that List (3) includes a number of areas which are included in List (2) on the grounds of their natural beauty

III. A COCKSHY

Although, as stated earlier in this paper, one could hardly expect even two people to agree on the super priority of any one or two areas among so many deserving places, it will help perhaps to start with something as a cockshy. If, therefore, the eliminating factor based on general policy is adopted, the following are suggested as a short list from which might be chosen the first, say, three starters in a progressive programme of A.O.N.B. designation:-

- The Lleyn Coast
The Cheviot and Rothbury Forest
North Downs (Western Section)
The Wye Valley
Marlborough and Berkshire Downs

2nd March, 1953.

AREAS OF OUTSTANDING NATURAL BEAUTY

Comparison between Powers, Grants etc., in
Areas of Outstanding Natural Beauty and other Areas.

	All Areas.	Areas of Outstanding Natural Beauty.
<u>POWERS AND DUTIES OF LOCAL PLANNING AUTHORITIES:</u>	<u>Under Town & Country Planning Act, 1947.</u> Preparation of County Development Plan - Control of Day-to-Day development including mineral working and advertisements. Power to:- enforce and revoke planning decisions, make orders for preservation of trees and buildings of special interest or architectural merit, require proper maintenance of waste land, to acquire land to secure orderly development remove unsatisfactory development or discontinue undesirable uses of land. <u>Under National Parks & Access to Countryside Act, 1949.</u> Provisions relating to Nature Conservation; rights of way, and Access, including power to make bye-laws on Access land and to appoint Wardens to secure compliance with bye-laws. Power to plant trees, bushes and flowers for preservation and enhancement of scenery.	Planning Committees have all the powers and duties set out in Col. (2) plus A general power to take action for preservation and enhancement of beauties of the Area and a power to make bye-laws on their own land.
<u>GRANTS:</u>	Grants available under 1947 Act up to 50% for compensation or expenditure incurred in respect of Removal of Buildings or discontinuance of undesirable uses of land, building preservation and tree preservation Orders, revocation of planning permission, removal of advertisements.	Grants under 1947 Act as shown in Col. (2); but may be up to 75% in respect of <u>Tree Preservation Orders</u> and action to <u>remove buildings or discontinue undesirable uses of land.</u> plus following grants (up to 75%) available under 1949 Act in respect of expenditure or compensation incurred in <u>planting of trees and treatment of derelict land</u>, <u>Access Orders</u> or <u>Agreements</u> and the provision of Wardens.

	<u>All Areas.</u>	<u>Areas of Outstanding Natural Beauty.</u>
<u>COMMISSION'S INTEREST AND RESPONSIBILITY.</u>	Duty under Section 85 of 1949 Act to inquire into and report on questions referred to them by Government Departments or other bodies in areas of Outstanding beauty or other areas or places and to bring to the attention of the Minister or local planning authorities any development prejudicial to such areas.	Duties under Section 85 as set out in Col. (2). plus Duty to advise planning authorities on parts of County Development Plans affecting Areas of Outstanding beauty and on individual planning applications referred to them. To advise in connection with Access proposals of planning authorities and on bye-laws. Advise on payment of grants.
<u>ADMINISTRATION:</u>	Planning Control by County Council through Planning Committees. County Council may, under 1947 Act, appoint such Committees as they need for discharge of planning functions and if they chose to do so could appoint special Committees for Areas of Outstanding Natural Beauty whether designated by Commission or not. Minister has power to order setting up of Joint Board for whole or part of areas of two or more Counties and also to establish Joint Advisory Committees. In latter case he may specify matters to be referred to the Committees. A majority only of members of all such Committees need to be elected members of the County Council.	By County Council through County Planning Committee. No provision in 1949 Act for separate Section 87 Committees, or for nominated members, but see Col. (2) for powers of Planning Authorities under 1947 Act to appoint such Committees as they need for planning functions.

FOLIO 6

NATIONAL PARKS COMMISSIONNOTE ON AREAS OF OUTSTANDING NATURAL BEAUTY

1. The Hobhouse Committee recommended some fifty-two "conservation areas" with a total square mileage of nearly 10,000, which areas, to quote paragraph 227 of the Report, "...in the main do not call for the degree of positive management required in National Parks....but which we regard as an essential corollary to our National Park scheme". These were areas "whose contribution to the wider enjoyment of the countryside is so important that special measures should be taken to preserve their natural beauty".

2. The Hobhouse Committee further recommended (Paras 236 - 240) that the Minister should order the setting up of an advisory committee for each of these areas; and that on that advisory committee there should be representatives from the National Parks Commission. In addition, it was recommended that important proposals for development within these areas should be reported to the Commission for consultation.

3. Substantially the "areas of outstanding natural beauty" under sections 87 and 88 of the National Parks Act are the Government's substitution for the Hobhouse Conservation Areas, though, as mentioned in the "Notes on Clauses", to the Bill the Government did not envisage that these areas should be as many as suggested in the Hobhouse Report, nor, as will be seen from the provisions of the Statute, that the Commission's interest in relation thereto should be so extensive.

4. The differences between National Parks and areas of outstanding natural beauty and of planning therein as contrasted with general planning have already been set out in previous papers circulated to the Commission (notably in Appendix C to NPC/G/174) circulated at the last meeting of the Commission. A copy is appended for reference. The present paper summarizes the effect of designating such areas, deals with the procedure and finally suggests a possible programme.

5. While, practically speaking, no additional powers are given to local planning authorities in respect to areas of outstanding natural beauty as compared with all areas, it is only to be expected that the planning powers under the 1947 Town and Country Planning Act will be applied with a greater regard for preservation when an area is designated. Likewise, while there is no provision in the Act for any special administrative arrangements following upon designation, the planning authority can, if they wish, set up a special committee to deal with these areas and delegate such powers to that committee as they may think fit. They can also include on that committee outside representatives from the Commission and/or the Amenity Societies. Indeed, when areas of outstanding natural beauty have been designated, it may well be worth while considering if, at a suitable time, approaches might not be made to the local authorities suggesting the creation of special committees, possibly only of an advisory nature.

6. But if there are no special powers relating to these areas, Parliament has provided an incentive to the more extensive use of the powers under the Town and Country Planning Act of 1947, by increasing the grants payable for the exercise of these powers in these special areas. While in all planning areas the grants are up to 50% of the expenditure, in areas of outstanding natural beauty the grants may be up to 75%, that is to say fifty per cent higher. These grants refer to (a) removal of disfigurements, (b) tree preservation and planting, (c) restoring or improving the appearance of derelict land (d) the making of access agreements or orders and (e) the payment of wardens.

7. Under section 85 of the National Parks Act, the Commission are given a watching brief generally throughout the country on all questions relating to natural beauty. This section mentions areas of outstanding natural beauty as areas which the Commission are expected to be particularly active in the exercise of this watching brief; and, in addition, other sections of the Act impose an obligation on the planning authority to consult the Commission on the development plan proposals relating to these areas, on action relating to access requirements, agreements and orders; while the Commission will advise the Minister on all matters of grants.

8. When the Commission propose to designate an area of outstanding natural beauty, they are required to consult with every local authority whose area will be affected by the proposal. Since no special administrative arrangements will follow from designation and, in particular, since there is no question of any loss of authority by the planning authority, opposition to designation is not so likely to be encountered as in the case of National Parks. It would seem politic however to approach the County Council concerned at the earliest possible stage and indeed to discuss with the County Council the whole project before embarking on a tour of inspection. It might be wisest that such a tour should be in company with representatives of the County Council, probably the planning officer.

9. When the map has been prepared showing the proposed boundary, this will be circulated to all the local authorities concerned for the "consultation" which the Act imposes on the Commission, when they propose to make a designation order. After consulting the local authorities, the Commission, again before making the order, must publish details in the London Gazette and local newspapers, of the proposed order and give the public an opportunity of making representations. The Commission will then consider all these representations.

10. When the order is submitted to the Minister of Housing and Local Government for confirmation, the Commission must forward to him any observations made by any local authority and any representations made by any one else, in so far as they have not been accepted by the Commission and embodied in the order.

11. If the Minister is not going to confirm the order, or is going to confirm it with modifications, he must consult the Commission and the local authorities concerned.

12. As mentioned above, the Hobhouse Committee recommended no less than 52 Conservation Areas. In due course the Commission may well wish to consider each of these areas and others as possible candidates for designation as areas of outstanding natural beauty. If, however, the Commission contemplate proceeding with some designations in the near future a start must be made somewhere and the Field Officers suggest the following 12 areas as possible "first choices", mainly for their high landscape quality, though not entirely without some regard for their geographical distribution. No attempt has been made at classification, but in order to narrow down the choice a little, it is suggested that the first six (marked with an asterisk *) might make up the first instalment.

- * Dorset Downs, Heaths and Coast
- * Gower Peninsula
- * Wye Valley
- * Marlborough Downs
- * North Downs (West)
- * Hartland Coast
- South Devon Coast
- Lleyn Coast
- Forest of Bowland
- Quantock Hills ++
- Shropshire Hill (Stretton and Wenlock)
- North Pennines

- 3 -

++ In their objections to the designation of the Exmoor National Park, the Somerset County Council have asked for the designation of the Quantocks as an area of outstanding natural beauty.

H.M.A./LJW/TGM/5.4.54

POWERS AND DUTIES OF LOCAL PLANNING AUTHORITIES IN ORDINARY AREAS
CONTRASTED WITH THEIR POWERS AND DUTIES IN NATIONAL PARKS AND
AREAS OF OUTSTANDING NATURAL BEAUTY.

This Appendix deals with the difference between Planning in all areas under the 1947 Act, Planning in National Parks, and Planning in areas of outstanding natural beauty; and these are set out under the following heads :-

- A. POWERS AND DUTIES OF LOCAL PLANNING AUTHORITIES
- B. GRANTS
- C. COMMISSION'S INTERESTS AND RESPONSIBILITIES
- D. ADMINISTRATION

It should, of course, be pointed out that, apart from these differences, there is what may be described as "the prestige" effect, namely, that designation, either as a National Park, or as an area of outstanding natural beauty under Section 87, gives the area in question a national significance. It puts the Local Planning Authority on their mettle and strengthens their hands in resisting pressure for unsuitable developments.

A. POWERS AND DUTIES OF LOCAL PLANNING AUTHORITIES

(a) All Areas

Under the Town and Country Planning Act of 1947, the Local Planning Authority is responsible for the preparation of the County Development Plan and control of day-to-day development, including mineral workings and advertisements. It has power to enforce and inflict Planning decisions; make Orders for the preservation of trees, and buildings of special interest or architectural merit; require proper maintenance of waste land; acquire land to secure orderly development or remove unsatisfactory development, and, finally, to secure the discontinuance of undesirable uses of land.

In addition, under the National Parks Act of 1949, the Local Planning Authority has powers to provide local nature preserves, make rights of way and access agreements or Orders, and power to make by-laws on access land, and appoint wardens to secure compliance with by-laws. It is also given additional power to plant trees, bushes and flowers for preservation and enhancement of scenery.

(b) In National Parks

The powers and duties of Local Planning Authorities in National Parks are no greater than in any other areas, save that there is a general power under Section 11 of the Parks Act "to take all such action as appears to them expedient for the purpose of preserving and enhancing the natural beauty in National Parks, and of promoting their enjoyment by the public". There is also a power to make by-laws on land owned by them in National Parks.

In National Parks and in areas of outstanding natural beauty the County Council can make Orders restricting traffic in the interests of amenity.

NATIONAL PARKS COMMISSIONFURTHER NOTE ON AREAS OF OUTSTANDING NATURAL BEAUTY

At the Commission Meeting held on April 4th, when Paper NPC/G/178 was considered, the Commission agreed that the time had now come to give practical consideration to the designation of some areas of outstanding natural beauty. (Minute 565).

2. The Commission also agreed that it was most desirable to carry the relevant local planning authority with them in any proposal to designate an area of outstanding natural beauty, and that before deciding on concrete action, the following points should be considered:

- (a) the nature and scope of any action which the Commission would expect the Planning Authority to take after designation;
- (b) choice of areas having regard to intrinsic beauty, threat of development, geographical position, local opinion and any other factors connected with designation;
- (c) timing, in relation to the Commission's other commitments, e.g. public inquiries, part designation action.

3. This paper deals seriatim with the three points (a), (b) and (c).

Action after Designation.

4. Members of the Commission will be aware that the designation of an area as an area of outstanding natural beauty does not involve any special administrative arrangements, nor are the Commission's responsibilities relating to these areas commensurate with those relating to National Parks. Previous papers have set out in extenso the powers of local planning authorities, grants available and the Commission's interest and responsibility in these areas, all in contrast with what is the position in National Parks. Broadly speaking, the Commission have a responsibility to advise local planning authorities on development plans relating to areas of outstanding natural beauty (which the local planning authority must submit to the Commission for comment), and to keep what may be described as a rather more intense fatherly eye on development in these areas than in other parts of the country. But there are no provisions analagous to those arising under Section 10 of the Act in relation to National Parks (Duty imposed on local planning authority to formulate and carry out proposals for the purpose of preserving and enhancing the natural beauty of National Parks and the promotion of their enjoyment by the public).

5. The Commission will want to consider to what extent they should encourage the local planning authority after a designation to adopt a bold progressive policy of positive action. The status of areas of outstanding natural beauty generally, will, it is submitted, depend very largely on the Commission's policy, and determination to encourage the local planning authorities to take these areas seriously.

6. The Commission's policy will largely determine whether the designation results in something not very different from labelling the area one of "high landscape value" under the County Development Plan, or something approaching the importance of a National Park.

7. If the Commission feel that these areas should be upgraded as much as possible, then they will have in mind the desirability of encouraging the officials of the local authorities (in particular the planning officer who will, generally, welcome anything which will strengthen his hand with his committee and enable him to control unsatisfactory development) to recommend the formulation of a programme for these areas similar to Section 10, and perhaps the setting up of special advisory committees of which outside persons could be members. Alternatively, instead of a special advisory committee there could be a sub-committee of the planning committee (in Devon before Dartmoor was a National Park, there was a sub-committee of the county planning committee dealing with Dartmoor).

8. If the policy suggested in paragraph 16 below is adopted, it might be advisable, when discussing with the officials of local authorities and the members of the county planning committees the project of designating an area of outstanding natural beauty in their county, to put out feelers as to how the area could be administered and programmes of action adopted.

Choice of Areas.

9. As regards the choice of areas, it will be recalled that the Hobhouse Committee recommended no less than 52 areas. For convenience these have been set out in Appendix "A" to this paper showing their geographical location by counties. It will be seen that there are 104 reference numbers. This is so because about 80 per cent of the proposed areas extend into more than one county. Actually the figures are as follows:

	<u>Confined to one County</u>	<u>Two Counties</u>	<u>Three or more</u>
England	16	31	32
Wales	4	8	13
Total	20	39	45

10. While no question of Joint Boards will arise in the case of areas of outstanding natural beauty, it is plain that the extension of these areas into more than one local planning authority's jurisdiction will not only increase the number of preliminary discussions because of the numbers of local authorities concerned, but also will add to the difficulty of securing advisory committees, special committees and programmes of action. The "one County" area of outstanding natural beauty will be easier of attainment than those where two or more counties are involved. This is, perhaps, one factor which should be taken into account in any decision as to a batting order in any programme.

11. The possibility of a national park being set up in a particular county in the near future may be thought to rule out of consideration for the moment the designation of an area of outstanding natural beauty in that region. This would preclude consideration of areas of outstanding natural beauty in Northumberland, North and West Ridings, East and West Sussex and Hampshire (unless a decision not to designate a South Downs Park is to be taken), Somerset, Devon, Cornwall (where steps were started to designate a Park, but are now in abeyance), Carmarthen, Brecon and Monmouth. But it should be mentioned in this connection that Somerset have suggested that the Quantocks should be an area of outstanding natural beauty, and once the Exmoor Inquiry is over, there might be some advantage in beginning with an area where designation should presumably be well-received.

12. Intrinsic beauty is an important factor in this problem and the 52 Hobhouse Areas would probably receive general acceptance as coming within the scope of Section 87, or at any rate as a pretty good list from which to select. But this list cannot surely be regarded as either conclusive or exclusive. Standards vary enormously and it is known that the policy of the Ministry is not likely to be in favour of a large number of areas of outstanding natural beauty.

How many the Commission will ultimately designate may well depend on the success of the early designations. Hence the importance of a successful early campaign.

13. The Field Officers have prepared some notes for the guidance of the Commission and these are set out in Appendix "B". The Field Officers suggest that the first list of areas of outstanding natural beauty should include (the order is alphabetical) Dorset Coast (Appendix "A", No.14); Gower Peninsula (No.94); Malvern Hills (24 and 69); Shropshire Hills (West) (44) and Surrey Hills (53 and 54).

14. It is most important that the launching of a programme of areas of outstanding natural beauty should gain as much support as possible from the local authorities concerned. Opposition to the first order would, to say the least of it, be most undesirable, and no reasonable opportunity should be lost of obtaining the co-operation of the local authorities. To that end it is suggested that exploratory meetings should be held with the officials and representatives of the planning committees, before any formal decision to designate is taken by the Commission.

15. Experience with National Parks has shown how through inadvertence opposition to the project arises, when, for example the local planning authority feels that the consultation is not genuine because the Commission have already really made up their minds on the project and are only willing to listen to minor modifications.

16. It is suggested that in the first instance the Field Officer and the Secretary should approach the Planning Officer and Clerk concerned and hold informal discussions. They could then report the prospects to the Commission, and if these were favourable, or perhaps it should be said where these are favourable, a meeting between representatives of the planning authority and the Commission should be arranged. It would be made abundantly clear that the preliminary discussions were absolutely informal. Experience suggests that the active support of the Planning Officer and the Clerk would very largely determine the attitude of the elected representatives of the County Council. A knowledge of the likely response to the formal and statutory consultation would help the Commission in deciding which was to be the first designation.

17. As regards boundaries, within limits the Commission may feel it right to meet the requests of the planning authorities concerned. While the imprint of an area of outstanding natural beauty must not be debased, too high a standard should not be enforced. Most of the conservation areas recommended by the Hobhouse Committee were not surveyed in detail. They were largely taken from the earlier Dower Report - the exceptions being the Cornish Coast (ref.6); Dorset Downs (14); and the Marlborough and Berkshire Downs (2 and 65). Once the informal acceptance by the local authority of an area of outstanding natural beauty has been made known, then the Field Officers can study the possible boundary with the planning officer on the spot, and prepare a report for the Commission, who can then decide whether a visit of inspection is necessary.

18. As regards the opening of the campaign, the Commission are faced with the Exmoor Inquiry in June and the Longdendale Inquiry in July; they have also planned to discuss the proposed Northumberland and Brecon Beacons National Parks in the near future; and they may wish to consider whether some action as regards the Cornish Coast is due. While it should be possible for the exploratory discussions between officials to take place before the end of July (if this is desired and if it is limited to say two or three potential areas), it is doubtful whether it would be practicable to hold any meetings between the Commission and local authority representatives until after the summer.

ENGLAND 38

Reference Number.	County Council	Proposed Conservation Area	Area in Sq. miles	See also Numbers
1	Bedford	A Chilterns part		3, 25, 41
2	Berkshire	B Marlboro & Berks Downs part		65
3	Buckingham	B Chilterns part		1, 25, 41
4	Chester	A Delamere Forest	27	-
5	Cornwall	B Bodmin Moor	95	-
6		B Cornish Coast	269	-
7		B Bideford Bay part		12
8	(Is. of Scilly)	B Isles of Scilly	7	-
9	Cumberland	A Kielder Moors part		40
10		A N. Pennines part		16, 39, 60, 72
11	Devon	B S. Devon Coast	85	-
12		B Bideford Bay part		7
13		B Blackdown Hills & Sidmouth Bay part		47
14	Dorset	B Dorset Downs etc.	441	-
15		B Cranborne Chase part		49
16	Durham	A N. Pennines part		10, 39, 60, 72
17	Gloucester	B Forest of Dean part		23, 98
18		B Cotswolds part		42, 48, 59, 66, 68
19		B Malvern Hills part		24, 69
20	Hampshire	B Hampshire Downs	221	-
21		B New Forest part		67
22		B Hindhead part		53, 58
23	Hereford	A Forest of Dean part		17, 98
24		A Malvern Hills part		19, 69
25	Hertford	B Chilterns part		1, 3, 41
26	Kent	B N. Downs part		54
27		B Forest Ridges part		55, 57
28		B Dungeness part		56

Reference Number.	County Council	Proposed Conservation Area	Area in Sq. miles	See also Numbers
29	Lancaster	A Howgill fells part		61, 79
30		A Silverdale part		62
31		A Forest of Bowland part		76
32		A S. Pennines part		78
33	Leicester	A Charnwood Forest	39	-
34	Lincoln: Kesteven	A Clipsham Holywell part		43
35	Norfolk	A N. Norfolk Coast	44	-
36		A Breckland part		52
37	Northumberland	A Northumbrian Coast	76	-
38		A Cheviot & Rothbury Forest	288	-
39		A N. Pennines part		10, 16, 60, 72
40		A Kielder Moors part		9
41	Oxford	B Chilterns part		1, 3, 25
42		B Cotswolds part		18, 48, 59, 66, 68
43	Rutland	A Clipsham Holywell part		34
44	Salop	A Shropshire Hills part		99
45		A Clun and Radnor Forest part		102, 104
46	Somerset	B Mendips	62	-
47		B Blackdown Hills & Sidmouth Bay part		13
48		B Cotswolds part		18, 42, 59, 66, 68
49		B Cranborne Chase part		15, 64
50	Stafford	A Cannock Chase	24	-
51	Suffolk, East	A Suffolk Coast and Heaths	128	-
52	Suffolk, West	A Breckland part		36
53	Surrey	B Hindhead part		22, 58
54		B North Downs part		26
55	Sussex, East	B Forest Ridges part		27, 57
56		B Dungeness part		28
57	Sussex, West	B Forest Ridges part		27, 55
58		B Hindhead part		22, 58

Reference Number.	County Council	Proposed Conservation Area	Area in Sq.miles	See also Numbers
60	Westmorland A	N. Pennines part		10,16,39,72
61	A	Howgill Fells part		29, 79
62	A	Silverdale part		30
63	Wight, Isle of B	Isle of Wight Coast	11	-
64	Wiltshire B	Cranborne Chase part		15, 49
65	B	Marlborough & Berkshire Downs part		2
66	B	Cotswolds part		18,42,48,59, 68
67	B	New Forest part		21
68	Worcester A	Cotswolds part		18,42,48,59, 66
69	A	Malvern Hills part		19, 24
70	York, E.Riding A	Flamborough Coast part		75
71	A	Howardian Hills part		73
72	York, N.Riding A	N. Pennines part		10,16,39,60
73	A	Howardian Hills part		71
74	A	Nidderdale Moors part		77
75	A	Flamborough Coast part		70
76	York, W.Riding A	Forest of Bowland part		31
77	A	Nidderdale Moors part		74
78	A	S. Pennines part		32
79	A	Howgill Fells included in Yorkshire Dales National Park.		29, 61
<u>W A L E S</u> 14.				
80	Anglesey B	Anglesey Coast part	? 70	84
81	Brecon B	Epynt part		89
82	B	Elenith Mts. part		86,88,103
83	Caernarvon B	Lllyn Coast	34	-
84	B	Anglesey Coast	? 6	80
85	Cardigan B	Cardigan Coast	18	-
86	B	Elenith Mts. part		82,88,103
87	B	Plynlimon part		100

Reference Number.	County Council	Proposed Conservation Area	Area in Sq.miles	See also Numbers
88	Carmarthen	B Elenith Mts. part		82, 86, 103
89		B Epynt part		81
90	Denbigh	B Denbigh Moors	146	-
91		B Clwydian range part		93, 96
92		B Berwyn part		97, 101
93	Flint	B Clwydian range part		91, 96
94	Glamorgan	B Gower	48	-
95		B S. Glamorgan Coast	14	-
96	Merioneth	B Clwydian range part		91, 93
97		B Berwyn part		92, 101
98	Monmouth	B Forest of Dean part		17, 23
99	Montgomery	B Shropshire Hills, part		44
100		B Plynlimon part		87
101		B Berwyn part		92, 97
102		B Clun and Radnor Forest part		45, 104
103	Radnor	B Elenith Mts. part		82, 86, 88
104		B Clun and Radnor Forest part		45, 102

Areas in One County

England (16)

2, 4, 5, 6, 8, 11,
14, 20, 33, 35, 37,
38, 46, 50, 51, 63.

Wales (4)

85, 90, 94, 95.

Areas in 2 Counties

England (31)

7, 9, 12, 13, 15, 21, 26,
28, 30, 31, 32, 34, 36, 40,
43, 44, 47, 52, 54, 56, 62,
65, 67, 70, 71, 73, 74, 75,
76, 77, 78.

Wales (8)

80, 81, 83, 84, 87, 89, 99,
100.

Areas in 3 or more Counties

England (32)

1, 3, 10, 16, 17, 18, 19,
22, 23, 24, 25, 27, 29, 39,
41, 42, 45, 48, 49, 53, 55,
57, 58, 59, 60, 61, 64, 66,
68, 69, 72, 79.

Wales (13)

82, 86, 88, 91, 92, 93, 95,
97, 98, 101, 102, 103, 104

The potential areas of outstanding natural beauty are here considered geographically:-

1. England North. This area is already crowded with three existing National Parks, another designated Park and a further one proposed. While large areas of great natural beauty (particularly in the North Pennines) still remain undesignated few are threatened. The area most threatened, the South Pennines, falls largely in the West Riding and is probably the one with the least natural beauty. It is, therefore, submitted that none of these areas should be considered in the first list.
2. England West. There are three specially deserving cases here -
 - (a) the Wye Valley which is a popular area of very great local beauty, threatened, to some extent, by quarrying. Unfortunately the west bank is in the County of Monmouth which is Welsh by allegiance and the east bank includes parts of Gloucestershire whose County Council might be favourable and of Herefordshire which would probably not.
 - (b) the Malvern Hills. A small area of great scenic interest and beauty with a well developed holiday industry on the east, in Worcestershire whose Council would probably be helpful, and a smaller one in Herefordshire whose Council are generally opposed to any interference with the quarrying of the hills. Much visited from the Midland towns.
 - (c) Shropshire Hills. A fairly extensive attractive wild area with hotel industry centred at Stretton. The Cleve Hills section is much mutilated by quarrying and might be excluded. Shropshire County Council's attitude is difficult to forecast.
3. England South-West. National Parks exclude for the moment all the areas in this region. However at an early date the larger parts of the north and south coasts of Devon should be considered.
4. England Mid (see also England West). The only special cases in this region are Cannock Chase (Staffs) and Charnwood (Leicestershire) which their respective County Councils value highly. Staffordshire has actually asked for the designation of Cannock Chase and three other areas. Cannock Chase is of some importance as an open area fairly close to the Birmingham conurbation, but only a part of it is of any outstanding natural beauty (mostly north) and it is not intensively used by visitors and has little or no tourist business.

Charnwood Forest is somewhat similar in being close to urban areas Leicester and Loughborough and Coalville and not being of an outstanding natural beauty or outstandingly popular.

It might thus be a mistake to put these two areas high on any list.
5. England East. None of the areas within this region seem especially worthy for consideration at this stage.
6. England South. There are huge areas of great natural beauty in southern England, but few would qualify for inclusion in the first list because of their geographical position, or threats of development. However there are two special cases, the Dorset Coast and the Surrey Hills.
 - (a) Dorset Coast. This is one of the most varied and attractive coastlines in the Country and has interesting, if not always beautiful, heaths behind it and attractive downland inland. It has a high recreational value and the coast itself is very popular with touring holiday makers and campers while there are a large number of settlements with hotel accommodation along it. Its designation would probably be welcome to the County Council.

/(b).....

(b) Surrey Hills. (Parts of the Hobhouse Conservation Areas "North Downs" and "Hindhead"). This area includes the largest section of rough land near London (in fact almost all of it outside the W.D. held areas) as well as some very fine scenery e.g. along the North Downs from the Hog's Back to Titsey, on the Leith Hill and Holmbury Hill area and around Hindhead and Crooksbury.

The area would qualify for National Park Status under the headings of its recreational value and its nearness to centres of population, for it is enormously popular and used. Hotel industry developed at Hindhead, Haslemere and Dorking.

Surrey County Council might welcome designation if it meant little or no interference with their existing administration.

7. North Wales and South Wales. Only one area seems especially worthy for consideration at this stage - the Gower Peninsula, a small homogeneous area (almost an island of about 50 square miles), adjoining the large industrial town of Swansea and constantly threatened by the latter's expansion. It has a very attractive and popular coastline. Its designation as an area of outstanding natural beauty will soon be requested by the Gower Society and this is unlikely to be opposed by the Glamorgan County Council.

8. CONCLUSION. By reason of their great natural beauty, their geographical position and the popular demand for their preservation it is suggested that the first list of areas of outstanding natural beauty designated should include:

(i)	the Malvern Hills	(Worcestershire & Herefordshire)
(ii)	the Shropshire Hills (west)	(Shropshire)
(iii)	the Dorset Coast	(Dorset)
(iv)	the Surrey Hills	(Surrey)
(v)	the Gower	(Glamorgan)

H.M.A.
8.6.54.

FOLIO 7

Proposed High Weald A.O.N.B.1. Introduction:

The Forest Ridges Conservation Area recommended in the Hobhouse Report (Cmd.7121), covers an area of 132 sq. miles, and extends from St. Leonard's Forest near Horsham, eastwards, through Ashdown Forest - to Bedgebury Forest, S.E. of Tunbridge Wells. The area is bounded on the South side by Cuckfield, Hayward's Heath and Croydon, and to the North, by Crawley, East Grinstead, Forest Row and Tunbridge Wells.

The East Sussex County Council have suggested that the Forest Ridges area should be enlarged to form an A.O.N.B. to be known as The High Weald, by including a large area of additional territory extending South-eastwards to the coast at Rye and Fairlight, and Eastwards to Tenterden and Aldington near Lympne, and so to link up with the Kent Downs A.O.N.B.

In addition to East Sussex, the enlarged area would include territory within the Counties of Kent, Surrey and Hastings County Borough. These authorities have been consulted by the East Sussex County Planning Officer on the proposed designation of a High Weald A.O.N.B., and it is understood that they are all agreeable to it in principle.

2. Geology:

A thick series of Estuarine and fresh water deposits of the Lower Cretaceous age are exposed by the denudation of an anticlinal fold from which the Upper Cretaceous beds have been removed.

The central part of the Weald is composed of sandstones and clays of the Hastings Beds, and forms an area of deeply dissected high ground which rises in places to around 700'. This is surrounded by a broad zone of lower-lying land occupied by the outcrop of the soft shales of the Weald Clay.

3. Northern Forest Ridges:

There can be little doubt that the Northern Forest Ridges section of the High Weald justifies A.O.N.B. status. Most of it is good rural countryside, not entirely without blemish, and with a certain amount of 'subtopia' and 'arcadia', but the landscape generally is of a relatively high standard, well wooded, largely agricultural, pleasantly varied, with commons, large estates and parkland, and many picturesque villages. Most of the woodland is mixed hardwood and conifer, with a high proportion of oak, Scots pine, birch and willow, with hazel and sweet chestnut coppice.

The Ashdown Forest area, especially, has considerable recreational value, and is much used for picnicing. It is good walking country, and there are fine distant views from the higher ground. There are extensive areas of Calluna heath and woodland, much of which is scheduled by the Nature Conservancy as being of special scientific importance.

One of the chief problems in Ashdown Forest are the forest fires, which cause serious damage to the wild life, particularly in the spring when the birds are nesting. Efforts are being made locally to take special precautions, and to provide a more efficient means of coping with fires which get out of control.

4. Southern Forest Ridges -- Rye Bay:

There may be a case for extending the Northern Forest Ridges area Eastwards and S.E. - even as far as the coast, but this would about double the size of the original area, and it would bring in a considerable area of relatively less attractive country.

The main purpose of the proposed extension is, presumably, to bring the very pleasant coastal region of Rye and Winchelsea under A.O.N.B. planning control. The intervening territory contains some pockets of good country, e.g. the neighbourhood of Bodiam Castle and the Upper Rother Valley, but from a landscape point of view, it is not of such a uniformly high standard, considered in relation to the Northern Forest Ridges area. It is badly disfigured in places, and there is a high proportion of 'subtopia' and 'arcadia'.

It would be unfair, however, to judge the Southern Forest Ridges landscape by what one sees from the main roads, which frequently seem to reveal almost the worst aspects from a landscape point of view. Inter-war years ribbon development, sprawling from the nuclei of otherwise attractive villages, and unfortunate disfigurement from overhead electricity and telephone lines, often have a depressing effect on the landscape quality.

With one or two exceptions, such as the ridge road A.265 near Burwash, which affords some good vantage points, this Southern part of the High Weald cannot usually be seen to advantage from the main highways. As is so often the case elsewhere, it is essential to penetrate the remoter areas in order to appreciate the full beauty of the landscape. Away from the main roads, there is some delightful country, much of which has a "This England" flavour, consisting of pleasant pastures, orchards, hop fields and woodlands, and oast houses and windmills are still quite a common sight. Some of the latter have now been converted into dwellings.

5. Boundaries:

S.E. Section: Rye -- Winchelsea -- Fairlight:

In this coastal section there are some unfortunate pockets of bad development which probably should be excluded from the A.O.N.B., but the marshes at Pett Level, and the towns of Rye and Winchelsea are so outstanding, that a good deal can be forgiven.

On the face of it, it seems rather illogical that the town of Rye - a complete gem, should be excluded from the proposed A.O.N.B. whereas Rye Harbour, with its adjacent industrial development, some of which is downright ugly, is shown to be within the area proposed to be designated.

At Winchelsea Beach, there is a most unsightly collection of caravans, shacks and hutments, which could hardly justify inclusion, unless a firm undertaking is given that something will be done to improve the appearance of this nasty blot on the landscape. Between Winchelsea Beach and Fairlight, the sea can only be seen by climbing the embankment which borders the road. The marshes and the bird life at Pett Level are delightful.

The commonplace settlement of red-roofed shacks and bungalows at Fairlight Cove could not possibly be included within the A.O.N.B. with a clear conscience, although the actual cliffs and the coast on either side are good. Perhaps the best course would be to exclude the built-up area, and merely to include a coastal strip.

/ East Section:

East Section: Tenterden - Appledore - Ham Street:

In general, the extreme eastwards extension of the region of Tenterden, Rother Levels, the Isle of Oxney and Romney Marsh, seems to be satisfactory, but I do not think that the area could be made to link up with the Kent Downs A.O.N.B.

I doubt whether the boundary could really go much beyond Ham Street, except to take in the attractive area of oak wood to the N.E. of the village, part of which forms the Ham Street Woods National Nature Reserve.

There does not appear to be sufficient justification on landscape grounds for taking the boundary any further eastwards to include the rather ordinary villages of Bonnington and Aldington Corner.

The country in the neighbourhood of Tenterden, the town of which is still most attractive, seems to be worthy of inclusion.

The S.E. boundary in this section is formed by the Royal Military Canal for a distance of about 10 miles. This makes a convenient boundary, but I should have thought that having got into this area, there might have been a case for including more of Romney and Walland Marshes.

Along with Dungeness, the Romney Marsh area was recommended by the Hobhouse Committee as a Conservation Area, but was subsequently dropped by the National Parks Commission from the list of possible A.O.N.B.'s as the former wild beauty of Dungeness became largely wrecked by holiday camps, and more recently by the nuclear power station. Away from Dungeness, much of Romney Marsh remains largely unspoiled, although the power lines from the nuclear station cause some disfigurement. The Romney Marsh landscape may not be to everyone's taste, but it has a subtle beauty, and it contains some of the finest grassland in the country.

Northern Section: Tonbridge - Tunbridge Wells:

I have some reservations about the proposed extension of the A.O.N.B. boundary on the N.W. outskirts of Tunbridge Wells, and to the N.W. of Tonbridge. These extensions seem to me to be too closely associated with the built-up areas, and not sufficiently rural. I prefer the original boundary shown in red on the 1" map.

Central Section: Crowborough:

The town of Crowborough has very sensibly been excluded as an 'island' of non-A.O.N.B. territory, and this is clearly the best way of dealing with it.

Western Section: M.23 - S.E. of Crawley:

I can see no point in extending the A.O.N.B. west of the proposed M.23 Motorway where it passes to the E. and S.E. of Crawley, and I think it would be better to take the line of the Motorway as the A.O.N.B. boundary in this section. The small amount of territory which would thus be excluded is of no great significance, apart from the beautiful Saxon Church at Worth.

I am sorry about this, but designation is unlikely to help much, as in any case, Worth church seems destined to suffer disturbance from the proposed Motorway, which will pass within about 100 yards of it through the valley below.

6. Conclusions:

In my opinion, it is doubtful whether in the earlier days of the National Parks Commission, the proposed extension of the Forest Ridges area E. and S.E. would have been considered to be of consistently high quality to justify A.O.N.B. status, although some of the landscape is undoubtedly attractive, and there may be something to be said for bringing the coastal part under A.O.N.B. control.

(L.J.W.)

21st April 1969

(AD/EE)

RECOMMENDATIONS

That the East Sussex County Council, on their own behalf and on behalf of the Kent, West Sussex and Surrey County Councils and the Hastings County Borough Council, request the Countryside Commission to take the necessary steps to designate that part of the High Weald shown in broad outline on drawing number 842/B as an Area of Outstanding Natural Beauty under Section 87 of the National Parks and Access to the Countryside Act 1949, subject to and reserving the right of, the above local planning authorities as well as the County District Councils concerned to make representations at the appropriate time on detailed outer boundaries and on the boundaries of any internal settlements or other areas which should be excluded.

L. S. JAY,

County Planning Officer,

D.A.W.

April 1969

AB/55

13. A planning authority must consult the Countryside Commission in preparing or altering a development plan or in making access orders or agreements relating to land in an Area of Outstanding Natural Beauty, but there is no obligation under the Act for them to consult the Commission on applications for planning permission in respect of such land, although in accordance with Section 88(1) the Commission have a duty to give advice in cases where they are so consulted.

Suggested Planning Policy

14. With regard to the powers of a local planning authority to preserve and enhance the natural beauty (Section 88) I would, subject to the necessary consultations, recommend that as soon as possible after designation that part of the High Weald Area of Outstanding Natural Beauty in East Sussex should be the subject of a policy written into the County Development Plan with the following broad objectives:-

- (1) Except where specifically stated, the principal land uses to be limited to agriculture, forestry, outdoor recreation and nature conservation/study.
- (2) Development not directly related to the principal uses in general only to be admitted if in the public interest there is a strong case for such development.
- (3) All development to be subject to appropriate siting and a high standard of design which reflects the intention to preserve the character of the area.
- (4) In order to reinforce the necessary development control in regard to (3) above Article 4 Directions requiring planning consent for certain classes of development permitted by the General Development Order to be submitted to the Minister for approval.
- (5) Proposals for the designation of the area as an 'area of special control' under the Advertisement Regulations to be submitted to the Minister for approval.
- (6) Appropriate measures to be taken to preserve those trees and woodlands which make a special contribution to the landscape and to secure replanting where necessary.
- (7) With regard to the Wealden woodlands, shaws and hedgerows in general appropriate measures to be taken, consistent with good forestry practice, to maintain the wooded character of the area, in terms of both the total acreage under woodland and the dominance of broad leaved species in the landscape.
- (8) Generally, in the exercise of their powers under the National Parks and Access to the Countryside Act 1949, the Town and Country Planning Acts, the Civic Amenities Act 1967 and the Countryside Act 1968 all reasonable steps to be taken to:-
 - (a) preserve and enhance the natural beauty of the area and to protect its characteristic natural features, flora and fauna, buildings of historic and architectural interest and ancient and industrial monuments and features.
 - (b) Improve public access and promote the enjoyment of the countryside.

Battle R.D.C.
Cuckfield U.D.C.
Cuckfield R.D.C.
Chailey R.D.C.
East Grinstead U.D.C.
Hailsham R.D.C.
Rye M.B.
Uckfield R.D.C.

7. All of these Councils support the designation of the wider area in principle. The Battle Rural District Council, however, consider that the whole of their District should be included with the exception of certain built-up areas. I cannot recommend that this view should be accepted as on this basis of landscape evaluation practically the whole of East Sussex would deserve to be included and this would largely invalidate the case for designation.

8. As a result of the consultations, I have made a minor adjustment of the boundary in the vicinity of Battle and another near Bolney to meet in part an observation of Cuckfield R.D.C. that the boundary should be extended a little to the south to follow A.272.

9. Precise boundaries are not important at this stage, however, for if the proposal is accepted in principle by the Countryside Commission they would be required to initiate the statutory procedures, including consultation with the local authorities concerned and public advertisement.

Effects of Designation

10. Perhaps the most important advantage in designation as an Area of Outstanding Natural Beauty under Section 87 of the National Parks Act is that an area is thereby given national recognition and status which one would expect the Minister to take into account in any relevant matter.

11. Under the Act local authorities have the following powers within an Area of Outstanding Natural Beauty:-

- (1) Section 88: to take all such action as appears expedient (subject to certain limitations) to preserve and enhance the natural beauty, including the flora and fauna and geological and physiographical features.
- (2) Section 89: to carry out certain works for the restoration and improvement of derelict land.
- (3) Section 90: to make appropriate bye-laws in respect of land in their ownership.
- (4) Section 92: to appoint wardens where bye-laws have been made or could be made.
- (5) Section 93: to make orders, subject to the approval of the Minister of Transport, restricting the use of designated roads to certain descriptions of traffic.

12. Section 97 (as amended by the Countryside Act 1968) provides for the payment by the Minister of grants in respect of compensation for Discontinuance and Tree Preservation Orders and for the treatment of derelict land within an Area of Outstanding Natural Beauty. Sections 33 and 34 of the Countryside Act 1968 provide for the payment by the Minister of grants in respect of other actions in the countryside generally (e.g. for the establishment of country parks or camping sites and for tree planting), and it is possible that he would more readily agree to the payment of such grants within an Area of Outstanding Natural Beauty.

SUGGESTED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTYReport of the County Planning OfficerIntroduction

1. At their meeting on 9th October 1964 the Committee considered a proposal by Kent County Council that following completion of the necessary landscape surveys there should be a joint approach to the National Parks Commission (now the Countryside Commission) by local planning authorities concerned requesting them to designate the Forest Ridge as an Area of Outstanding Natural Beauty under Section 87 of the National Parks and Access to the Countryside Act 1949. The Committee resolved that they agree to co-operate with the Kent County Council and that the County Planning Officer be asked to report further on a suggested boundary when the survey is completed.

Area Proposed for Designation

2. The area which I now suggest for designation (shown on drawing number 842/B attached) is based, as far as the East Sussex section is concerned, on the County Landscape Evaluation Survey which was reported to the Committee in September 1967*.

3. The area is more extensive than formerly envisaged, covering not only the Northern Forest Ridges, extending from the St. Leonard's Forest in West Sussex across Ashdown Forest into Kent, as recommended in the post-war Hobhouse Report on National Parks, but also a large part of the Southern Forest Ridges extending through the Battle Rural District to the Rye Bay Coast. Although the landscape of the latter area is more variable in quality it embraces some very attractive and distinctive areas, such as the Ashburnham and Brightling Hill country; the valleys of the upper Rother, Brede and Tillingham; the marshland setting of Rye and Winchelsea; and the Fairlight cliffs and Glens in Hastings County Borough. Because of its wider extent I have referred to the area as the 'High Weald Area of Outstanding Natural Beauty'.

4. Most of the Northern Forest Ridge and also the Ashburnham/Brightling area are defined as areas of great landscape value on the approved County Map: and the Committee have already resolved that the Upper Rother Valley and the Rye Bay Coast should be similarly defined on the Review of the County Development Plan.

Consultations

5. Although the greater part of the High Weald is in East Sussex it extends into Kent, Surrey, West Sussex and Hastings. I have therefore consulted the Planning Officers concerned and have agreed with them the provisional boundaries shown on my drawings. I am informed that their Councils support the proposed designation in principle and are content that the East Sussex Council should approach the Countryside Commission on behalf of all five local planning authorities.

6. I have also consulted the following District Councils in East Sussex who would be affected by the proposals:-

- 1 -

* 'Landscape Evaluation: A research Project in East Sussex' K.D. Fines. Reprints of the published paper are now available on request. Reference should be made to Fig.2 and to the description of the High Weald Pages 49-50.

minutes

232. High Weald - Suggested New A.O.N.B. Designation

In view of their decision to review their general policy on Section 87 designations the Commission considered it inappropriate to reach a decision on this suggested designation put forward by the Clerk of the East Sussex County Council on behalf of his Council and of the West Sussex, Kent and Surrey County Councils, and of the Hastings County Borough Council.

They agreed that the Clerk should be informed that they were reviewing their designation policy, and would be returning in due course to consideration of this proposal in the light of their conclusions.

The Commission then went on to discuss the merits of the proposed area and agreed that a site visit be arranged in the summer or autumn of 1969, emphasising that the arrangements should be made on a confidential basis.

^B
(AM/55)

FOLIO 8

COUNTRYSIDE COMMISSION

Minutes of the ninth meeting of the Countryside Commission held at 1, Cambridge Gate, Regent's Park, London, N.W.1. on Tuesday, June 3, 1969.

PRESENT:

The Baroness Wootton of Abinger

Chairman

Mr. James Fisher

Deputy Chairman

Dr. Margaret Davies

Mr. George Howard

Sir William Lindsay, C.B.E.

Professor O. R. McGregor

Mr. Peter F. Shephard

Mr. Jack Longland

Mr. M. F. B. Bell

Secretary

Mr. J. R. B. Ferguson

Mrs. M. B. Jones

Mr. R. Bush

Mr. D. T. Willcock

Mr. R. J. S. Hookway

Mr. L. J. Watson

Mr. N. P. Allen

Apologies for absence were received from Mr. Buxton, Mr. Jones and Mr. King.

The Commission asked the Chairman to write to Mr. King thanking him for his past help.

The minutes of the meeting of May 6, 1969 were approved and signed by the Chairman.

216. Matters Arising from the Minutes

Minute 192

In response to a request from Mr. Longland, the Secretary gave a report on progress made by the Working Party on the Vaynol Estate. The Commission endorsed the suggestions he had made regarding the presentation of the report of the Working Party by the Secretary of State to the various interests concerned.

They agreed that a grant of £10,000 should be recommended on the understanding that the restaurant would be licenced and open to the public and that a proportion of the accommodation in the hostel adjoining should be available for the general public.

(SA/5/209)

229. Services Use of Dartmoor (Minute 207)

The Chairman gave a report on her recent visit to Exeter with Mr. Buxton and Mr. Ferguson at which the services use of Dartmoor had been discussed with the Dartmoor Park Planning Committee. The Commission noted the reply of the Minister for Planning and Land to the Chairman's letter of May 6. They agreed that the Chairman should now seek another meeting with Lord Waldegrave to discuss the maximum length of lease which the Commission could countenance, the timing of the Commission's next action, and the management of the publicity arising therefrom.

(DN/1)

230. Exmoor - Purchase of Property by Somerset County Council

The Commission noted that the Clerk of the Somerset County Council had approached the Secretary outlining a proposal to purchase an estate in Exmoor, including the Chains, which had recently come on to the market. The Commission endorsed the Secretary's action in encouraging the Somerset County Council to move towards purchase of the property. The Secretary undertook to report on the future progress.

AREAS OF OUTSTANDING NATURAL BEAUTY

231. Section 87 Designation: General Policy

The Commission briefly discussed their general policy in relation to designation under Section 87. They agreed that it was desirable at an early date to review this policy in the light of the general planning developments which had supervened since they had last considered the subject.

232. High Weald - Suggested New A.O.N.B. Designation

In view of their decision to review their general policy on Section 87 designations the Commission considered it inappropriate to reach a decision on this suggested designation put forward by the Clerk of the East Sussex County Council on behalf of his Council and of the West Sussex, Kent and Surrey County Councils, and of the Hastings County Borough Council.

They agreed that the Clerk should be informed that they were reviewing their designation policy, and would be returning in due course to consideration of this proposal in the light of their conclusions.

The Commission then went on to discuss the merits of the proposed area and agreed that a site visit be arranged in the summer or autumn of 1969, emphasising that the arrangements should be made on a confidential basis.

(AN/55)

233. Mendips Designation (Minute 3958)

The Commission considered paper A/1019 setting forth the staff's recommendation on the boundary proposals put forward by the Somerset County Council. The Commission agreed with the recommendations as set out in paragraphs 5, 6 and 7 of the paper. At the same time they agreed that the statement of intent submitted by the County Council was not satisfactory and directed that the County Council should be informed that until a specific statement had been produced suggesting in concrete terms what they proposed for the area the Commission could not proceed further with designation under Section 87.

FOLIO 9

C/M/71/4-833

COUNTRYSIDE COMMISSION

71/68

IN-CONFIDENCE

Designation of areas of outstanding natural beauty - future policy Introduction

- 1 It seems likely that the Commission's current programme of a.o.n.b. designations will be completed by the end of 1971. The time now seems ripe to consider whether there should be any extension of the designation programme thereafter and, indeed, to consider the Commission's future policy for such designations. The Commission have already expressed their wish to review their policy in this matter. It is assumed that in the hierarchy of protective designations the Commission will wish to accord top rating and future priority to national parks and heritage coasts.

Progress made

- 2 By 30 September, 1970, the Commission had designated in all twenty seven areas of outstanding natural beauty, all of which had been confirmed by the appropriate Minister. (24 in England and 3 in Wales - listed in Appendix A to the Commission's Third Annual Report - page 52). It could be said that not all these areas are of equal landscape quality, and that some of them are no better than other areas not yet designated or approved for designation.

Current programme

- 3 The current designation programme includes six further areas (England - 4; England and Wales - 1; Wales - 1) at various stages of the procedure. A list of these is given in Appendix A to this Paper.

Statutory provisions

- 4 Section 87 of the Act of 1949 gives the Commission powers to select and designate areas of outstanding natural beauty. In the absence of any Ministerial direction, the Commission have complete discretion as to choice of areas, priorities and, indeed, whether to undertake any designation or not. Designation orders made by the Commission do not come into operation until confirmed by the appropriate Minister, who may confirm the order with or without modifications or refuse to confirm it.

5

Section 87 (1) of the Act provides that -

"The Commission may, by order made as respects any area in England or Wales, not being in a National Park, which appears to them to be of such outstanding natural beauty that it is desirable that the provisions of this Act relating to such areas should apply thereto, designate the area for the purposes of this Act as an area of outstanding natural beauty; . . ."

This provision appears to include two requirements -

- (1) that the area shall be deemed by the Commission to have a sufficiently high standard of natural beauty (ie, a landscape quality rating); and
- (2) that in the Commission's view the special provisions of the Act relating to designated a.o.n.b.'s should apply (ie, a policy judgement in the public interest).

Areas eligible for, and suggested for designation

6

The Hobhouse Report included a list of areas suggested for designation as "Conservation areas". Particulars of these, with comments showing which areas have been dealt with, which were considered but "written off" by the National Parks Commission, and which have still to be considered by the Commission, are given in Appendix B to this Paper.

7

A further list of other non-Hobhouse areas which have been suggested to the Commission, but have not yet been fully considered by the Commission or approved in principle for inclusion in their designation programme, is given in Appendix C to this Paper.

8

There are almost certainly many areas in England and Wales of various sizes which could be identified and suggested as worthy of consideration for designation, at any rate on grounds of landscape quality. It seems to be desirable, as a matter of principle, that the Commission should retain the initiative in first identifying all the areas of high enough landscape quality to warrant consideration for recognition on a national basis (ie as national parks, as a.o.n.b.'s or as heritage coast), with a view to central designation by the Commission and confirmation by the Minister.

Future Policy

9

A statement of the relevant considerations and arguments for and against a further programme of designations is in Appendix D to this paper. The arguments are nicely balanced but the Commission may feel that the changes in circumstances introduced by legislation in 1968 are of considerable importance. Those are:

a. The Countryside Act 1968 recognises the potential amenity and recreational value of the whole countryside; some areas have very strong claims to protection even though by national standards the quality of the landscape may not be very high.

b. Exchequer Grant is now available throughout the countryside for expenditure which was formerly eligible only in a.o.n.b.'s, although some minor advantages in this respect still derive from designation see paragraph 3 of Appendix D.

c. The Town and Country Planning Act 1968 opens the way to more positive planning of the countryside in general in the interests of both conservation and recreation.

As a result of these changes, a.o.n.b. designation would seem rather less relevant than formerly to the problems of the countryside. Accordingly future designations might reasonably be restricted to a small number of areas of truly outstanding quality.

Recommendation

10

The Commission should not contemplate any extensive new programme of designations. They should rather review the existing designated areas and strongest remaining candidate areas with a view to rounding off the whole exercise in a way that leaves least anomalies. This review should be made initially by Commission officers and should be based upon the landscape quality of the areas in question taking account of possible future National Park designations and of the Heritage Coast proposals.

11

If the Commission endorse this recommendation, the Department of the Environment, the Welsh Office and the CCA should be informed, and their views sought on the desirability of a public statement being issued by the Commission to the effect that they will not for the present be embarking upon a new programme of designations. Such a public statement would be likely to provoke a quantity of unwelcome suggestions and might also have political repercussions. On the other hand, officers have continually to deal with suggestions in favour of further designations, see Appendix C, and it would be helpful to be able

to say in reply that the Commission had decided to review the designation programme as a whole in the light of current circumstances, including the two 1968 Acts.

(AB/51/Pt 3)

March 1971

TF

MFBB

APPENDIX A

Proposed new a.o.n.b.'s approved in principle by the
Commission and proceeding towards designation (i.e.,
current designation programmes - "pipeline cases")
Position at 31 March 1971.

The following 6 areas in the current programme at various stages in the procedure towards designation :-

<u>Areas</u>	<u>County Councils</u>	<u>Suggested target dates for designation</u>	<u>Remarks</u>
1. Wye Valley	Monmouthshire Herefordshire Gloucestershire	28 February 1971	Designation Orders submitted to Secretary of State for the Environment and Secretary of State for Wales. At Statutory Advertisement stage.
2. Mendips	Somerset	31 August 1971	At Statutory Consultation stage (local authority comments received)
3. North Wessex Downs	Berkshire Hampshire Wiltshire	30 September 1971	Now at Statutory Consultation stage (local authority comments awaited.)
4. Silverdale	Westmorland Lancashire	30 September 1971	Now nearing end of preliminary Consultation stage.
5. Lincolnshire Wolds *	Lincolnshire	30 September 1971	In suspense, indefinitely.
6. Cardiganshire Coast	Cardiganshire		

* (not a Hobhouse Report area)

March 1971

APPENDIX B

I HOBHOUSE COMMITTEE REPORT

Proposed Conservation Areas (1)

<u>File Number</u>	<u>Northern</u>	<u>Square Miles</u>	<u>Comments</u>
—	1. Northumberland Coast	76	A.o.n.b. designated - 50 sq. miles.
—	2. The Cheviot and Rothbury Forest	288	(Northumberland National Park)
—	3. Kielder Moors	401	(Border Forest Park)
18/34	4. North Pennines	653	<u>For consideration</u>
1/3	5. Howgill Fells	311	<u>For consideration</u> as addition to a National Park (Lake District or Yorkshire Dales).
—	6. Silverdale	79	Proceeding towards designation as a.o.n.b.
—	7. Forest of Bowland	289	A.o.n.b. designated - 310 sq miles.
18/44	8. Midderdale Moors	239	<u>For consideration.</u>
18/1	9. South Pennines	154	<u>For consideration.</u>
18/7	10. Howardian Hills	58	<u>For consideration.</u>
18/65	11. Flamborough Coast	18	<u>"Written off" by National Parks Commission for a.o.n.b. designation.</u> <u>(Heritage Coast)</u>
18/54	12. Delamere Forest	27	<u>For consideration</u> <u>(Protected by Forestry Commission)</u>

(1) Report of the National Parks Committee (England and Wales)
July, 1947 Cmd. 7121 Appendix C.

<u>File</u>	<u>Western</u>	<u>Square</u> <u>Miles</u>	<u>Comments</u>
<u>Number</u>			
13.	Anglusey Coast	76	A.o.n.b. designated - 83 sq. miles.
14.	Llwyn Coast	34	A.o.n.b. designated - 60 sq. miles
15.	Denbigh Moors	146	<u>For consideration.</u>
16.	Glywdian Range	120	<u>For consideration.</u>
17.	Berwyn	205	<u>For consideration.</u>
18.	Plynlimon	520	(Included in proposed Cambrian National Park.)
19.	Clun and Radnor Forests	474	<u>For consideration</u>
20.	Shropshire Hills	192	A.o.n.b. designated - 300 sq miles.
21.	Elenith Mountains	484	(Included in proposed Cambrian National Park)
22.	Epynt (Brecon)	179	<u>"Written off" for a.o.n.b. designation by National Parks Commission.</u>
23.	Cardigan Coast	18	A.o.n.b. designation in suspense at present.
24.	Gower	48	A.o.n.b. designated - 73 sq miles.
25.	South Glamorgan Coast	14	<u>"Written off" for a.o.n.b. designation by National Parks Commission (Heritage Coast).</u>
26.	Forest of Dean and Wye Valley	232	A.o.n.b. designation Order made for Wye Valley - sq. miles. Commission decided <u>not</u> to designate Forest of Dean as an a.o.n.b.
27.	Malvern Hills	23	A.o.n.b. designated - 40 sq. miles.

<u>File</u> <u>Number</u>		<u>Square</u> <u>Miles</u>	<u>Comments</u>
	<u>South Western</u>		
	28. The Mendips	62	A.o.n.b. designation proceeding - 78 sq. miles.
	29. Bideford Bay	51	A.o.n.b. designated - North Devon - 66 sq. miles.
	30. Bodmin Moor	95	Included in Cornwall a.o.n.b.) - 360
	31. Cornish Coast	269	Included in Cornwall a.o.n.b.) sq. miles.
18/26	32. Isles of Scilly	7	<u>"Written off" for a.o.n.b. designation</u> <u>by National Parks Commission</u>
	33. South Devon Coast	85	A.o.n.b. designated - South Devon - 128 sq. miles.
	34. Blackdown Hills and Sidmouth Bay	212	A.o.n.b. designated - East Devon - 103 sq. miles.
	<u>Southern</u>		
	35. Dorset Downs, Heaths and Coast	441	A.o.n.b. designated - 400 sq. miles
8/3	36. Cranborne Chase and West Wiltshire Downs	231	<u>Cranborne Chase for Consideration.</u> West Wiltshire Downs included in proposed North Wessex Downs a.o.n.b.
1/10/5	37. The New Forest	243	<u>"Written off" for a.o.n.b. designation</u> <u>by National Parks Commission.</u>
	38. Isle of Wight Coast	11	A.o.n.b. designated - 70 sq. miles Heritage Coast.
	39. Hampshire Downs	221	Included in North Wessex Downs a.o.n.b. proceeding towards designation.
	40. Hindhead	154	Covered by East Hampshire designated a.o.n.b.
	41. The North Downs	273	Covered by the Surrey Hills and Kent Downs designated a.o.n.b. (160 + 326 = 486 sq. miles)
5/55	42. Forest Ridges	132	<u>For consideration</u>
5/49	43. Dungeness	50	<u>"Written off" for a.o.n.b. designation</u> <u>by National Parks Commission.</u>
	44. The Cotswolds	660	A.o.n.b. designated - 582 sq miles.
	45. Marlborough and Berkshire Downs	435	Included in proposed North Wessex Downs a.o.n.b. proceeding towards designation - 670 sq miles,

File
Number

Square
Miles

Comments

Southern (continued)

46. Chilterns 273 A.o.n.b. designated - 309 sq. miles.

Eastern and Central

47. Suffolk Coast and Heaths 128 A.o.n.b. designated - 151 sq miles

18/19

48. Breckland 313 "Written off" for a.o.n.b. designation
by National Parks Commission.

49. North Norfolk Coast 44 A.o.n.b. designated - Norfolk Coast -
174 sq. miles

18/28

50. Olipham - Holywell 24 "Written off" for a.o.n.b. designation
by National Parks Commission

18/12

51. Charnwood Forest 39 "Written off" for a.o.n.b. designation
by National Parks Commission.

52. Cannock Chase 24 A.o.n.b. designated - 26 sq miles

II MOORHOUSE AREAS STILL TO BE CONSIDERED
BY THE COMMISSION

<u>Le number</u>	<u>Area</u>	<u>Counties</u>	<u>Comments</u>
<u>England</u>			
B/34	(1) North Pennines	Durham Westmorland Cumberland	
1/3	(2) Howgill Fells	Yorks W Riding Westmorland.	Commission decided <u>not</u> to include with Silverdale a.o.n.b. designation. Should it be added to Lake District or Yorkshire Dales National Parks?
B/44	(3) Midderdale Moors	Yorks W Riding	
B/1	(4) South Pennines	Lancashire.	
B/7	(5) Howardian Hills	Yorks E Riding	
B/54	(6) Delamere Forest	Cheshire	Under Forestry Commission protection.
B/3	(7) Cranborne Chase	Wiltshire Dorset	
<u>Wales</u>			
B/63	(8) Denbigh Moors	Denbighshire	
B/29	(9) Clywdian Range	Denbighshire	
1/28	(10) Berwyn	Denbighshire	
B/62	(11) Clun and Radnor Forests	Radnorshire Cardiganshire	
1/46	(12) Flynlimon	Montgomeryshire Cardiganshire	Included in proposed Cambrian National Park designation.
-	(13) Elenith Mountains	Cardiganshire Radnorshire Breconshire	

Other Non-Habitat areas suggested for a.o.n.b. designation but not yet fully considered by the Commission or approved for inclusion in their designation programmes

<u>Area</u>	<u>County Councils</u>	<u>File number</u>	<u>Suggested by</u>	<u>Remarks</u>
Swale Estuary	Kent	AB/81	1. Faversham Society 2. Commission 3. Kent C.C.	Put forward for inclusion in Kent Downs, Commission suggested separate a.o.n.b.
Bollin Valley	Cheshire	AB/47	1. North Cheshire area Planning Committee 2. Cheshire C.C. 3. C.P.R.E.	For consideration as part of Delamere Forest.
Kinver Edge	1. Staffs 2. Worcester	AB/72	C.C.s	Commission await a statement of planning intentions.
World of Kent	Kent		World of Kent Preservation Society	
Alton and Hartley Witney	Hampshire		Alton R.D.C.	
Montgomeryshire	Montgomery	—	C.C.	Part is in Cambrian NP proposal, part in Berwyn and part in Radnor Forest.
Woburn	Bedfordshire	AB/69	C.C.	
River Derwent Gorge	Yorkshire		Private individual (Mr Hoggatt)	
Churnet	Staffordshire	(G/366)	Ramblers Association	
Yorkshire Wolds	Yorkshire		Private individual (Mr Hoggatt)	
West Biggin Hill Valley	1. Kent 2. Surrey		C.L.C. and the London Borough of Bromley	
Woldingham (Surrey Hill)	Surrey	AB/61/62	Private individual (Mr. Bronchloy)	
Surrey Hills (Extinction)	Surrey	AB/61/48	Parnfield and District Society	
Quintocks (Extinction)	Somerset	V/9	Private individual	Deferred pending

<u>Area</u>	<u>County Councils</u>	<u>File number</u>	<u>Suggested by</u>	<u>Remarks</u>
5. North Buckingham	Buckingham	AB/74	C.P.R.E.	
5. High Wold/ Forest Ridges	1. Kent 2. Surrey 3. Sussex	AB/55	C.C. (Kent, E & W Sussex and Surrey) and Hastings C.D.	Commission have deferred consid- eration pending review of policy.
1. Tamar and Tavy Valleys	Cornwall Devon	AB/70	Cornwall C.C.	Further consid- eration deferred pending review of policy.
1. Camel Estuary	Cornwall	V/13	Cornwall C.C.	-ditto-
1. Upper Tanat Valley	Montgomeryshire	V/15	Montgomeryshire Field Society	-ditto-
1. The Thames Valley	Berkshire	AB/80	National Trust Hurley Preservation Society	-ditto-
1. East Berkshire (add. to Chilterns A.O.N.R.)	Berkshire	V/21	Berkshire Countrywide Sub-Committee	-ditto-
1. Dean Valley	Wiltshire	T/48	Michael Hamilton MP	Further consid- eration deferred pending review of policy.
1. Golden Valley and Black Mountains	Herefordshire	V/22	Hereford C.C.	-ditto-
1. Wareham, Dorset	Dorset	V/26	Mrs W.H. Whites	-ditto-
1. Dorset Extension - Island of Portland	Dorset	V/54	Dorset C.C.	-ditto-
1. South Hampshire Brokenhurst and Lymington	Hampshire	V/60	Mr & Mrs Cobb	-ditto-
1. Forest of Dean	Gloucestershire	V/52	Originally included with Wye Valley as a "hobhouse" area (considerable voluntary amenity and user bodies and other support for designation)	-ditto-

AreaCounty CouncilsYear
NumberSuggested byRemarks

Shed Forest

Nottinghamshire

AB/82

Nottinghamshire C.C.

Not considered
worthy of
designation but
we undertook to
consider area at
appropriate time.

Cotswolds Extension
(Oxford)

Oxford

V/36

Oxford C.C.

Telephone call
enquiry about
how to get area
designated.

Ovingdean Valley
Brighton

Sussex

V/59

Brighton Corporation
& local bodies

We have not yet
replied to this
suggestion.

Vale of Aylesbury

Buckinghamshire

V/25

Friends of the Vale
of Aylesbury

We did not
consider that
designation as
AOMB was appropriate.

Note:

Of the above, the suggestions which are
at present being pressed most strongly
are:-

1. High Weald (Forest Ridges)
2. Swale Estuary
3. Canal Estuary
4. Tamar Valley
5. Golden Valley
6. Forest of Dean
7. Dean Valley
(Wiltshire)

March, 1971

A.o.n.b. designation - future policy

Relevant considerations and main Arguments

A Relevant Considerations

Statutory provisions

1 In the absence of any Ministerial directions the Commission have complete discretion : they have statutory powers to designate, not a duty.

Objects

2 The purposes of a.o.n.b. designation may be summarised as follows :-

- (i) To assist the preservation and protection of the area from development and other intrusive works, activities or land uses which would mar its existing outstanding natural beauty.
- (ii) To encourage the local planning authorities concerned to enhance in various ways the existing natural beauty of the area, with the aid of Exchequer grants available.
- (iii) Where it would be appropriate, and not incompatible with (i), and (ii), to promote the provision of access and opportunity for public enjoyment and informal recreation, and the provision of facilities and amenities for this purpose, with the assistance of Exchequer grants available.

Pattern of designations

3 The location and extent of existing and prospective designated areas are shown on the map which will be on display. It is clear that designation cannot yet be said to be comprehensive or complete. At the same time, unless standards of landscape quality are strictly maintained it could be said that they designation currency may become devalued.

Criteria

- 4 The criteria by which the Commission select and approve areas for designation should be open and as objective as possible. Logically they should include -
- (i) outstanding quality of landscape or natural beauty by national standards;
 - (ii) recognition of the needs and purposes to be served in the public interest;
 - (iii) determination of priorities based upon (i) and (ii).

Method of selection

5 The Commission will doubtless wish to retain the initiative in selecting and approving in principle areas for designation, and to avoid doing so and fixing priorities on the basis of the outside pressures regarding particular areas which happen to be suggested at any point of time.

Consultation

6 The Commission will doubtless wish to consult with DOE and Welsh Office and perhaps with the CCA before reaching a final decision on future policy and giving it any publicity.

B. Main Arguments

(a) Pros (in favour of further a.o.n.b. designations)

1 Several County Councils, local amenity bodies, M.P.'s and the Ramblers' Association continue to press for the designation of particular areas.

2 Designation gives a special and national prestige and status to an area and can strengthen the planning authorities' determination to resist unsightly developments. It gives the Commission a special locus and influence.

3 Designation enables Exchequer grant to flow in respect of three actions for which grant is not available, or so fully available, in the undesignated countryside, viz :-

(i) Expenditure on compensation resulting from an approved discontinuance order under S.28 of the Town and Country Planning Act 1962. (The Countryside Act 1968 does not allow Exchequer grant for compensation relating to a purchase notice except in a Country Park.)

(ii) Tree Preservation Orders. Exchequer grant is available towards expenditure on compensation. (S.25 of the Countryside Act 1968 allows Exchequer grant only for compensation on complying with a replanting direction.)

(iii) Treatment of Derelict Land. By virtue of S.97 (2) of the Act of 1949 and S.6 of the Local Authority (Land) Act 1963, a local authority is given more scope with the aid of Exchequer grant to deal with eyesores in designated areas than by the provisions of the 1968 Act for the "removal of things disfiguring".

4 Designation, and the statement of policy intentions which the Commission now requires the local planning authority(ies) to prepare, should provide a spur to put in hand positive enhancement actions.

5 A designation proposal requires a special study of the area, its features, resources, needs and potential. This ought to contribute to the formulation and implementation of considered and appropriate policies and programmes of action.

6 Designation, especially of areas overlapping two or more counties should mean that the area and its needs will have more positive and continuing attention by the Council and their County Planning and/or Countryside Committee or sub-committee (if appointed). Multi-county a.o.n.b.'s usually also have the attention of a Joint Advisory Committee (eg Chilterns Standing Conference). This ought to lead to better planning and a definite programme of actions (with provision of the necessary funds), taking advantage of entitlement to Exchequer grants available.

7 Designation implies recognition of a special quality of landscape and beauty. (Failure to complete the designation of areas worthy of it may imply wrongly that many of them are not of equal landscape quality to those already designated).

8 Designation as an a.o.n.b. seems likely to bring land within the special protection from inundation to create a new reservoir (as for land in national parks), ie, the Parliamentary debate and negative resolution procedure for which provision is expected in the new Water Resources Bill now before Parliament.

(b) Cons (against further a.o.n.b. designation)

1 Selection of areas for designation is difficult. There is doubt about the meaning of 'natural beauty'. Recognition and evaluation of quality, and the extent to which any area is 'outstanding', are largely subjective. There is a lack of objective criteria and standards for determining priorities. There are objections in principle to giving priority to areas which happen to be the subject of the strongest and most persistent advocacy by local interests.

2 The range of choice of areas is very wide; progress towards designation is inevitably slow if centralised; and there can be little certainty that priorities can be settled fairly and objectively. The scope for selecting further areas for designation will be affected by future policies for designating new national parks and varying the boundaries of existing national parks. It will also be affected by policies for designating Heritage Coasts, if powers to do this become available.

3 There are already 27 designated areas in England and Wales, most of them quite extensive (average size about 175 square miles), accounting for nearly 8 per cent of the total area of England and Wales. Several contiguous areas form quite large blocks. Continuing designation of

3
similar large areas must surely lead to 'debasement of the coinage'.

Saturation point, at any rate for extensive areas, may be near.

4 Some County Councils seem to be entirely lukewarm about further a.o.n.b. designation, (eg Devon County Council).

5 The special Exchequer grant attractions from the County Councils' point of view seem to be very limited now - except perhaps for areas with large scope for removal of eyesores or disfigurements.

6 Designation does not add any new powers to control development: it merely adds to the strength with which the planning authorities may exercise their existing powers, and may be used to help to justify refusals or imposition of conditions.

7 The probable creation of fewer and larger local planning authorities with more delegation of decision to them and their officers, may tend to reduce the value of a.o.n.b. designation in development control matters.

8 The designation process is rather slow and laborious, involving the expenditure of much time and effort by members and staffs of local authorities and of the Commission and other bodies. It gives rise to fairly constant opposition by farming interests and some landowners, and tends to create undesirable friction. The Commission do not have effective control over the rate of progress.

9 Many County Councils with designated a.o.n.b.'s seem to devote little time, attention or money to formulating and implementing programmes of positive actions. The Countryside Commission do not have the resources to carry out an effective inspectorial and supervisory role to ensure that all the purposes (especially the positive enhancement purposes) of designation are achieved.

10 The new planning legislation and processes, involving the eventual preparation of structure plans and local plans throughout the country should ensure good, positive local and regional planning, with less need for specially designated areas in the countryside like a.o.n.b.'s. This new process should at last rationalise the a.o.n.b./V/L area issues.

11 There is some risk that publicity for designated 'areas of outstanding natural beauty' may tend to create a tourist attraction, thereby encouraging more visitors to areas where they are not welcome.

12 Centralised designation (even in collation with County Councils) may be a function which the present Government would think it right to 'hive off' or devolve - within certain policy guide-lines (if it is to continue at all) - to local government or regional authorities. (Proper standards would have to be maintained.)

13 Some Commission staff resources would be released for other work - not a lot in absolute terms, but relative to the small number a not insignificant

85
proportion -

Prin. : 1/5; H.E.O. : 1/5; E.O. : 1/2; S.P.O./P.O. : 1/3;
Plus some Drawing Office and Common Services savings.

March, 1971

833

FUTURE POLICY

CM/71/4 - 833

The Commission considered paper 71/68 about future policy for the designation of Areas of Outstanding Natural Beauty. The Commission agreed that the staff should review the existing designated areas and the strongest remaining candidate areas in order to recommend how to round off the whole exercise in a way that would leave the least anomalies. They also agreed that this review should be undertaken without publicity but that if the need arose, officers might disclose that it was being undertaken. The Commission would consider whom they needed to consult when recommendations were available.

During the discussion it was noted that a limited programme of AONB designation would possibly afford some protection to areas which had been described as Heritage Coast. The Commission felt that Heritage Coasts merited special consideration, possibly on a par with the treatment given to National Parks.

(AB/51/Pt.3)

FOLIO 10

COUNTRYSIDE COMMISSION

Minutes of the twenty-ninth meeting of the Countryside Commission held at 1 Cambridge Gate, Regent's Park, London NW1 on Tuesday 6 April 1971.

PRESENT:

Mr John Cripps, CBE	Chairman
Mr Aubrey Buxton	
Dr Margaret Davies	
Sir William Lindsay	
Sir Jack Longland	
Professor O R McGregor	
Alderman Tudor E Watkins	
Mr Potter	for item 825
Mr M F B Bell	Secretary to Commission
Mr R Bush	
Mr R Ditchfield	
Mr A A C Phillips	
Mr T Farmer MBE	) for appropriate items
Mrs M B Jones	
Mr N P Allen	
Miss A C Seale	
Mr A A Macdonald	
Miss P G Runnicles	
Mr R G Woolmore	

APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr George Howard, Mr Stanley P Johnson, Mr Elwyn Jones and Mr Peter Shephard.

MINUTES OF THE MEETING HELD ON 2 MARCH 1971

Minute 785: the word "initial" was deleted from the third line.

Following this amendment, the minutes of the last meeting were approved and signed by the Chairman.

If Dr Simmons should decide to give up his seat the Commission agreed to recommend that it be filled by Mr R M Bettinson, and that Mr R E J Compton be held in reserve.

(b) YORKSHIRE DALES JOINT ADVISORY COMMITTEE

The Commission considered paper 71/53 (revised) and noted that the current terms of office of Mr S Cardwell and Dr I G Simmons were due to expire on 31 May 1971. They agreed to recommend that Mr Cardwell be reappointed for a period of two years and that Dr Simmons be replaced by Mr F Cawkill for three years.

(YD/2/1/Pt.5)

832 DARTMOOR NATIONAL PARK: MINISTERIAL APPOINTMENTS TO PARK PLANNING COMMITTEE

The Commission noted that a vacancy had occurred on the Dartmoor Park Planning Committee due to the resignation of Mr I D Mercer on his appointment as Conservation Officer for Devon in December 1970. The Commission then considered paper 71/66 which contained details of existing members and candidates for appointment and agreed to recommend that Mr Michael Dower be nominated to fill the vacancy. They further recommended that Mr B Le Messurier and Mr H G Retallick be held as reserves and in that order.

(DR/2/1/Pt.4)

AREAS OF OUTSTANDING NATURAL BEAUTY

833 FUTURE POLICY

The Commission considered paper 71/68 about future policy for the designation of Areas of Outstanding Natural Beauty. The Commission agreed that the staff should review the existing designated areas and the strongest remaining candidate areas in order to recommend how to round off the whole exercise in a way that would leave the least anomalies. They also agreed that this review should be undertaken without publicity but that if the need arose, officers might disclose

that it was being undertaken. The Commission would consider whom they needed to consult when recommendations were available.

During the discussion it was noted that a limited programme of AONB designation would possibly afford some protection to areas which had been described as Heritage Coast. The Commission felt that Heritage Coasts merited special consideration, possibly on a par with the treatment given to National Parks.

(AB/51/Pt.3)

DEVELOPMENT CONTROL

834 CONSULTATION ABOUT MOTORWAYS AND TRUNK ROADS

The Commission considered paper 71/57 and approved the recommendations contained therein for future consultation procedure with the Department of the Environment. They noted that these proposals applied to motorways and trunk roads in England only and that the Secretary of the Committee for Wales had agreed to negotiate similar arrangements for Wales.

(147/8)

835 AMENITY TREE PLANTING POLICY - LOCAL PLANNING AUTHORITY SCHEMES ATTRACTING EXCHEQUER GRANTS

The Commission considered paper 71/65, a summary of present practice and of proposed future policies for approval in principle. Introducing the paper Mr Farmer explained that its main purpose was to inform the Commission of the kind of proposal which was being received and to have the assurance that the way in which the staff were handling them had the agreement of the Commission. The Commission agreed the recommendations contained in the paper and in doing so made the point that this was subject to any adjustments which might have to be made when particular proposals were looked at in the wider context.

FOLIO 11

REVIEW OF PROPOSED AREAS OF OUTSTANDING NATURAL BEAUTY

PRESENT POSITION

1. There are now 31 confirmed Areas of Outstanding Natural Beauty, covering approximately 9% of the area of England and Wales. A similar area is covered by National Parks. Designation of an additional AONB the Lincolnshire Wolds, was agreed at the last Commission meeting, and now awaits the Secretary of State's approval.

REVIEW OF PROPOSED AONBS

2. The Commission re-examined their policy on AONB designation at their meeting on 6.4.71. Arguments for and against any major change in policy were exhaustively considered (see paper 71/68). The conclusion reached was that any large scale increase in areas designated as AONBs would be inappropriate. There was a need, however, for a comprehensive review of existing and proposed AONBs, in order to promote a limited programme of new designations designed to remove present anomalies and provide greater consistency, without debasing standards.

3. This review by officers has now been completed. Thirty two proposed AONBs including those agreed as being most promising by the Commission last year, have been visited and assessed either by Mr White, or Mr Watson as consultant, or both in some border-line cases. The purpose of the review was to assess the quality of the landscape of the area generally and not to define detailed boundaries.

SOURCE OF PROPOSALS

4. Of these 32 areas, 18 are "conservation areas" proposed in the Hobhouse Report and not yet designated as National Parks or AONBs. 9 are areas defined as Heritage coast in the Commission's Report but not covered, or only partly covered, by National Park or AONB designation. Some of these Hobhouse and Heritage Coast areas and most of the other areas have been proposed by County Councils and/or Amenity bodies [see Appendix 1].

EXTENSIONS OF EXISTING DESIGNATED AREAS

5. Seven of these areas adjoin existing AONBs ie Northumberland Coast, Cotswolds, Quantocks, Rame Head and Camel Estuary (Cornwall), Box Valley (Dedham Vale) and South Foreland (Kent Downs). Three areas ie Brecon Beacons, Howgill Fells and Quantocks adjoin National Parks and the issue arose whether they would be more appropriate as National Park extensions rather than AONBs.

AREAS EXCLUDED FROM REVIEW

6. As agreed by the Commission the review specifically excluded two areas which probably merit designation either as AONBs or National Parks ie the

New Forest and the Norfolk Broads. The Commission may wish to consider the most appropriate status for these areas, taking into account the full complexity of the issues involved, as a separate exercise.

7. The Cardigan Coast, although considered suitable for AONB designation, was also excluded as the Commission decided to take no further action towards designation, having failed to get the County Council's agreement to their proposals.

CONSISTENCY AND CONTINUITY

8. The assessment of each area has necessarily been based on subjective judgement. But this review of a large number of areas has at least allowed a more systematic, comparative and consistent approach than has been used in the past when areas have been considered individually. Also continuity has been maintained in that Mr Watson was involved in the designation of almost all the existing National Parks and AONBs and is as familiar as anyone with standards used in the past. Border line cases were visited by both Mr White and Mr Watson.

CRITERIA

9. The main criteria used for assessment on site visits to each area were, in order of importance:

1. Quality of landscape, natural beauty, unspoilt or special quality (eg. remoteness), of national significance;
2. Extent in terms of both total area and continuity, a smaller area being acceptable for extensions than for new designations;
3. Unusual character in the sense of having unique characteristics or being of a landscape type under-represented amongst existing designated areas and Heritage coasts eg. lowland valley landscapes, sandstone ridges, islands, estuaries.

ASSESSMENT

10. After a report had been prepared, each area was placed in one of the following categories:

1. Those considered suitable for designation
2. Borderline cases
3. Those considered unsuitable.

In order to explain how the main criteria were applied in each case, a table (Appendix 2) has been devised showing scoring, using a simple form of weighting for criteria, reflecting what was thought to be their relative importance, as follows:

quality - 3 points
extent - 2 points
character - 1 point

RESULTS

11. All those scoring highly for landscape or landscape quality and character combined have been included in category 1 i.e. those considered suitable for designation, with the exception of areas excluded on the grounds of inadequate area ie. Spurn Head, Great Orme, or extent ie. Denbigh Moors. The Scillies, although small in terms of land area, were accepted as an area of exceptional significance.

We consider the first six are of rather higher standard and deserve priority.

PROPOSED NATIONAL PARK EXTENSIONS

12. Both the Brecon Beacons area (adjoining the Brecon Beacons National Park) and the Howgill Fells (adjoining the Yorkshire Dales National Park) include large areas of fine landscape. In character, however, these would form logical extensions of the National Parks rather than separate AONBs with their own distinctive character. Similarly part of the Brendon Hills, not within the Exmoor National Park boundary, and proposed as part of an extended Quantocks AONB, merits inclusion within the National Park.

HERITAGE COASTS

13. Circular 12/72 in the Planning of the Undeveloped Coast, issued by DOE and the Welsh Office, stated: "Where a heritage coast does not already have a statutory designation, the Countryside Commission will consider whether it should be designated as an area of outstanding natural beauty" (see paper 72/78).

Special consideration has therefore been given to those areas (of significant extent) in this review and the following are considered suitable for designation: Northumberland Coast (extension), Rame Head (extension of Cornwall AONB) Isles of Scilly. The other areas are too small or their attraction lies solely on the cliff scenery eg. Flamborough Head, Gt. Orme, St. Bees Head, South Foreland, Spurn Head, South Glamorgan Coast.

In these cases, other possible forms of protective status will be considered as indicated in paper 72/78.

TOTAL DESIGNATED AREAS

14. If all the areas recommended as suitable for AONB designation were approved, this would add approximately 1,274 sq miles and the total area would amount to 11% of the area of England and Wales.

RECOMMENDATION

15. It is recommended that the Commission should:

1. Consider visiting the border-line cases over the next year ie.

- Tamar/Tavy
- Blackdown Hills
- Radnor Forest
- Cranbourne Chase
- Howardian Hills

2. Invite the County Councils concerned to submit detailed proposals for AONB designation for the following areas:

Berwyn Mountains
North Pennines
Clwydian Range
Isles of Scilly
Forest Ridges

3. Inform the County Councils concerned that the Commission hope to receive detailed AONB proposals for the following areas in due course but that no action is required until work on the first phase of designations is nearing completion:

Nidderdale Moors
Northumberland Coast (extension)
Camel Estuary (Cornwall extension)
Rame Head " "
Box Valley (Dedham Vale extension)

4. Inform the County Councils and other bodies concerned that the following areas are considered unsuitable for designation:

South Pennines
Denbigh Moors
S Glamorgan Coast
Spurn Head
Great Orme
Cotswolds (extension)
Quantocks (extension)
Swale Estuary
Charnwood
Delamere Forest
Flamborough Head
St. Bees Head
Vale of Aylesbury
Dean Valley
South Foreland

5. Ask the Sandford Committee to consider:

- (a) the need to review National Park boundaries to include areas of similar landscape quality and character
ie. Howgill Fells, Brecon Beacons, part of Brendon Hills
and inform the appropriate County Councils of this action.
- (b) the suitability for designation as National Parks smaller areas of outstanding landscape and recreational value, subjected to heavy pressures eg. New Forest, Norfolk Broads and Quantocks AONB.

6. Postpone any consideration of any proposed minor modifications of AONB boundaries until work on this designation programme has been

completed, unless there are some exceptional reason for doing so.

7. Publicise this action in the next annual Report.

V/99
29/1/73

ACS
AJW

APPENDIX 1

N.B. The notes under "description" and "assessment" in this table are very brief and over-simplified; the recommendations are made on the basis of full and detailed reports.

No	Title	Area (sq miles)	Suggested by:	Description	Assessment	Recommendation
1.	Northumberland Coast (extension)	9	Heritage Coast Report	Red sandstone cliffs, stacks and needles. Foreshore of lime- stone pavement giving very clear water con- ditions. Hinterland - rolling, arable land.	Unspoilt, attractive coastal area of unusual character. Limited in extent but acceptable as extension of exist- ing AONB.	Approval (as extension)
2.	North Pennines	653	Hobhouse Report	An extensive area, mainly high moor- land, rising to nearly 3000 ft at Cross Fell, but with considerable variety, including pastoral valleys.	One of the finest areas remaining of relatively wild, remote upland, with some spectacular scenery and gener- ally unspoilt.	Approval
3.	St. Bees Head	8	Heritage Coast Report	Headland, red sand- stone cliffs, gently undulating farm land behind.	Too small. The special attraction of the area is too restricted to the cliff scenery, the landscape generally being pleasant but not outstanding.	Rejection

No	Title	Area	Suggested	Description	Assessment	Recommendation
4.	Howgill Fells	311	Hobhouse Report	Three distinct landscape areas: moorland area adjoining the Lake District National Park, high limestone, grassland area adjoining the Yorkshire Dales National Park and the lower limestone area between.	The area would lack identity as an AONB. Parts would form logical extensions of the adjoining National Parks and the remaining area would not justify AONB designation.	Approval (parts) as extension of Lake District and Yorkshire Dales National Parks.
5.	Nidderdale Moors	239	Hobhouse Report	Extensive area of gritstone moorland rising up to 2000 ft. Main valley is Nidderdale, steep sided, well wooded, rocky bluffs. Drystone walling.	Area centred on Nidderdale merits designation both for quality and extent but fringe areas should be excluded.	Approval (part)
6.	Howardian Hills	58	Hobhouse Report	Area of higher land between Vales of York and Pickering, extending south eastwards from Hambleton Hills. Undulating, agricultural land, woodland (much of it conifer now), and parkland.	Pleasant and unspoilt, unspectacular but distinctive character.	Border line case
7.	Flamborough Head	18	Hobhouse Report Heritage Coast Report	Impressive chalk cliffs. Hinterland much affected by development eg. caravan sites.	Spectacular cliffs but standard of coastal landscape generally adversely affected by intensive development.	Rejection

No	Title	Area	Suggested	Description	Assessment	Recommendati
8.	South Pennines	154	Hobhouse Report	Narrow belt of gritstone country between Peak District and Yorkshire Dales National Parks. Deep-cut wooded valleys. Old woollen mills. Many reservoirs.	Lower quality than other gritstone areas designated. Much affected by urban development.	Rejection.
9.	Spurn Head	1	Heritage Coast Report	Sandpit across the mouth of the Humber.	Too small.	Rejection.
10.	The Great Orme	3	Heritage Coast Report Caernarvonshire County Council	Limestone mass, rising to nearly 700 ft, joined to mainland by narrow isthmus. Impressive cliffs. Highly developed for intensive recreational use with tram, chair lift and scenic route.	Spectacular area but too small.	Rejection.
11.	Denbigh Moors	146	Hobhouse Report	High limestone grassland plateau between Conway Valley and Vale of Clwyd. Moorland area to the south. Deep cut, well-wooded valleys to the north east.	Areas of high quality eg. Conway Valley are of limited extent and separated by extensive areas of unspectacular landscape of lower quality.	Rejection.
12.	Clwydian Range	120	Hobhouse Report	Two parallel ranges of limestone hills. The western range, with scarp overlooking the Clwyd valley, is higher, averaging 1500 ft, and spectacular. The eastern range consist of lower, rolling hills, some open moorland.	Extensive area of varied hill country, unspoilt in character, with some spectacular scenery.	Approval.

No	Title	Area	Suggested	Description	Assessment	Recommendation
13.	Delamere Forest	27	Hobhouse Report	Area of sandstone escarpment forming a steep cliff to the north west and dipping south eastwards to the Cheshire plain. Includes farmland as well as woodland, deciduous and Forestry Commission forest used increasingly for recreation.	Still has remains of a distinctive character but quality of landscape much reduced by intrusive development.	Rejection
14.	Berwyn Mountains	205	Hobhouse Report	Complex geological structure and varied land forms of striking character - mountains, steep scarps, rock faces, deep-cut valleys.	Extensive area of varied and dramatic landscape of high quality.	Approval.
15.	Charnwood Forest	39	Hobhouse Report	Small area of igneous rocks. Woodland (birch, ash and oak) small fields and areas of bracken. Cut by motorway, quarrying. Considerable.	Fairly small area, adversely affected by motorway and quarrying.	Rejection
16.	Radnor Forest	474	Hobhouse Report	Varied area, including high moorland, large areas of Forestry Commission woodlands, rough grassland, well-wooded valleys.	Includes some fine upland landscape but not of a consistently high standard.	Border line case

No	Title	Area	Suggested	Description	Assessment	Recommendation
17.	Cotswolds (extension)	191	Oxfordshire County Council	Gently undulating agricultural land with some attractive villages.	It is difficult to define precisely the eastern boundary of the distinctive Cotswold landscape. But this proposed area is not generally of the same high quality as that designated.	Rejection
18.	Vale of Aylesbury	28	Friends of the Vale of Aylesbury	Farmland, typical of large areas of Southern England. Picturesque villages.	Pleasant but not exceptional in any way.	Rejection
19.	Brecon Beacons (extension)	90	Hobhouse report Herefordshire County Council	Western area similar upland landscape to National Park. Eastern area (Golden Valley) lower hills, rolling, well-wooded landscape.	Western area suitable for inclusion in National Park. Golden Valley area pleasant but not outstanding.	Approval (part) as extension of Brecon Beacons National Park.
20.	South Glamorgan Coast	14	Hobhouse Report Heritage Coast	Low cliffs, liassic rocks, higher towards the west. Hinterland farmland, mainly pasture fields.	Area of special interest limited to cliff and shore.	Rejection
21.	Swale Estuary	75	Kent County Council Amenity bodies	Three distinct areas: salt marsh, flat coastal plain (mainly grassland) and undulating farmland with orchards, adjoining the North Downs.	Coastal area spoilt by unattractive development and quality not as high as other areas of similar character eg. in East Anglia.	Rejection

No	Title	Area	Suggested	Description	Assessment	Recommendation
22.	South Foreland (extension of Kent Downs)	2	Heritage Coast Report	Chalk cliffs. Area behind developed - St. Mary at the Cliffe.	Rightly excluded from existing AONB because of adjoining development.	Rejection
23.	Forest Ridges	132	Hobhouse Report	Varied, well-wooded, small-scale landscape of low hills and valleys, sandstone and clays. Agricultural land, commons, heaths, parklands and picturesque villages.	Despite some suburban development, high quality rural countryside, with distinctive and varied character.	Approval
24.	Dean Valley	51	MP for the area	Rolling, well-wooded chalk downland, mostly arable, with some intensive development eg. at Dean Village.	Landscape spoilt by unattractive development but even apart from this not of exceptional quality.	Rejection
25.	Cranbourne Chase	231	Hobhouse Report	Rolling chalkland, grassland until recently, now mostly arable. Scarp forms a limited area of dramatic landscape in the area of Stourhead.	Has an individual character but not one of the most outstanding examples of chalk landscape.	Border line case
26.	Quantocks (extension)	63	Amenity bodies	Two distinct areas: hill country, part of the Brendon Hills, similar to that included in the Exmoor National Park and undulating farmland between the Brendons and Quantocks.	Part suitable for inclusion in National Park. Lowland area pleasant and unspoilt but different in character from Exmoor and Quantocks.	Rejection (but part suitable for extension of Exmoor National Park)

No	Title	Area	Suggested	Description	Assessment	Recommendation
27.	Blackdown Hills	109	Hobhouse Report	Area of grassland plateau, well-wooded, steep scarp slopes, sheltered combs and rounded broad valleys, rich farmland.	Unspoilt countryside. Valley landscape of high quality. Some fine long range view points from hilltops. Plateau landscape less interesting.	Border line case
28.	Tamar and Tavy valleys	42	Cornwall County Council	Steep sided, well-wooded valleys, tidal rivers.	Estuary landscape of unusual and attractive character.	Border line case
29.	Camel Estuary (extension of Cornwall AONB)	48	Cornwall County Council	Six mile long, wide estuary with small creeks and inlets, rich in bird life. Low hills, with small fields, dip down to waters edge. Prolific hedgerows.	One of finest estuaries in the South West, largely unspoilt.	Approval (as extension)
30.	Rame Head	2	Heritage Coast	Part of red sandstone headland, the rest of which is already designated as AONB. High cliffs with heather and grass covered slopes. Rocky foreshore. Hinterland - farmland with high hedgerows. Wooded, sheltered valleys.	Similar character and quality as existing AONB.	Approval (as extension)

No	Title	Area	Suggested	Description	Assessment	Recommendation
31.	Box Valley (Dedham Vale extension)	5	East Suffolk County Council Dedham Vale Conference	Gently undulating, pastoral country; with historic villages and strong Constable associations.	Similar quality and character to the area already designated.	Accept (as extension of existing AONB) but low priority because small area involved.
32.	Isles of Scilly	7 (land area)	Hobhouse Report Heritage Coast Report S W Economic Planning Council	140 islands and skerries, of which 5 are inhabited. Granite area. White, sandy beaches. Spring flower cultivation.	Land area is small but landscape quality and individuality are outstanding.	Approval

APPENDIX 2

ASSESSMENT

				<u>Criteria</u>	<u>Weighting</u>	
				Quality	3 points	
				Extent	2 "	
				Character	1 "	
<u>Q</u>	<u>E</u>	<u>Ch</u>	<u>Score</u>			
3	2	-	5	Berwyn Mountains	}	
3	2	-	5	North Pennines		
3	2	-	5	Clwydian Range		
3	1	1	5	Isles of Scilly		
2	2	1	5	Forest Ridges		
3	2	-	5	Brecon Beacons (extension)*		
}						Suitable for designation
2	2	-	4	Nidderdale Moors	}	
2	1	1	4	Northumberland Coast (extension)		
2	1	1	4	Camel estuary (Cornwall extension)		
3	1	-	4	Howgill Fells*		
3	1	-	4	Rame Head (Cornwall extension)		
2	1	1	4	Box Valley (Dedham Vale extension)		
}						
2	1	1	4	Tamar and Favy estuary	}	
2	2	-	4	Blackdown Hills		
2	2	-	4	Radnor Forest		
2	2	-	4	Cranbourne Chase		
2	1	1	4	Howardian Hills		
}						Border line cases
2	1	-	3	South Pennines	}	
2	-	1	3	Denbigh Moors		
2	1	-	3	S Glamorgan Coast		
2	-	1	3	Spurn Head		
2	-	1	3	Great Orme		
1	2	-	3	Cotswold (extension)		
2	1	-	3	Quantocks (extension)		
1	1	1	3	Swale Estuary		
1	1	1	3	Charnwood Forest		
1	1	-	2	Delamere Forest		
1	1	-	2	Flamborough Head		
2	-	-	2	St Bees Head		
-	1	1	2	Vale of Aylesbury		
-	1	-	1	Dean Valley		
-	-	-	0	South Foreland (Kent Downs extension)		
}						Unsuitable

* suggested National Park extensions

FOLIO 12

COUNTRYSIDE COMMISSION

C/M/73/2

MINUTES OF THE 49TH MEETING OF THE COUNTRYSIDE COMMISSION
HELD AT 1 CAMBRIDGE GATE REGENTS PARK LONDON NW1 ON
TUESDAY 6 FEBRUARY 1973

PRESENT:

Mr John Cripps CBE (Chairman)
Mr Robin Herbert (Deputy Chairman)
Mrs Elizabeth M Colwyn Foulkes
Mr Timothy Colman
Dr Margaret Davies CBE
Mr George Howard
Mr Stanley P Johnson
Sir Jack Longland
Professor O R McGregor

APOLOGIES FOR ABSENCE were received from Mr Brian Hubbard and Mr John Cousins.

The Chairman wished Mr Bush and Mr Weintroub success in their new positions at DOE and thanked them for all their work for the Commission, in the case of Mr Weintroub, over 22 years. He welcomed Mr Harris and Miss Adam who would be replacing them. The Chairman also welcomed Mr M J Kirby.

MINUTES OF MEETING HELD 9 JANUARY 1973

The minutes of the meeting held on 9 January 1973 were signed as a correct record.

MATTERS ARISING

2250 TREE PLANTING YEAR 1973 DRAFT COMMISSION POLICY STATEMENT

(MINUTE 2233)

The Chairman reported that he had had a meeting with Lord Sandford and officers of the local authorities of Gloucester and Essex. At the beginning of March, there would be two regional conferences at Gloucester and Chelmsford to discuss tree-planting in relation to Dutch Elm Disease. The Chairman would represent the Commission. Meanwhile the Commission's role with regard to tree planting grants was being discussed with DOE.

2251 SUMMIT OF SNOWDON (MINUTE 2241)

The Commission agreed that the selection committee would meet at 2.00 pm on 5 March 1973 to interview prospective consultants.

2252 LONG DISTANCE ROUTES (MINUTE 2242)

The Chairman reported that Sir John Betjeman was unable to perform the opening ceremony of the Cornwall Coast Paths on 19 May, and his place would be taken by Lord Caradon.

(LR/4/33)

2266 GOODRICH CASTLE PICNIC SITE

The Commission considered paper 73/19 and re-affirmed their approval of the recommendation in paper 72/227, to support the proposal.

The Chairman thanked those members of the Commission who had attended the site visit.
(665/8/1)

2267 TREDEGAR HOUSE AND GROUNDS. NEWPORT CB

The Commission considered paper 73/27 and agreed to reject the proposal because they did not believe Tredegar could be regarded as in the countryside.
(1443/4/1)

2268 COUNTRY PARKS NEAR URBAN AREAS

The Commission felt that there was a need for them to consider a number of general issues, such as recreational facilities in the countryside bordering towns. These issues would arise on consideration of the administration of the new grant system.

SECTION 5

2269 NATIONAL TRUST CAR PARK AT OUTWOOD COMMON NEAR REDHILL, SURREY

The Commission approved the recommendation in paragraph 11 of paper 73/14 to give grant towards the cost of this proposal.
(A/355)

MANAGEMENT ADVICE

2270 WATER RECREATION RESEARCH

The Commission considered paper 73/25. Some doubts were expressed about the proposed cost of producing the final report. The Commission agreed to the report being prepared by DART and Mr Tanner and agreed to delegate negotiations on cost to officers on the understanding that they would have regard to the views expressed at the meeting.

2271 RESEARCH AND EXPERIMENTAL PROJECTS - FINANCIAL DELEGATION TO OFFICERS

The Commission considered paper 73/26 and agreed to the new procedures as set out in the paper. Projects carried out under delegated authority would be reported in the monthly Synopsis.

AREAS OF OUTSTANDING NATURAL BEAUTY

2272 FUTURE DESIGNATION PROGRAMME

The Chairman introduced paper 73/21. He said that he had had doubts whether designation was still worthwhile in view of the fact that grants previously available only for AONB's are now generally available; but he now accepted that the concept was significant in regional and structure planning and in development control. There was, therefore, a case for further designations.

The Commission discussed the management of AONB's and the policy statements produced by local authorities prior to designation.

The Commission agreed to support generally the recommendations in paragraph 15 of the paper subject to the addition of Cardigan Coast to group 3, and to the re-drafting of Sub-paragraph 5 along the following lines:

"As the Sandford Committee are considering national park policies, including the merits of designating relatively small areas of outstanding landscape and/or recreational value (which may not be suitable for designation by present criteria), postpone:

- (a) further consideration of the most appropriate status for the New Forest and the Norfolk Broads
- (b) any action to extend National Park boundaries to include areas such as the Howgill Fells, land adjoining the Brecon Beacons, part of the Brendon Hills, and the Quantocks

until the Committee have reported".

2273 ANY OTHER BUSINESS: LONG DISTANCE PATHS

In reply to a question by Mrs Colwyn Foulkes whether long distance paths are confined to brucellosis-free areas, Mr Phillips said that the NFU and farmers are involved in negotiations on paths and that the question only arose where new rights of way were needed. Much of the paths followed existing rights of way.

DATE OF NEXT MEETING: Tuesday 6 March 1973

Handwritten signature
6 March 1973

FOLIO 13



Countryside Commission
1 Cambridge Gate Regent's Park
London NW1 4JY

Telephone 01-935 5533 ext 102



The Clerk of the Surrey
County Council
County Hall
KINGSTON-UPON-THAMES
Surrey

Your reference

Our reference

Date 20 March 1973

Dear Sir

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949
AREAS OF OUTSTANDING NATURAL BEAUTY
HIGH WEALD

The Countryside Commission have now completed a review of 32 areas which have been suggested as suitable for designation as Areas of Outstanding Natural Beauty under Section 87 of the above Act. The Commission agreed that only a few such areas merited designation; one of the five areas selected as having the highest priority was the High Weald which, of course, was originally suggested as a Conservation Area in the 1947 Hobhouse Report.

The stages involved in designation are summarised in the appendix to this letter. The Commission are now writing to your County Council to invite them to prepare a first draft or preliminary map showing the area which they consider ought to form part of such a designation.

The purpose of designation is to protect and enhance the natural beauty of the area. While the Commission would expect a great deal of attention to be given to development control policies in this respect they hope that the local authorities involved will use the opportunity to put forward policies for positive action to enhance the area's beauty, eg through eyesore clearance and tree planting work which often qualifies for grant under the Countryside Acts. Therefore the Commission attach great importance to the statement of intent referred to in Appendix I. Appropriate policies in this statement would, of course, be incorporated in structure and local plans.

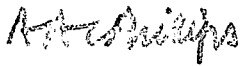
While the Commission appreciate that the greater part of the work involved will fall to the new local authorities after 1 April 1974 they hope that the existing County Councils will agree to take the first steps towards designation.

The Commission hope that your County jointly with the Counties of East Sussex and Kent will not agree that the High Weald should be designated; we look forward to hearing your decision.

The Commission have been under pressure from many quarters to clarify their policy in regard to AONB designation and will therefore be issuing a press release during the next few days. This will explain the Commission's proposed programme for future designations.

Similar letters have been sent to the Clerks of the East Sussex and Kent County Councils.

Yours faithfully



A A C PHILLIPS

1. The Commission will examine the preliminary map prepared by the Cuntly Council and make observations on it and, on the basis of the Council's suggestions, will arrive at a draft boundary of the proposed designation to form the subject of preliminary consultation with District Councils and certain other (non local government) bodies. The Commission would be grateful if this preliminary consultation could be carried out by the County Council. A list of the "other bodies" would be provided.
2. The County Council will then prepare a map showing the results of these preliminary consultations, i.e. the boundary agreed at (1) above and also the areas suggested for inclusion and exclusion by District Councils and other bodies consulted and together with it the Council's recommendation as to each modification thus suggested. The Commission will consider all these preliminary observations including, of course, the Council's recommendations on them and arrive at a second draft map.
3. Using the further map as a basis the Commission will then carry out the statutory consultations with local authorities (i.e. the County Councils and the District Councils concerned) which they are required to undertake by Section 87(2) of the 1949 Act.
4. Following this statutory consultation, the Commission will consider the boundary again in the light of comments, and will embody their further modifications (if any) in a third draft map. It will be hoped, of course, that the preliminary consultation already effected at (1) above would have reduced these to a minimum.
5. The Commission will then advertise their proposal to make a Designation Order, (based on the third draft map), as required by Section 87(2).
6. They will then consider any representations received as a result of the public advertisement and decide whether to amend the boundary again in the light of these.
7. The Commission will next make the Designation Order and forward it to the Secretary of State for the Environment and/or the Secretary of State for Wales (as appropriate) accompanied, as required by Section 87(3) of the Act, by copies of any observations and representations made under the statutory procedure to which the designation has not given effect.

8. The Designation Order will not take effect unless and until it is confirmed by the Secretary of State.

9. The Commission expect that local planning authorities will wish to prepare a statement of their planning and management intentions for the area to accompany their observations at the stage of statutory consultation (see 3 above). Appropriate policies in the statement of intent would be included in subsequent structure and local plans.

FOLIO 14



COUNTRYSIDE COMMISSION
1 Cambridge Gate, Regent's Park
London, NW1 4JY
01-935 5533

13 April 1973

The Clerk,
West Sussex County Council,
County Hall,
Chichester,
Sussex.

Dear Sir,

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949 AREAS OF OUTSTANDING
NATURAL BEAUTY HIGH WEALD.

I enclose a copy of a letter sent on 30th March to the Clerks of East Sussex, Surrey and Kent County Councils. You will see that it says that the Countryside Commission believe that the High Weald area should be designated as an area of outstanding natural beauty under section 87 of the above act.

I am writing to you because on 22 January 1969 the Clerk of the East Sussex County Council wrote to us proposing that an area of outstanding natural beauty should be defined which would cover not only land within the area of the three county councils in receipt of my letter of 30 March last, but also extending into parts of West Sussex and Hastings County Borough.

The Commission's preliminary view is that it is most unlikely that any designated area of outstanding natural beauty would extend outside the three counties of Kent, Surrey and East Sussex. However, a good deal of detailed negotiation has to be done to determine the exact boundaries of the designated area and it is of course always possible that in the course of these negotiations it might be necessary to look again at the areas lying within the boundaries of your authority. Should that happen we would of course be in touch with you.

May I draw your attention to the penultimate paragraph of my letter to the Clerks of the three county councils? The press release referred to there will be issued in a day or so.

I am copying this letter to the Clerk of the East Sussex County Council.

Yours faithfully,

AAC Phillips

FOLIO 15



SURREY COUNTY COUNCIL

W. W. Ruff, D.L., Clerk of the Council
County Hall, Kingston upon Thames
KT1 2DN

Your Ref.:

My Ref.: DCR.TP.HPR

01-546 1050
ext. 146 [Mr. Rice]

9th April, 1973

Dear Sir,

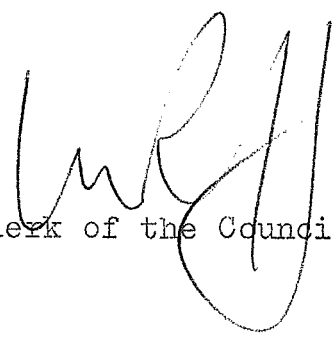
moderated
in my innocence
I thought this was
for Blanche & Ken
only!

National Parks and Access to the Countryside
Act, 1949.
Areas of Outstanding Natural Beauty
High Weald

I have to acknowledge receipt of your letter of the 30th March, 1973, which I will arrange to have reported to the Town and Country Planning at their next meeting when I feel sure the Committee will welcome the objective of designating the additional areas and will wish to co-operate in the way outlined in your letter, although they will doubtless wish to have regard to the extreme pressures under which the County Planning Officer and his staff, and indeed the Planning staffs of the County District Authorities, are at present operating in the discharge of the pressing tasks of the Local Planning Authority particularly at this time of Local Government reorganisation.

I will write to you again after the Town and Country Planning Committee have met.

Yours faithfully,


Clerk of the Council

A. A. C. Phillips Esq.,
The Countryside Commission,
1 Cambridge Gate,
Regents Park,
London NW1 4JY

FOLIO 16

Clerk's Department
G C Godber CBE Clerk of the County Council

Folio 9 ephemeral

West Sussex County Council

County Hall Chichester Sussex PO19 1RQ



Our Ref PFB/
If calling ask for Mr. Berman

Your Ref

Telephone Chichester [0243] 85100
Telex available Ext. 225

16th April 1973

Dear Sir

National Parks and Access to the Countryside Act 1949
Areas of Outstanding Natural Beauty - High Weald

Thank you for your letter of the 13th April. I should like to give this matter careful consideration and it is possible that I will suggest to you that a small part of the Forest Ridges in West Sussex to the west of Pease Pottage should be included within the area of Outstanding Natural Beauty. I will, however, write to you again as soon as possible.

Yours faithfully

G. C. Godber
Clerk of the County Council

FOLIO 17



Countryside Commission
1 Cambridge Gate Regent's Park
London NW1 4JY

Telephone 01-935 5533 ext 106



The Chief Executive
Kent County Council
County Hall
Maidstone
Kent

Your reference

Our reference V/137

Date 7 July 1974

Dear Sir

NATIONAL PARKS & ACCESS TO THE COUNTRYSIDE ACT 1949: SECTION 87
AREAS OF OUTSTANDING NATURAL BEAUTY
HIGH WEALD

I attach correspondence with your predecessor County Council in relation to the Commission's proposal to designate the High Weald as an Area of Outstanding Natural Beauty. I believe both East and West Sussex County Councils together with the County Councils of Kent and Surrey have gone some way to preparing a first draft or preliminary map showing the area of the High Weald which they consider ought to form part of a designated area.

As you will know, the High Weald is one of five areas which the Commission consider should have the highest priority in their programme of proposed designations. I would be grateful therefore, if you could let me have an indication of progress in preparing the draft map.

Similar letters have been sent to the Chief Executives of the County Councils of Surrey and East Sussex. A copy of a separate letter to the Chief Executive of West Sussex is enclosed.

Yours faithfully

MISS M LAWSON
Senior Planning Officer

FOLIO 18



Chief Executive
of the County Council
W. U. Jackson

County Secretary: W. G. HOPKIN

The Countryside Commission,
1 Cambridge Gate,
Regent's Park,
London
NW1 4JY

Tel: Maidstone (0622) 54321

Extension: 509

Ask for Mrs. Stride

Our ref: 3/PL/10/2

Your ref: V/137

Date 26 July 1974

Dear Sir,

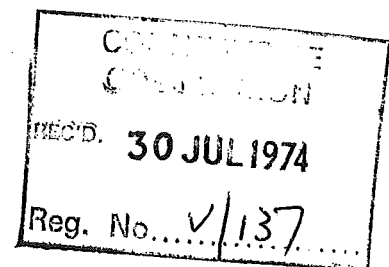
NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949
SECTION 87 - AREAS OF OUTSTANDING NATURAL BEAUTY
HIGH WEALD

Thank you for your letter dated 3 July. The County Planning Officer has advised me that a methodology to grade the landscape in the proposed area of search for the High Weald Area of Outstanding Natural Beauty was agreed last year at meetings between officers of Kent County Council and representatives of the other County Council's involved. I understand that work has commenced on the field study and it is hoped that by the end of September a preliminary map will have been drawn up to be submitted to the Commission together with the input from Surrey, East and West Sussex County Councils.

Yours faithfully,

W. F. Lewis

jr County Secretary



FOLIO 19

**Countryside Commission**

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext 252



A Thorburn Esq
County Planning Officer
East Sussex County Council
Pelham House
St Andrew's Lane
LEWES BN7 1UN

Your reference

Our reference
V/152

Date

12 February 1975

DESIGNATION OF AREAS OF OUTSTANDING NATURAL BEAUTY - HIGH WEALD

1. I am writing with reference to the letter of 7 February from the County Planning Officer for West Sussex to Mrs Jones here, which was copied to you, about the proposed High Weald AONB.
2. I am sorry that the recent discussion~~y~~ about proposals for amending the procedure for designation of AONB has resulted in some delay in dealing with areas which were already being considered. The Commission have now completed their consultations with the Local Authority Associations and we therefore hope that work on designations can proceed without further delay and, so far as practicable, in accordance with a revised procedure. In the meantime it would be helpful if, as co-ordinating County Council for the proposed High Weald AONB, you would let us have, as soon as you are ready, a draft plan of the area envisaged by the relevant authorities for inclusion within the boundary, which would subsequently be used for the purpose of consultation with interested organisations.
3. I am sending a copy of this letter to the County Planning Officer for West Sussex.

D N DONALDSON

FOLIO 20

Council for the Protection of Rural England

SUSSEX BRANCH

PRESIDENT: THE MARQUESS OF ABERGAVENNY, K.G., O.B.E.

VICE-PRESIDENTS: BRIG. SIR EDWARD CAFFYN, K.B.E., C.B. T.D., J.P., D.L.

SIR PETER MURSELL, M.B.E., D.L.

HEASLANDS,
STEEP,
near CROWBOROUGH,
SUSSEX.

19th May 1975.

A. Phillips Esq,
Countryside Commission,
Department of the Environment,
1 Cambridge Gate,
London, N.W.1.

M. Woodmore
~~Dear Mr. Phillips~~

I wonder if you could let me know what the position is, regarding the High Weald Area of Outstanding Natural Beauty, and whether its designation has now been confirmed.

I have a particular interest in it, because I represent our Kent branch, as well as Sussex, on the C.P.R.E. National Executive Committee.

It looks as if the proposed power line from Dungeness is planned to go through a part of the Kentish portion of it, and also part of Sussex, so our interest is becoming more acute.

We are also concerned because the East Sussex County Council is proposing to create two large refuse tips within it. As neither of these is a question of filling in already man-made holes in the ground, but entails removing existing woodland in prominent positions and damming upland valleys to create vast receptacles into which untreated refuse can be tipped, this would seem to be contrary to the spirit, if not the letter, of A.O.N.B. policy. I should also be glad of your views on this.

Yours sincerely

Rodney Dennis

Chairman,
C.P.R.E. Sussex Branch



CHAIRMAN: R. O. DENNYS, M.V.O., O.B.E., F.S.A., F.R.S.A.

VICE-CHAIRMAN (WEST): SIR JOHN WALKER, K.C.M.G., O.B.E.

VICE-CHAIRMAN (EAST): G. M. WARR, C.B.E.

HON. TREASURER: F. HUMPHERY-SMITH, M.B.E., F.F.C.S., F.I.A.C.

HON. SECRETARY: J. C. COTTON, O.B.E., TREBLERS FARM, ROTHERFIELD, SUSSEX. (CROWBOROUGH 61509)

FOLIO 21



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext 242



R O Dennys Esq
Chairman
CPRE Sussex Branch
Heaslands
Steep
Nr CROWBOROUGH, Sussex

Your reference

Our reference

V/137/RGW

Date

30 May 1975

Dear Sir

HIGH WEALD AONB

I have been asked to answer your letter of 19 May which was addressed to Mr Phillips, who left the Commission last year.

As you probably already know, the High Weald, originally suggested in the Hobhouse Report as a Conservation Area, is one of five areas selected by the Commission as having the highest priority in the Commission's current programme of designations. Considerable progress has already been made by the four countries involved ie East Sussex, West Sussex, Kent and Surrey, in preparing a draft or preliminary map showing the boundaries of the area which the counties believe should be designated. East Sussex County Council are co-ordinating this work, and in March a draft map of the proposed AONB was submitted to the Commission.

We are now examining the boundaries shown on this preliminary map prior to proceeding with the next stage in the designation procedure. Once general agreement is reached between the Commission and the local authorities concerned, including the district councils, on the boundaries of the proposed AONB, other local bodies with an interest in the proposed AONB can be informally consulted on the preliminary map. You can see therefore that we still have some way to go before we can submit a designation order to the Secretary of State.

With regard to the proposal to create two large refuse tips in East Sussex I should be grateful if you would give us some idea of the location of the proposed tips. We can then informally contact the County Council on this matter. I should say, however, that the Commission does not normally become involved in minor development control matters, which are more properly dealt with by the local planning authorities.

I am sending a copy of this letter for information to the East Sussex County Council Planning Department. As I have already explained; they are the co-ordinating authority for the AONB proposal.

Yours faithfully

R G WOOLMORE
Landscape Planner
Planning Branch

FOLIO 22

East Sussex County Council

182 High Street, Lewes

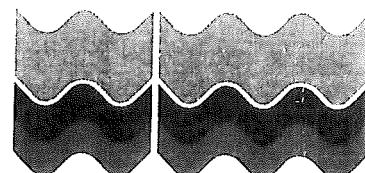
Sussex BN7 1YA

Andrew Thorburn BSc FRTP

Telephone Lewes 3400

County Planning Officer

STD 07916 5400



East Sussex

Mr. R. Metcalfe

CR/4/3 REM

date

26 November 1975

Mr. R. Metcalfe
(Ext. 800)

CR/4/3 REM

26 November 1975

Dear Mr. Hookway,

HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

.... Further to my letter of 14 March 1975, and Mr. Metcalfe's subsequent telephone conversation with Mr. Woolmore, I now enclose two copies of a 1/50,000 scale map which has been approved by the four County Councils involved as their views on the boundary of the proposed High Weald AONB and they are formally submitted to you as the first stage of the procedure leading to designation. You will note that certain areas have been added to the draft map sent to you in March.

On the matter of procedure, the Commission are asked to adopt the following simplified method rather than that suggested in your letter to the West Sussex County Council of 29 October 1974.

- (a) Full informal and statutory consultation with District and Parish Councils, Amenity Societies and the general public on either the map which is now submitted to the Commission or their modified version of it;
- (b) The map (together with statement of intent) prepared by the County Councils as a result of these consultations, and the observations received, would form the basis of the Commission's second draft map which could justifiably be the one on which the Designation Order is based.

Yours sincerely,

Roy Metcalfe

for County Planning Officer

R. J. S. Hookway, Esq.,
Director,
Countryside Commission,
John Dower House,
Crescent Place,
CHELTENHAM,
GLOS GL50 3RA

ir

FOLIO 23

HIGH WEALD PROPOSED AONB

NOTE OF A MEETING HELD AT COUNTY HALL, LEWES ON MONDAY 9 FEBRUARY 1976

Present:	Mr B Lanning	E Sussex CC
	Mr R Metcalfe	" "
	Mr I Graham	" "
	Mr C Waite	Kent CC
	Miss B Thompson	W Sussex CC
	Mr P Brown	" "
	Mr Ryan	Surrey CC
	Mr R Woolmore	Countryside Commission
	Miss P Jones	" "

Mr Woolmore outlined the background to the present stage of the designation procedure and the submission of the preliminary map to the Commission by the County Councils. The purpose of the meeting was to discuss the next stages in the procedure, which were as follows:-

- a. Mr Woolmore would visit the area and examine the proposed boundary, meeting representatives of each County Council to discuss his views. It was agreed that this would be completed by the end of April.
- b. The counties were asked to prepare a report explaining the line of the proposed boundary which would be presented at a Commission meeting, together with the preliminary map and a report by Mr Woolmore. It was hoped that the map would be approved by the Commission in June/July.
- c. The approved preliminary map would form the basis of a consultation document ~~with~~ statement of intent. Public consultation would begin in the autumn. The Commission would consult all the national offices of national organisations, while the County Councils would consult the regional offices, local community councils, local amenity societies etc.

It became apparent during discussion, that with the exception of Kent CC, the County Councils had not formally consulted the District Councils on the proposed boundary of the AONB and that the County Council Committees had only approved the submission of the preliminary map to the Commission but not the line of the proposed boundary.

It was decided that the District Councils should be consulted informally and a meeting arranged between Mr Woolmore and the County and District Councils in July to discuss the Commission's views on the preliminary map.

It was agreed that the group attending the meeting should constitute a Technical Working Officers Group which should reconvene in April/May to discuss the statement of intent and the consultation procedures.

A number of initial observations on the preliminary map were discussed:

- a. the inclusion of the Rother Levels and the Hamstreet area in the proposed AONB. It was agreed that there was a physiographic difference between this area and the High Weald but the area was of high scenic quality and merited inclusion on these grounds.
- b. the exclusion of Tenterden. Although Tenterden was an attractive town, comparable with towns included in the proposed AONB; it had not been included because the land to the north of the town was not of sufficiently high quality and would detract from the AONB.

c. the exclusion of the area between East Grinstead and Crawley.
Although this area was geologically the same as the area to the south which had been included, there was substantial development and overhead wires in the area.

d. the inclusion of Winchelsea and exclusion of Rye.
Although both towns were situated on outcrops of high ground, it was felt that the area near Rye was flatter and the valleys wider than in the vicinity of Winchelsea.

P JONES
Planning Branch
11 February 1976

FOLIO 24

The County Planning Officer
East Sussex County Planning Department
County Hall
182 High Street
LEWES
Sussex BN7 1YA
For the attention of Mr W Lanning and
Mr R Metcalfe

1 March, 1976.

Dear Sir

HIGH WEALD PROPOSED AONB - DESIGNATION PROCEDURE

Further to the meeting held at County Hall, Lewes, on 9 February, I am writing to inform you that I shall be inspecting the proposed boundary of the AONB in East Sussex on Thursday 26 March and Friday 27 March. I shall be contacting Mr Lanning and Mr Metcalfe in the near future to see if I can meet them at County Hall on either 29 or 30 March to discuss our views on the boundary, and if necessary, to look at any parts of the boundary in the field.

This visit is one of a series which we shall be making to the area, prior to submitting our own paper on the High Weald proposal to the Commission. As discussed with your officers on 9 February we should find it most helpful if the four counties involved in the proposals would produce a joint report giving the background to the proposal, a broad outline of the problems of the area, and most important of all, the explanation for the boundary chosen. This paper would also be submitted to the Commission, with our own paper, hopefully in May or June.

I believe that I am right in saying that in East Sussex (and in West Sussex), the District Councils were not consulted formally on the preliminary map boundary. We believe that there is a considerable long-term advantage to be gained in formally involving the District Councils at the preliminary map stage, but we realise that to consult the districts formally now could delay the designation procedure quite considerably. However, we feel that if you informally consulted the district officers now, we should at least know whether there was likely to be any major objection to the proposal when the District Councils are formally consulted later in the year. Could we therefore request you to undertake this informal consultation with the District Councils' officers in the next month or so. A similar request will also be put to the West Sussex County Planning Officer.

Yours faithfully

P. Woolmore

R G WOOLMORE
Landscape Planner

FOLIO 25



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext 246



F W Bryant MRTPI
The County Planning Officer
West Sussex County Council
County Hall
Tower Street
Chichester, Sussex PO19 1RL

Your reference BMT/SK/834

Our reference V/137/RGW

Date 7th April 1976

For the attention of Miss Thompson

Dear Sir

HIGH WEALD AONB

Further to our inspection of the boundaries of the proposed AONB, and the meeting which Miss Jones and myself had with Miss Thompson and Mr Brown on 24 March, I agreed to put our officer-level views on the boundaries in an informal letter to you.

Our views are as follows:

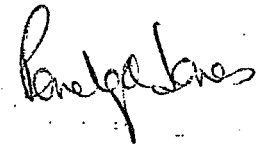
- i. As a general principle we feel that the boundary should avoid bisecting existing small settlements. Such settlements should either be wholly included or wholly excluded, depending on the architectural or "conservation" value of the settlement. We discussed our views on these settlements with Miss Thompson and Mr Brown.
- ii. Immediately east of East Grinstead there is a small area of the proposed AONB which includes parts of Surrey, East Sussex and West Sussex. We have suggested to Surrey that the boundary of the area be extended 1-2 miles westward. This would mean that a small additional area of West Sussex, to the north of the A264 between the Larches and Gatwick Farm, would be included in the proposed AONB. The East Sussex officers have told us that they would be agreeable to their part of the boundary following the A264 from Gatwick Farm to Gatwick Wood, and then running along the minor road south to the county boundary at Shovelstrode Farm. May we ask you to liaise with Mr Metcalfe and Mr Ryan on this part of the boundary.
- iii. The boundary between the built-up areas of East Grinstead and Ashurstwood raises problems. Westwards from Shovelstrode Farm, the use of the bridleway to Worsted Lane is satisfactory, but from Worsted Lane to the disused railway line west of Brocklehurst, we would suggest that the boundary needs re-definition. As it stands at present, it runs through the middle of private housing development on both sides of the A22.
- iv. The proposed boundary includes the unsightly development at Pease Pottage. May we suggest that the boundary be re-drawn to exclude this area.
- v. It appeared to us that the boundary between St Leonard's Forest and Horsham could be re-drawn to bring the boundary somewhat closer to Horsham. Can we ask you to look at this part of the boundary again. However, we do realise that the outward expansion of Horsham may cause problems here, and if this is the case, we should accept the boundary as it stands.

vi. North of Hayward's Heath the boundary follows the River Ouse eastwards for a mile or two to Grange Farm, and follows a minor road running about a mile north of the river to the county boundary. In our opinion the land between the river and the minor road is equally as attractive as the land to the north of the minor road. We would therefore suggest that the River Ouse is a preferable boundary in this area, and we would ask you to liaise with East Sussex on the possible amendment of this part of the boundary.

In all other areas we agree with the boundary as defined.

The next stage in the procedure is for us to prepare a Commission paper with accompanying maps, showing the local authorities' proposed boundaries with our proposed amendments. Hopefully this will go to the June Commission meeting. An essential annex to our paper will be the paper prepared by Mr Metcalfe (in consultation with yourself, Mr Ryan and Mr Waite) giving a brief description of the area and its problems, and explaining how the boundaries were defined. In discussing our proposed amendments with Miss Thompson and Mr Brown, I obtained the impression that they were reasonably happy with our proposed amendments, and that they did not foresee any significant problems when these amendments were put officially to the County Council.

Yours faithfully



R G WOOLMORE
Landscape Planner
Planning Branch

FOLIO 26



Countryside Commission
John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham: (0242) 21381 ext 246



Andrew Thorburn BSc FRPI
County Planning Officer
East Sussex County Council
182 High Street
LEWES
Sussex BN7 1YA

Your reference CR/4/3/REM

Our reference V/137/RGW

Date 7th April 1976

For the attention of Mr Lanning and Mr Metcalfe

Dear Sir

PROPOSED HIGH WEALD AONB

Further to our detailed inspection of the boundaries of the High Weald and my subsequent meeting with Mr Lanning, Mr Metcalfe and Mr Grahame on 2 April, I agreed to put our officer-level views on the boundaries in an informal letter to you. Our views are as follows:

- i. As a general principle, we feel that the boundary should avoid bisecting existing small settlements. Such settlements should either be wholly included or wholly excluded, depending on the architectural or "conservation" value of the settlement. Our inspection of the boundary in East Sussex suggested that there were only two villages on the boundary which should be included ie Waldron and Fletching. The other settlements on the boundary should be wholly excluded.
- ii. Because we do not feel that the Hamstreet area in Kent is of comparable character to the other parts of the High Weald, we should like to suggest to Kent that this is excluded from the proposed AONB, and that the line of the Tenterden Sewer and the Military Canal would form a better boundary. If this suggestion is accepted by Kent, this will mean that, in East Sussex from Reighton northwards to the county boundary, the proposed AONB boundary follows the Military Canal.
- iii. In the Guestling/Westfield area, we suggest that the boundary should be redrawn to the north of the built-up area along the B2093. As the boundary stands at the moment the sandstone ridge connecting the central part of High Weald to the prominent ridge and cliffs in the Fairlight area is partly excluded from the AONB. The part of the ridge excluded is of similar character to the Fairlight area.
- iv. At Sheffield Park the proposed boundary follows the line of the River Ouse, but at Sheffield Bridge (on the A275) it runs north to Turners Green, and then follows minor roads about a mile north of the River Ouse to the county boundary. In West Sussex, the boundary also continues westwards on minor roads, just north of the Ouse and eventually returns to the river at Grange Farm, where the B2028 crosses the river. As the land between the river and the minor road is equally as attractive as the land to the north of the proposed boundary we would suggest that in this area the river, not the road, should be used as the boundary, and we would ask you to liaise with West Sussex on this possible amendment of the boundary.

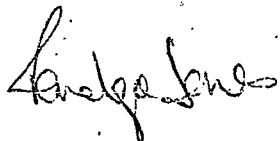
v. To the south of Tunbridge Wells, and immediately south of your boundary with Kent, the proposed boundary excludes a strip of land, which in our view is of identical character to several of the deep wooded valleys around Tunbridge Wells which Kent have included in the AONB. We would therefore ask you to consider removing entirely your proposed boundary from Groombridge (leaving Groombridge as an island) to Strawberry Hill, and taking the remaining part of the boundary in this area up to the built-up area of Tunbridge Wells (roughly the county boundary).

vi. Immediately east of East Grinstead, there is an area of the proposed AONB which includes parts of Surrey, West Sussex and East Sussex. We have suggested to Surrey and West Sussex that the proposed AONB be extended 1-2 miles westward. If this suggestion is accepted, by those two counties, then we would ask you to consider moving your boundary westward to the minor road which passes Shovelstrode Manor. May we suggest you liaise with Surrey and West Sussex on this point.

In all other areas we agree with the boundary as defined.

The next stage in the procedure is for us to prepare a Commission paper with accompanying maps, showing the local authorities' proposed boundaries and our proposed amendments. Hopefully this will go to the June Commission meeting. An essential annex to our paper will be the paper prepared by Mr Metcalfe, giving a brief description of the area and its problems, and explaining how the boundaries were defined. In discussing our proposed amendments with Mr Metcalfe, Mr Lanning and Mr Grahame, I obtained the impression that they were reasonably happy with our proposed amendments, and that they did not foresee any significant problems when these amendments were put officially to the County Council.

Yours faithfully



R G WOOLMORE
Landscape Planner
Planning Branch

FOLIO 27



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext 246



E G Sibert FRIP1 FRICS
County Planning Officer
Surrey County Council
County Planning Department
County Hall
KINGSTON-UPON-THAMES KT1 2DT

Your reference FLR/AC

Our reference V/137/RGW

Date 7th April 1976

For the attention of Mr Ryan

Dear Sir,

PROPOSED HIGH WEALD AONB

Further to our detailed inspection of the boundaries of the proposed AONB, and the meeting which Miss Jones and myself had with Mr Ryan on 25 March, I agreed to put our officer-level views on the boundaries in an informal letter to you. Our views on the part of the boundary in Surrey are as follows:

- i. In the Dormans Land area we questioned why the proposed boundary should cut through the middle of the attractive parkland around Greathed Manor, and we looked at this problem on site with Mr Ryan. We believe that the boundary we found is one that follows the north-western boundary of the park, and which then runs north along a footpath to GR TQ 408432 on the B2028, is preferable as it includes the whole of the parkland without coming too close to the village of Dormans Land.
- ii. Immediately east of East Grinstead there is a small area of the proposed AONB which includes parts of Surrey, East Sussex and West Sussex. We looked at this area in detail with Mr Ryan, and we believe that on landscape grounds there is a strong case for extending the AONB to include the area of land enclosed by the A264 (Gatwick Wood to the Larches) on the south, the minor road from the Larches to Apsley Farm to the west, and the minor roads running round from Apsley Farm to Gatwick Wood to the north and east. We have spoken with officers from East Sussex and West Sussex on the subject of this possible extension and we understand that they are reasonably happy with the proposed amendment. Both Mr Metcalfe and Miss Thompson have promised to contact you on this matter.
- iii. There is no doubt that the B2028 from Dormans Land to Marsh Green is an ideal boundary for the proposed AONB.

The next stage in the procedure is for us to prepare a Commission paper, with accompanying maps, showing the local authorities' proposed boundary and our proposed amendments. An essential annex to our paper will be the paper prepared by Mr Metcalfe giving a brief description of the area and its problems, and explaining how the boundaries were defined.

In discussing our proposed amendments in Surrey with Mr Ryan I obtained the impression he was reasonably happy with our proposed amendments, and that he did not foresee any significant problems when these amendments were put officially to the County Council.

Yours faithfully

R G WOOLMORE
Landscape Planner

FOLIO 28



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext

242



The County Planning Officer
Kent County Council
County Hall
Maidstone
Kent
ME14 1XQ

Your reference

Our reference

V/137/RGW

Date

21 April 1976

For the attention of Mr C Waite

Dear Sir

PROPOSED HIGH WEALD AONB

Further to our detailed inspection of the boundaries of the High Weald and my subsequent meeting with Mr Waite on 20 April, I agreed to put our officer level views on the boundaries in an informal letter to you. Our views are as follows:

i. *As a general principle, we feel that the boundary should avoid bisecting existing small settlements. Such settlements should either be wholly included or wholly excluded, depending on the architectural or "conservation" value of the settlement. Our inspection of the boundary in Kent suggested that there was only one village on the boundary, Eissinghurst, which could be included within the AONB. The other settlements on the boundary should be wholly excluded.*

ii. *We do not feel that the low wooded clay plateau in the Hamstreet area has the character of the other parts of the proposed AONB. Geologically the area is outside the sands and sandstones of the High Weald proper, and geographically the area is separated from the High Weald by other levels and Shirley Moor. We should like to suggest to you that this area is excluded from the proposed AONB; and that a more suitable eastern boundary to the AONB follows the line of the Tenterden Sewer (from the B.2067) to its junction with the Military Canal, and then follows the Canal southwards to the County boundary. In a letter to the East Sussex County Planning Officer I have suggested to him that the Kent East Sussex part of the boundary runs north from Reighton, along the Military Canal — to the County boundary.*

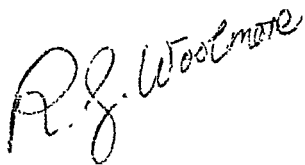
iii. *We believe that the Hemsted Forest area, being a prominent sandstone ridge covered in coniferous plantations is of identical character to much of the core area of the High Weald. The view of the forest looking south-east from Golford, in our minds, really justifies the inclusion of this area in the AONB. May we suggest that a suitable boundary to the area would be the minor road running from Golford to Foster Green, and then the road running south from Foster Green to East End, where it would re-join your proposed boundary.*

iv. *To the south of Tunbridge Wells, just outside the Kent boundary, the East Sussex County Council have excluded a strip of land running from Groombridge to the golf course at Windmill Farm, which in our view is of identical character to the deep and attractive wooded valleys around Tunbridge Wells which your county have included in the AONB. We have therefore asked the East Sussex County Planning Officer to consider redrawing the boundary in this area, and we have suggested that he removes the boundary from Groombridge (leaving Groombridge as an island) to Strawberry Hill. From Strawberry Hill eastward to Windmill Farm we suggest he takes the boundary of the AONB to the built-up area of Tunbridge Wells. May we ask you to liaise with East Sussex on the best line for this part of the boundary.*

v. In all other areas we agree with the boundary as defined, and we are happy for the county to make any changes in the detail of the boundary around Tunbridge Wells, that may arise from Development Plan considerations. We assume that these changes, if any, will be made before the designation order is finalised.

The next stage in the procedure is for us to prepare a Commission paper with accompanying maps, showing the local authorities' proposed boundaries and our proposed amendments. Hopefully this will go to the June Commission meeting. An essential annex to our paper will be the paper prepared by Mr Metcalfe (in consultation with planning officers from the other counties involved), giving a brief description of the area and its problems and explaining how the boundaries were defined. In discussing our proposed amendments with Mr Waite, I gained the impression that he was reasonably happy with our proposed amendments, and that he did not foresee any significant problems when these amendments were put officially to the County Council.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R.G. Woolmore'. The signature is written in a cursive, flowing style.

R G WOOLMORE
Landscape Planner
Planning Branch

FOLIO 29

COUNTRYSIDE COMMISSION

76/99

HIGH WEALD PROPOSED AONB
REPORT ON PRELIMINARY MAP SUBMITTED BY EAST SUSSEX, WEST SUSSEX, KENT
AND SURREY

Introduction

1. In early 1973 the Commission completed their review of 32 areas which had been suggested as being suitable for designation as Areas of Outstanding Natural Beauty under Section 87 of the National Parks and Access to the Countryside Act 1949. The Commission agreed that only a few such areas merited designation, one of the five areas selected as having the highest priority being the High Weald, originally the 'Forest Ridges' Conservation Area (132 square miles) in the 1947 Hobhouse Report.
2. In March 1973 the Commission formally asked East Sussex, Kent and Surrey County Councils to prepare a preliminary map showing the possible boundaries, though at the same time the Commission stressed that they appreciated that the bulk of the work would await local government re-organisation in April 1974. West Sussex was formally invited to join the other counties in preparing a preliminary map in July 1974. The district councils involved have also been consulted by the county councils in the preparation of the preliminary map. East Sussex County Council have been responsible for co-ordinating the work of the four County Councils.
3. The preliminary map as approved by the four County Councils was submitted to the Commission in December 1975, and showed the proposed AONB covering about 580 square miles.

The High Weald Preliminary Map - Officer's Report

4. Upon receipt of the preliminary map in December, the Landscape Planner for the Commission, Mr Woolmore, undertook a detailed desk study and field survey of the proposed boundaries. The landscape 'core' of the High Weald, the dissected sandstone plateau, forming the axis of the Wealden anticline, is readily identifiable; the margin of the area is not always so easily identified, particularly in terms of topography and scenic attraction. In addition the definition of the boundary is complicated by substantial areas of residential development both on the edges and within, the High Weald. Much of Mr Woolmore's report, of necessity therefore, deals with the margins of the proposed AONB. His detailed report is at Annex A, including a sketch-map showing the preliminary map, and the proposed amendments. Large-scale maps will be exhibited in the Commission Room.
5. Annex B is a copy of the report on the preliminary map prepared by East Sussex on behalf of the four county councils involved. Reference is also made in this report to the proposed modifications to the boundary.
6. In the course of his survey Mr Woolmore has worked in close consultation with officers from the four County Councils; and the amendments which he has suggested have been discussed with these officers. At officer-level all the amendments have the informal agreement of the County Councils. It is not expected that the amendments proposed would raise any major objections from the local authorities concerned.
7. In suggesting amendments Mr Woolmore has been especially aware of the need to ensure a consistent approach to boundary definition by the four counties; and also that the practical needs for choosing a convenient physical boundary (like a road or a river) have not led to serious departures from overall landscape unity.

8. Furthermore, in an area that contains so many villages and hamlets, the choice of a road for a boundary, while ideal in open countryside, may lead to anomalous situations in such settlements, eg an AONB boundary running down the middle of an attractive village street. The local authority preliminary map does include several such situations, and Mr Woolmore has accordingly suggested that such villages be either wholly excluded from, or included in, the proposed AONB, inclusion or exclusion depending on the architectural or conservation value of the settlement.

9. Commissioners are asked to consider the recommendations in Annex A for reference back to the local authorities. There is every indication that the local authorities will incorporate the amendments in the preliminary map, which will mean that the map used for consultation and publicity will show no differences between the local authorities and the Commission, a factor considerably simplifying the procedure.

Planning Branch
July 1976

THE HIGH WEALD AONB - PRELIMINARY MAP REPORT AND RECOMMENDATIONS BY
MR WOOLMORE, LANDSCAPE PLANNER (PLB)

General Description of the High Weald area

1. The preliminary map shows the High Weald AONB extending from Tunbridge, on the edge of the Vale of Kent, in the north, to Hastings, and the edge of the Vale of Sussex in the south. Its western boundary extends to the environs of Horsham, while in the east it extends to the cliffs at Hastings and beyond to Romney Marsh.
2. The core area of the High Weald is formed by the outcrop of the sandstones of the Tunbridge Wells and Ashdown Beds, and the intervening Wadhurst Clays. The sandstones, the axis of the Wealden antiform, form a broken upland rising in places to 800 feet above sea level. The upland is deeply dissected into a series of ridges by the headstreams of rivers such as the Ouse, Medway, East Rother, Mole and Arun.
3. The natural geological boundary of the High Weald is the junction of the sandstones and the Weald Clays, but this boundary is not always well marked topographically, especially in Sussex where the Wadhurst Clays are exposed in the valleys. On its northern edge the boundary is generally sharp and well-defined as it is in the south-east, where the boundary is the cliff coast between Hastings and Cliff End. In the extreme east the sandstone ridges form a series of peninsulas and islands extending into the flat levels of Romney Marsh.

Landscape Features

4. The High Weald landscape has an identifiable character, based on a number of readily recognisable landscape components. The general features of the High Weald landscape are as follows: It contains a series of sandstone ridges, generally round or flat-topped, and normally separated by deep valleys, though there are wider valleys cut in the Wadhurst Clays. To the east the ridges either end in coastal cliffs or form islands and steep-sided peninsulas which jut out into the low-level marshland. The sandstones of the Tunbridge Wells and Ashdown Beds and the Wadhurst Clays dominate the geology, though there are other beds of sandstone, limestone and clay intercalated between these beds and giving rise to particular local features eg the deeply incised ghylls in the Ardingly Sandstones.
5. Sandy soils predominate, with the whole area once being covered in woodland and heath. Remnants of the woodland are found in the numerous deciduous copses and shaws which are scattered throughout the area; Scots pines are also found in shelter belts and along field boundaries, and are more general on the last extensive remnant of the sandy heathland, the 10 square miles of the upland common of Ashdown Forest. Much of the original sandy heathland has been replaced by extensive coniferous plantations, and these plantations are now very characteristic of the immediate skyline in the High Weald.
6. Elsewhere mixed farming dominates, though with most of the land under grass. A legacy of the Wealden Iron industry is the number of "hammer" ponds to be found in the area. The older settlements are all located on the more open ridge tops, attractive historic towns and villages like Goudhurst, Cranbrook, Speldhurst, Windlessea, Battle and Mayfield. There are also a number of landscaped parks in the area, like Sheffield Park, owned by the National Trust.
7. The whole area while containing some subtle variations in landscape character, is generally a distinct and most attractive landscape unit, its most characteristic features being its wooded ridges mainly in coniferous plantations, and its considerable acreage of deciduous copses and shaws, the attractive remnants of the much greater forest which once covered the area.

8. In defining the boundaries of the area the four county councils, while taking into account the distinctive landscape features described above, in fact based their landscape appraisal on a method which has a more general application, the Tandy landscape character analysis. This method, described in Annex B, is much more of an assessment of landscape quality and attractiveness, rather than a means of defining landscape of a distinctive character. Nevertheless its use shows that in this case the area of most attractive landscape is, with a few exceptions, coincident with the area that has the distinctive features of the High Weald landscape.

Proposed modifications of the boundary

9. There are, however, some problems involved in defining a suitable boundary for the AONB. Paragraph 3 above refers to the problem in certain areas of finding a topographical boundary which reflects changes in the geology of the area. The presence of many settlements both within the proposed AONB and on the edge of the area has further added to the problems of delimiting a suitable boundary for the area. This problem is also referred to in paragraph 8 of the Commission Paper.

10. Taking into account these problems, and the landscape features described above, and the overriding need to achieve consistency of approach in defining boundaries throughout the area, a number of modifications to the local authority preliminary map boundary have been suggested. All these modifications have now been accepted at officer level by the four County Councils. The modifications are as follows:-

Additions

i. St Leonard's Forest

In the extreme ^{west} east of the High Weald is the attractive area of St Leonard's Forest, with its low sandstone ridges, mainly covered in coniferous plantations, some of which enclose secluded 'hammer' ponds. The local authority have drawn the boundary in the east so that it excludes part of this pleasant wooded country from the proposed AONB. On our suggestion the local authority have redrawn the boundary further west to include this area.

ii. Ouse Valley

In this area of East and West Sussex it is almost impossible to find an ideal boundary for the AONB. The local authorities have used both the river and a minor road to the north of the river in defining their preliminary map boundary in that part of the valley which runs eastwards from Lindfield to Sheffield Park. There seems to be no "landscape" reason why the river is not followed for its entire length in this section. The local authorities have accepted our suggestion that the boundary should be redrawn to follow the River Ouse from just north of Lindfield to Sheffield Park.

iii. East Grinstead, Dormans Land area

The three counties of East Sussex, West Sussex, and Surrey all meet just to the east of East Grinstead in an area of rolling well-wooded countryside which includes the deep valley of the Kent Water, one of the tributaries of the Medway. A large part of this area, exhibiting many of the landscape characteristics of the High Weald, has been excluded from the proposed AONB in the local authority map. Local authority officers have now redrawn the boundary on our suggestion, so that this relatively large area has been added to the proposed AONB.

iv. Broadwater and Hargate Forests, Tunbridge Wells

Immediately to the south of Tunbridge Wells, and within the county of East Sussex, is an area of coniferous plantations (Broadwater and Hargate Forests), part of which has been excluded from the proposed AONB. This area is scenically attractive and is no different from much of the rolling wooded countryside which surrounds Tunbridge Wells and which has been included within the proposed AONB. The local authority officers have accepted our suggestion that this area now be included within the proposed AONB.

v. Hemsted Forest

Just to the south-east of Sissinghurst in Kent, the local authority map shows the coniferous plantation of Hemsted Forest excluded from the proposed AONB. This forest covers a prominent sandstone ridge, and is undoubtedly part of the High Weald in geology and in landscape character. Acting on our suggestion, the local authority have now added this area to the proposed AONB.

vi. Westfield- Guestling area

The local authority preliminary map excluded a considerable part of the high sandstone ridge in this area immediately to the north of Hastings from the proposed AONB. This area is of identical character to the adjoining parts of the ridge ie the Fairlight area to the east, and the Battle area to the west, and for the sake of consistency should be included within the AONB. The local authority officers have agreed to our suggestion that this area be included within the AONB.

Exclusions

vii. Fairlight and Cliff End

The fine landscape of wooded glens, rocky cliffs and coves found to the north of Hastings, and all included within the proposed AONB, is marginally spoilt by the sprawl of holiday and residential development at Fairlight and Cliff End. We have agreed with the local authorities that these two settlements be excluded from the proposed AONB.

viii. Hamstreet and Shirley Moor areas

This large area consisting of a low wooded plateau and parts of the "Levels" does not have the characteristic geology or relief of the High Weald. The local authority officers have agreed to exclude this area from the proposed AONB, and have therefore redrawn the boundary to follow the Tenterden Sewer and the east bank of the Royal Military Canal.

11. A number of minor amendments have been made to the local authority preliminary map. These chiefly concern settlements on roads which have been used as a boundary to the proposed AONB. On inspecting the area it was found that there were a considerable number of instances of settlements being completely bisected by the proposed boundary. We therefore asked the local authority to redraw the boundary so that such settlements were either wholly excluded from, or included in, the proposed AONB, inclusion or exclusion depending on the architectural or conservation value of the settlement. Accordingly the local authorities have redrawn the boundary with most villages in this situation being completely excluded from the AONB. Of all the settlements on the boundary only Fletching, and Waldron in East Sussex and Brenchley in Kent, were considered to have sufficient conservation and architectural value to be completely included within the AONB.

Summary

12. In summary therefore, a number of modifications to the local authority preliminary map have been suggested, and these are as follows:-

Additions at i. St Leonard's Forest

ii. Ouse Valley

iii. East Grinstead, Dormans Land area

iv. Broadwater and Hargate Forests, Tunbridge Wells

v. Hemsted Forest

vi. Westfield-Guestling area

Exclusions at vii. Fairlight and Cliff End

viii. Hamstreet and Shirley Moor

13. The local authority officers have agreed these modifications with Commission officers, plus a number of minor amendments, chiefly relating to settlements on the proposed AONB boundary. There is every indication that the County Councils and District Councils will endorse the views already expressed by their officers.

HIGH WEALD PROPOSED AONB - PAPER PREPARED BY EAST SUSSEX COUNTY COUNCIL

METHOD USED TO DEFINE HIGH WEALD AONB BOUNDARY

The landscape appraisal was based on the Tandy character analysis as further developed by West Sussex County Planning Department. The method combines an assessment of landscape character and quality within the national grid 1 km squares. Seven major elements which generally recognised as being of importance in the landscape (surface cover, undulation, trees in mass, trees singly, water artifacts and views out) were each given a quantity factor (0 - none, 1 - some, 2 - all of 1 km square) and a quality factor (-2 intolerable, -1 undesirable, 0 acceptable, +1 desirable, +2 highly desirable). The score for each square was the sum of the quantity multiplied by the quality scores for each of the seven elements. Squares scoring 6 or more formed the basis of an area of search for a possible AONB. A large core area and smaller groupings emerged. As might be expected, low values were sometimes encountered within the groupings, and some peripheral areas, like the Rother Levels were included on the final map because they form an essential setting to the Isle of Oxney. In areas of doubt, squares scoring high for undulation and tree cover - diagnostic High Weald features - were given preference. In defining the final boundary, reference was also made to geology, existing areas of Great Landscape Value, other landscape evaluation surveys, and the Hobhouse report's proposed Forest Ridge Conservation Area. The detailed boundary follows easily recognisable physical features wherever possible, roads being preferred, although streams, rights of way or field boundaries were used if more appropriate.

Because of their size, Crowborough, Heathfield, Pembury and Southborough/Tunbridge Wells were excluded from the AONB as was the East Sussex part of Groombridge at the western edge of an excluded wedge of land to the south of Tunbridge Wells.

PROPOSED MODIFICATIONS TO BOUNDARY AS SUBMITTED DECEMBER 1975

Following discussion with Mr Woolmore of the Countryside Commission and District Planners, modifications were proposed to the boundary.

1. East of Horsham and East Grinstead

The boundary has been brought nearer the towns to follow the limit of potential development. There is no significant landscape difference from the earlier boundary which would merit the exclusion of the added areas.

2. Tunbridge Wells

It is accepted that the strip of land to the south of the town and extending westwards to Groombridge is not dissimilar to the area immediately to the south. The boundary has, therefore, been tightly drawn around Tunbridge Wells, although this may be subject to modifications at the formal stage of consultation, depending on which areas may finally be decided for development in the Kent County Structure Plan. Small changes have also been proposed to the boundary west of Hungershall Park (565387) and near Hawkesbury (603380).

3. East of Cranbrook

It is suggested that the boundary should be extended to include Hemsted Forest since it is now considered to meet the landscape criteria.

4. East of Tenterden

A small addition is proposed to avoid the awkward salient which would otherwise exist following modification 5.

5. Shirley Moor/Ham Street area

Although it could be argued that the Ham Street area is well-wooded and provides a setting to Old Romney Shoreline, it is agreed that it does not have the characteristic geology and relief of the High Weald and is detached from it by Shirley Moor. It is proposed, therefore, that the boundary should follow the line of the Tenterden and Reading Sewers and the east bank of the Royal Military Canal south to Scots Float Lock.

6. Guestling/Westfield area

The country to the north of the Ridge between Baldslow and Guestling Green has been added because its character is similar to that between the Pett and Icklesham ridges to the east and the Marley Lane/Kent Street area to the west.

7. Sheffield Park to Paxhill Park area

Although in general, ridge lines were preferred to valley bottoms in defining the AONB boundary, it is accepted that the landscape between the River Ouse and the minor roads initially proposed for the boundary, is as attractive as the land immediately to the north of the minor roads.

8. It is suggested that the boundary on the southern edge of Crowborough should be curtailed to reduce possible development pressures. The reduced area is as attractive as that adjoining the original boundary to the south.

9. With minor exceptions (Brenchley in Kent, Fletching and Waldron in East Sussex) all settlements on the boundary have been excluded.

As defined with the above modifications, the extent of the proposed AONB is approximately 1380 sq km (525 sq miles).

DESCRIPTION OF AONB

The High Weald, as proposed for designation, roughly equates with the Hastings Beds of the Lower Cretaceous. The varying lithology of these beds, on echelon folding, strike and block faulting, cambering and subsequent erosion, have combined to produce a highly accidented and diverse relief. This is most highly marked in the core area between Horsham and Battle and at the Tunbridge Wells Sand/Wadhurst Clay junction. The headstreams of the rivers which cut across the general grain of the country often flow in deeply incised ghylls, sometimes made more precipitous by the presence of the Ardingly Sandstone. In contrast, the strike streams flow through broad valleys. The interfluvies tend to be flat-topped or gently rounded and on these there is much of the High Weald's settlement. The vegetation pattern is generally one of scattered copses and fields of varying size with more extensive areas of woodland on the higher ground in two broad east-west bands eastwards from Horsham to Weir Wood Reservoir, thence, south of the Medway Teise; and east and south-east from Hadlow Down to Hastings and Peasemarch. The deciduous woodland is dominated by the oak, but other common species are beech, birch, ash, holly, and yew, with alder in the valleys.

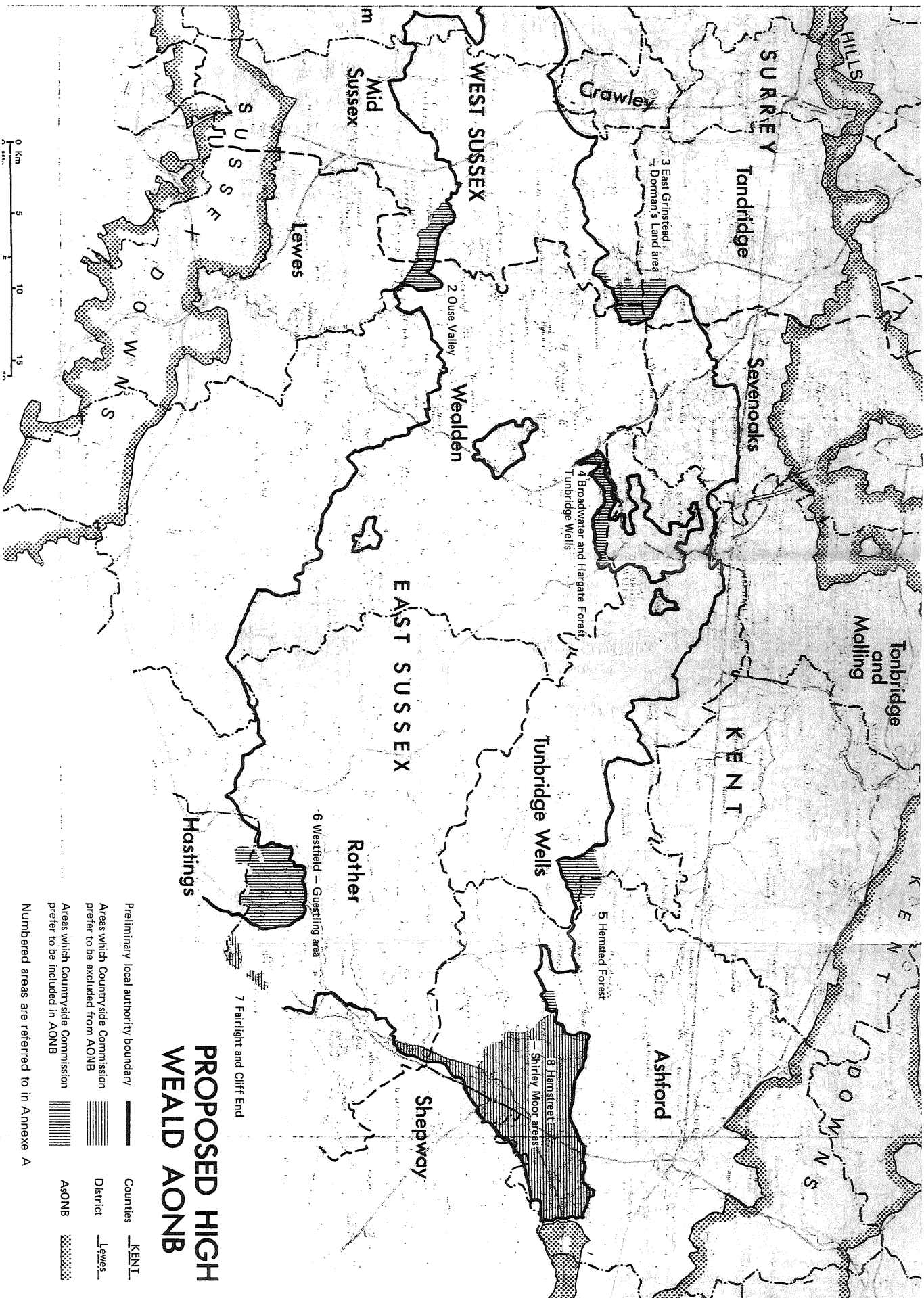
The copses and shaws may be the last remaining relics of woodland clearances and hence have considerable wildlife value. The ghylls are often densely wooded and with the rock faces of Ardingly Sandstone have a distinctive microclimate which has permitted the survival of western-type plants. The 2600 ha of Ashdown Forest is a heathland which not only supports wildlife communities of national importance, but is also of considerable regional recreational significance.

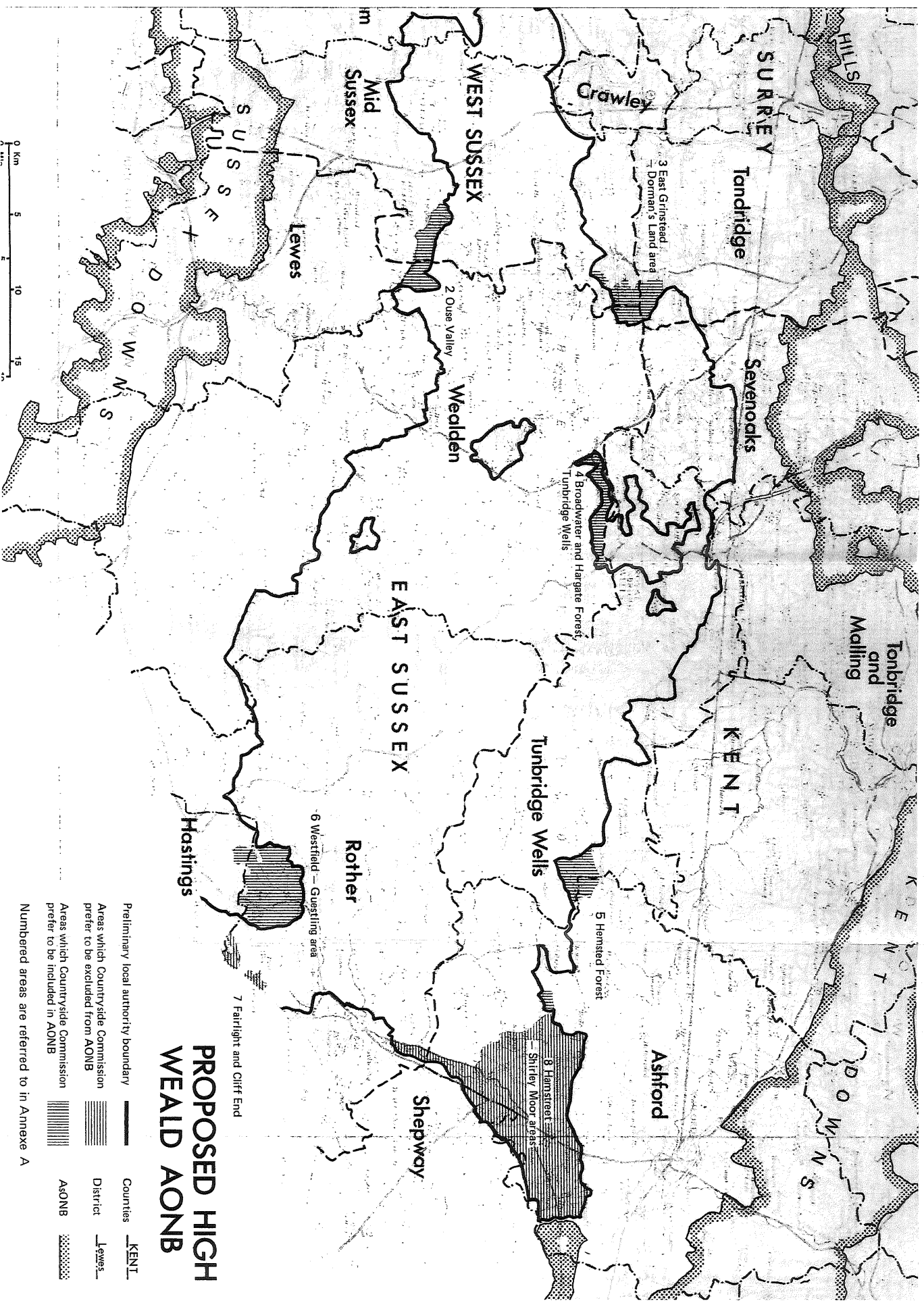
Within the proposed AONB there are a number of attractive and distinctive areas. These include the extensive forests south of Crawley - St Leonards, Tilgate, Worth, High Beeches, Brantridge and Balcombe Forests; the intimate landscape of woods, shaws and open fields which surround the fort topped Dry Hill (NE of East Grinstead) in annular fashion; the south flowing ghylls between Balcombe and West Hoathly; Ashdown Forest; the wide valleys of the Kent Water, Medway and Rother; the heavily wooded area which three parts encircle Tunbridge Wells; the orchard land between Brenchley and Horsemonden; the steep-sided valleys of the Brede and Tillingham; the marshland setting of the Isle of Oxney, Rye and Winchelsea; the sandstone cliffs and coves between Fairlight and Hastings; the heavily wooded triangular southern ridge between Heathfield, Hastings and Peasmarsh. Also adding to the quality of the landscape are the reservoirs of Weir Wood, Bewl Bridge, Powdermill and Darwell, and hill and ridgetop towns and villages like West Hoathly, Speldhurst, Goudhurst, Winchelsea, Battle and Mayfield. Within the area there are many historic legacies, including the sites of the Wealden iron industry; great parks like Wakehurst Place which is now a national botanic garden, (there is also the national pinetum at Bedgebury); Bayham Abbey; Bodiam Castle; and the bastide town of Winchelsea.

In spite of this variety, however, the area is a cohesive one, its distinctive rolling countryside setting it off from the surrounding Low Weald.

M 3077 HIGH WEALD PROPOSED AONB - 76/99

The Commission expressed their appreciation to Mr Woolmore for his paper. It was agreed to endorse the recommendations contained in the paper.





Countryside Commission

Minutes of the 87th Meeting of the Countryside Commission held at John Dower House, Crescent Place, Cheltenham on Thursday 1 July 1976

Present:	Mr J S Cripps	Chairman
	Mr R A E Herbert	Deputy Chairman
	Professor G W Ashworth	
	Mr T J A Colman	
	Mr J Disley	
	Mr R Hoyle	
	Mr J Kegie	
	Cllr B S Langton	
	The Hon T O Lewis	
	Ms J A Riley	

Apologies for absence were received from Ms E M Colwyn Foulkes, Mr J Cousins and Mr B F Hubbard.

MINUTES OF MEETING HELD ON 3 JUNE 1976

The minutes of the meeting held on 3 June 1976 were signed as a true record.

MATTERS ARISING

3065 Membership of National Park Committees and Boards (Minute 3050)

It was reported that Ms Marek was unable to accept appointment to the Pembrokeshire Coast National Park Committee; also that the nomination of Ms Westmacott had not been acted upon. The suggestion was therefore made that the Commission should submit to Mr Barry Jones the name of Mr Smith, formerly Clerk of the Cemaes Rural District Council. It was agreed that the Chairman should reiterate the nomination of Ms Westmacott for the vacancy on the Pembrokeshire Coast National Park Committee and also submit the name of Mr Smith as an alternative candidate.

3066 Nominations for casual vacancies on National Park Committees (Minute 3052)

It was reported that nominations for the vacancies on the Northumberland, North York Moors and Yorkshire Dales National Park Committees were still being processed within the Department.

3067 Commission visit to Manchester 20-23 July (Minute 3059)

It was agreed that Commissioners taking part in the Manchester visit should receive information offered by the Greater Manchester Corporation as well as the programme brief prepared by the Commission.

3068 SYNOPSIS

Letters commenting on 3 structure plans were considered. It was agreed that officers should prepare a paper which would set out the Commission's objectives in assessing structure plans.

It was agreed that the figures contained in Paper 76/123, summarising a Treasury report on Rural Depopulation, should be studied by officers and comments prepared for the Commission.

3069 FOOTPATHS FOR RECREATION - A POLICY STATEMENT - 76/112

The Director reported on consultations on the draft paper and commended the revision as the definitive document for publication by the Autumn. After discussion the paper was approved subject to some editing and consideration of a suitable foreword, in the light of the discussion.

3077 HIGH WEALD PROPOSED AONB — 76/99

The Commission expressed their appreciation to Mr Woolmore for his paper. It was agreed to endorse the recommendations contained in the paper.

3078 AGGREGATES: THE WAY AHEAD — 76/64

Consideration of the Paper was deferred to the August Commission meeting.

3079 PLANNING CONTROL OVER MINERAL WORKING: REPORT OF THE STEVENS COMMITTEE — 76/125

The Commission considered the draft letter to the Department of the Environment containing comments on the Stevens Committee Report. The matter of the sparse treatment of minerals following the Sandford Report and Circular 4/76 was raised and after a brief discussion the Director undertook to submit a paper to the Commission for their consideration. It was agreed that, with minor amendments, the letter should be sent to the Department.

3080 PARTICIPATION IN COUNTRYSIDE RECREATION — 76/132

Consideration of the Paper was deferred to the August meeting.

3081 VISITS, MEETINGS AND CONFERENCES — 76/131

The Director asked whether any Commissioners would be able to attend the opening of the Queen Elizabeth Country Park, Hampshire on 2 August 1976.

3082 PUBLICITY OPPORTUNITIES — JULY — 76/133

It was intended that the Commission should issue a preliminary press release and then follow up with national and local coverage on the visit to Manchester.

3083 ANY OTHER BUSINESS

It was agreed that the officer concerned in producing the Annual Count of Country Parks and Picnic Sites, circulated in the Synopsis, should give a short resume of the information at a subsequent Commission meeting.

It was announced that the new Chairman of the Wales Tourist Board was to be Mr Hudson Davies, MP for Conwy from 1966-1970. It was agreed that the Commission should send him their congratulations on his appointment, and thank the retiring Chairman for his co-operation throughout his term of office.

Date of Next Meeting: Thursday 5 August 1976.

12/1/76

5. August 1976

FOLIO 31

NOTE OF A MEETING HELD AT LEWES, EAST SUSSEX ON 26 SEPTEMBER, 1976 TO DISCUSS THE PROPOSED HIGH WEALD AONB BOUNDARY AND PUBLIC CONSULTATION PROCEDURE

Present:	R Metcalfe	East Sussex CC
	C Waite	Kent CC
	A Wickham	Kent CC
	B Thompson	West Sussex CC
	P Brown	West Sussex CC
	F Ryan	Surrey CC
	I Rutherford	Ashford BC
	A Brown	Mid Sussex DC
	T Heselton	Hastings BC
	V Amoun	Rother DC
	M Higgins	Wealden DC
	W Hall	Tunbridge Wells BC
	B Broadbent	Sevenoaks DC
	D Hartley	Tandridge DC
	D Tosh	Crawley BC
	T Clarke	Horsham DC
	R Woolmore	Countryside Commission
	P Jones	Countryside Commission

The meeting has been organised to allow Mr Woolmore to explain the designation procedure for the AONB, the amendments to the proposed boundary, which had been approved by the Commission, and for the meeting to reach some measure of agreement on the draft Statement of Intent.

Mr Woolmore opened the meeting by outlining the previous and future stages in the designation procedure.

He then asked for the views of the local authorities on the following amendments to the proposed boundary of the AONB, which had been approved by the Commission:

1. St Leonard's Forest

The amendment had been agreed at officer level by West Sussex CC and Horsham DC.

There had been a suggestion from Horsham DC that the area known as Plummers Plain, to the east of Mannings Heath, should be included in the AONB. Mr Woolmore felt that the area did not merit inclusion, since it was a continuation of the flat land to the west. West Sussex CC agreed with this view.

Mr Woolmore agreed to write to the District giving his reasons for excluding Plummers Plain from the AONB.

2. East Grinstead, Dorman's Land area

All authorities were satisfied with the amended boundary.

3. Broadwater and Hargate Forests, Tunbridge Wells

This ~~agreement~~ ^{amendment} had been discussed with Kent and East Sussex CCs. Kent CC would be writing to the Commission suggesting that the boundary around Tunbridge Wells is not finalised at present, since there is a possibility of development on the edge of the proposed AONB, as a result of Structure Plan amendments.

Wealden DC approved the amendment, but there was a possibility of some development just to the south of Tunbridge Wells, in Tunbridge Wells DC area. It was agreed that the DC and East Sussex should decide the line of the boundary in this area to exclude the development if necessary.

4. Hemsted Forest

All authorities approved the amendment in this area.

5. Westfield — Guestling area

East Sussex CC agreed with the Commission's amendment in this area. The detailed line of the boundary to the north of Hastings would be decided by the county.

6. Fairlight and Cliff End

At officer level Rother DC had approved the amendment but some objection might be expected at member level.

Hastings BC had submitted some minor amendments for the boundary at Fairlight and Cliff End. Mr Woolmore promised to include these on the consultation map.

Rother DC had suggested three different lines for an extension of the AONB to include part of that area between Rye and Winchelsea. Mr Woolmore agreed to the inclusion of a small area to the west of Winchelsea Beach but would discuss the suggestion for the other areas with East Sussex before making a decision.

7. Hamstreet and Shirley Moor areas

Kent CC agreed to the exclusion of this area. Shepway DC were not represented at the meeting but it was understood that they would be sending their comments to the Commission.

Ashford DC objected to the exclusion of the area at both officer and member level. The boundary still had to be discussed at committee level but Kent CC were willing to suggest a compromise, if there was objection to the exclusion, by identifying the area in the Structure Plan as an Area of Great Landscape Value.

8. Ouse Valley

All authorities were agreeable to the proposed amendment.

Crawley BC wanted the area between the motorway and Crawley to be considered for inclusion in the AONB. Mr Woolmore agreed to discuss this with Crawley BC, Mid Sussex DC and West Sussex CC.

Since some authorities had not received official committee approval of the proposed AONB boundary, they were asked to do so within the next two months, except in cases where the officers did not feel it was necessary.

It was hoped that in about two months' time the Commission would be able to prepare the map of the AONB for public consultation.

Public Consultation

Mr Woolmore outlined the procedure for public consultation. Since maps, leaflets and the Statement of Intent had to be prepared, it was unlikely that the public consultation period could begin within the next 6 months.

The Commission would consult all the national organisations and bodies, while the counties consulted the regional and local offices of these bodies. Reports would be prepared on the comments received, after which a meeting would be held to resolve as many objections as possible, before preparing the designation order. It would probably be at least a year and a half before the designation order would be confirmed by the Secretary of State.

The authorities were asked to consider publicity for the proposed AONB designation. Mr Woolmore would write to the 4 county councils setting out some different methods of publicizing the designation proposal. The general feeling of the meeting was that full public participation would not be acceptable due to the likely volume of responses and expense of the exercise. Mr Woolmore agreed to find out whether the Commission could contribute towards the cost of publicity.

The counties agreed to discuss publicity with their districts, and a meeting would be arranged with the Commission in about two months time to consider these ideas.

Statement of Intent

Mr Woolmore gave his views on the draft Statement of Intent and outlined the issues which he would like included.

It was agreed that all the authorities and the Commission would send their comments on the draft to Mr Metcalfe within the next two weeks.

Once the Statement of Intent had been redrafted and agreed by the officers, it would be sent to the county committees for approval and the district committees for comments. It was hoped that this stage would be completed as soon as possible, so that the Statement of Intent could form the basis for the preparation of a publicity leaflet on the AONB.

There was some discussion of future arrangements for the AONB, including a wardening system, information centres, management plan and joint advisory committee, all of which might be mentioned in the Statement of Intent. It was generally felt that the authorities would be reluctant to commit themselves, if substantial financial or staff resources were required. The meeting favoured a Technical Officers Working Party rather than a Joint Advisory Committee.

ACTION

1. Mr Woolmore to write to Horsham DC giving his reasons for excluding Plummer's Plain from the AONB.
2. Mr Woolmore to discuss the possibility of including part of Camber Sands in the AONB with E Sussex CC before giving Rother DC his decision.
3. Mr Woolmore to discuss the inclusion of the area between Crawley and the motorway in the AONB with Crawley BC, Mid Sussex DC and West Sussex CC.
4. Mr Woolmore to write to 4 counties setting out ideas for publicity of proposed AONB designation.
5. Mr Woolmore to look into possibility of Commission contributing towards publicity costs.
6. References to previous mentions of Statement of Intent in Annual Reports required by Mr Waite, Kent CC
7. Miss Thompson, West Sussex CC would like examples of Joint Advisory Committees or equivalents in existing AONB.



P. JONES

1st October 1976

FOLIO 32



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21331 ext 242



A A Jones MRTPI
Director of Planning and Development
Horsham District Council
Park House
North Street
HORSHAM, Sussex HH12 1RL

Your reference

Our reference

Date 5 October 1976

Dear Mr Jones

PROPOSED HIGH WEALD AONB
PLUMMERS PLAIN

Your letter to Mr Bryant, dated 21 June and his reply of 25 June, were sent to me for information, and the problem of defining a suitable boundary in the Plummers Plain area was discussed at the meeting held at Lewes on 27 September, attended by Mr Clarke from your office. I promised him that I would write to you explaining our views on the boundary in this area.

The boundary which we have now agreed with West Sussex County Council is one which we believe best reflects, though not perfectly, the change from the wooded sandstone ridges of the High Weald to the lowland landscape of the Low Weald. The areas to the north and south of Plummers Plain (St Leonards Forest and Leonardslee) are virtually identical in character; both are well wooded and contain deeply incised valleys with several hammer ponds, all typical features of the High Weald landscape. The greater part of the Plummers Plain area is a low plateau of flat open farmland, which stands in direct contrast to the higher more wooded landscapes to the north and south. In actual fact, the plateau farmland extends to the south of the A.279, but this road formed the most convenient boundary.

I hope I have adequately explained our views on this matter, but I should emphasise that if your Council still wishes to include Plummers Plain in the AONB, we shall show this area on the consultation map as one where there is a difference between us. You can then make the point more formally as part of the consultation procedure.

The Commission is, of course, very pleased with the way the proposal for the AONB proposal has commanded general support from all the local authorities involved, including your own, and we look forward to seeing the High Weald AONB on the map in the not too distant future.

Yours sincerely

R G WOOLMORE
Landscape Planner

Copy to Mr. Brown West Sussex

Copy to the Countryside Commission (for the attention of Mr. Woolmore),
John Dower House, Crescent Place, Cheltenham, GL50 3RA.

DWT/SC/334

AAJ/CEN/142/39

Miss Thompson, ext. 331

25th June, 1976.

Dear Mr. Jones,

Proposed High World Area of Outstanding Natural Beauty

Thank you for your letter of the 21st June, and I note that your Committee would wish to see a slight revision to the proposed boundary. I suggest that probably this point can best be made when the Countryside Commission send out for consultations their proposed boundary; your Council will have an opportunity to comment then, and again at a later stage, when the final draft is on deposit before designation.

At the moment we are awaiting the Commission's proposals, which will be based on (but not necessarily identical with) the line you have seen.

I am sending the Commission a copy of your letter and of this one for information.

Yours sincerely,

County Planning Officer.

A. A. Jones Esq., MRTPI,
Director of Planning and Development,
Horsesham District Council,
Park House,
North Street
HORSHAM,
SUSSEX.
BN12 1RL.

FOLIO 33

ROTHER DISTRICT COUNCIL

PLANNING DEPARTMENT

D. F. Powell, FRICS, MRTPI.
Planning Officer,
Town Hall,
Bexhill-on-Sea,
Sussex. TN39 3JX

Tel: 216321, Code 0424

Our ref: BT/KT/5.9.5.1.

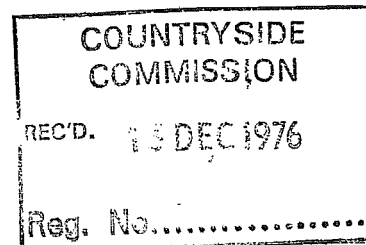
Ask for: Mr. Thompson

Ext: 235

Date: 7th December, 1976

Your ref:

Countryside Commission,
1 Cambridge Gate,
Regent Park,
LONDON. NW1 4JY.



Dear Sirs,

Proposed High Weald Area of
Outstanding Natural Beauty.

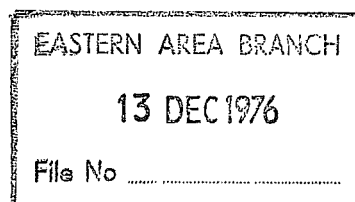
I refer to the above-mentioned matter which has been the subject of recent consultations between yourselves and the East Sussex County Council regarding certain amendments to the boundaries of the proposed area within the Rother District.

This matter was considered by our Development Services Committee at their resumed meeting on 4th November, 1976 and a copy of Agenda ... Item No.8 is enclosed for your information.

The recommendations were considered by the Rother District Council at their meeting on the 22nd November, 1976 and were approved and adopted as follows:-

- "1. The proposed boundary changes at Fairlight, Pett Level and Catsfield are noted, but it be represented that the whole of Catsfield together with Fairlight and Pett Level be included in the proposed Area of Outstanding Natural Beauty in recognition of the considerable merit of these areas from a conservation point of view as a valuable part of the countryside.
2. The extension of the Area of Outstanding Natural Beauty in the Westfield/Hastings boundary area is welcomed.
3. It is strongly requested that the area from the Udimore Ridge to and including Camber Castle be incorporated in the Area of Outstanding Natural Beauty, as this area constitutes an important part of the local landscape.
4. It is suggested that the Countryside Commission consider inclusion of the area of shingle banks and gravel workings to the east of Camber Castle."

Continued



7th December, 1976

... A further enclosure map of the area to the south of Catsfield to a scale of 1:2500 is enclosed to illustrate the amendment mentioned in recommendation 1 above. In addition to amending the boundary to follow the original line, the enclosed map shows a further amendment to the boundary which the committee wish to be represented.

... The areas referred to in recommendation number 3 above are illustrated on the further enclosed 2½" map as areas numbers 1 and 2. Area number 3 on the same map illustrates recommendation number 4 above.

I trust that the above amendments may be incorporated in the final plan to be submitted to the Secretary of State.

Yours faithfully,



for Planning Officer.

Enc.

DEVELOPMENT SERVICES COMMITTEE
(Thursday, 28th October, 1976)

PROPOSED HIGH WEALD AREA OF
OUTSTANDING NATURAL BEAUTY.

REPORT OF PLANNING OFFICER

1. Introduction

- 1.1 In May 1975 I reported on the progress of this proposal, and the boundaries then under consideration by the Countryside Commission. After consultations with officers of the County Council and this Council, amended boundaries are now proposed.
- 1.2 The purpose of this report is to present the proposed changes, and to propose further changes. At this stage the consultation remains informal - there will be a formal opportunity for the Council and public to comment on the proposals when the Commission publishes its consultation plan later this year.
- 1.3 Subject to there being no major objections at the formal stages of consultation, it is hoped to submit the proposal to the Secretary of State in the Spring of 1977, and that approval will follow before the end of the year.

2. The Proposed Amendments

- 2.1 A plan showing the May 1975 boundaries and the proposed alterations will be on display at the meeting. The main part of the District continues to be within the Area of Outstanding Natural Beauty, the changes proposed are as follows:-
 1. Westfield/Hastings boundary. The large "bulge" of land previously excluded from the Area of Outstanding Natural Beauty proposals has now been brought within the boundaries. Following detailed discussions with County and Hastings officers, a boundary has been defined which brings the Area of Outstanding Natural Beauty virtually up to The Ridge road at several points
 2. Fairlight/Pett Level. These areas have been excluded by the Countryside Commission on the basis of their principle that settlements on the boundary should be excluded unless they have considerable conservation value.

3. Consideration

- 3.1 The general principle of creating an Area of Outstanding Natural Beauty is to be welcomed. The implications were set out in my report of May 1975. A particular benefit which national recognition would have, would be increased support for the preservation of landscape quality.
- 3.2 The proposed inclusion of the area from Westfield to the Hastings boundary is a worthwhile improvement, the changes at Fairlight/Pett Level represent the application of a general Countryside Commission policy.

Cont'd.....

(2)

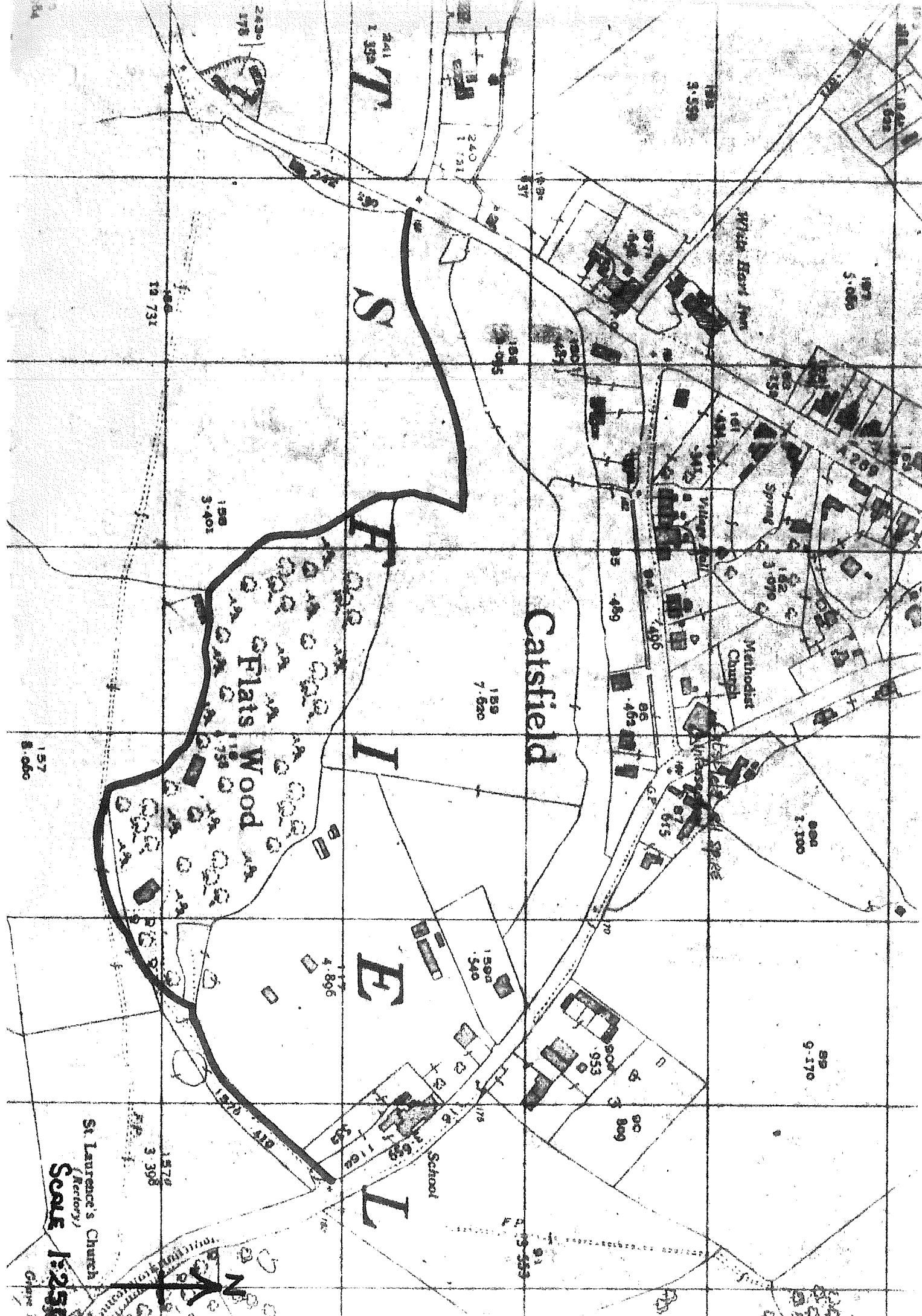
3.3 In my opinion, an area of particular concern is the excluded area between Winchelsea and Rye, between the Udimore Ridge and Camber Castle. This area is crossed by the A.259 road from which there are extensive views of the Ridge and the Castle; additionally, the proposals to open Camber Castle to the public means that more people will enjoy this part of the Districts landscape. It is suggested that the Commission should be pressed to include this area within the Area of Outstanding Natural Beauty (defined on plan to be displayed at the meeting).

4. Recommendations

It is therefore recommended, that

1. Without prejudice to its formal comments when the results of public consultation are known, the Council
 - a) Notes the proposed boundary changes at Fairlight and Pett Level, and
 - b) Welcomes the extension of the Area of Outstanding Natural Beauty in the Westfield/Hastings boundary area.
 - c) Strongly requests the inclusion within the Area of Outstanding Natural Beauty of the area between the Udimore Ridge and Camber Castle (inclusive), as this area constitutes an important part of the local landscape.
 - d) Suggests that the Countryside Commission consider including the area of shingle banks and gravel workings to the east of Camber Castle.

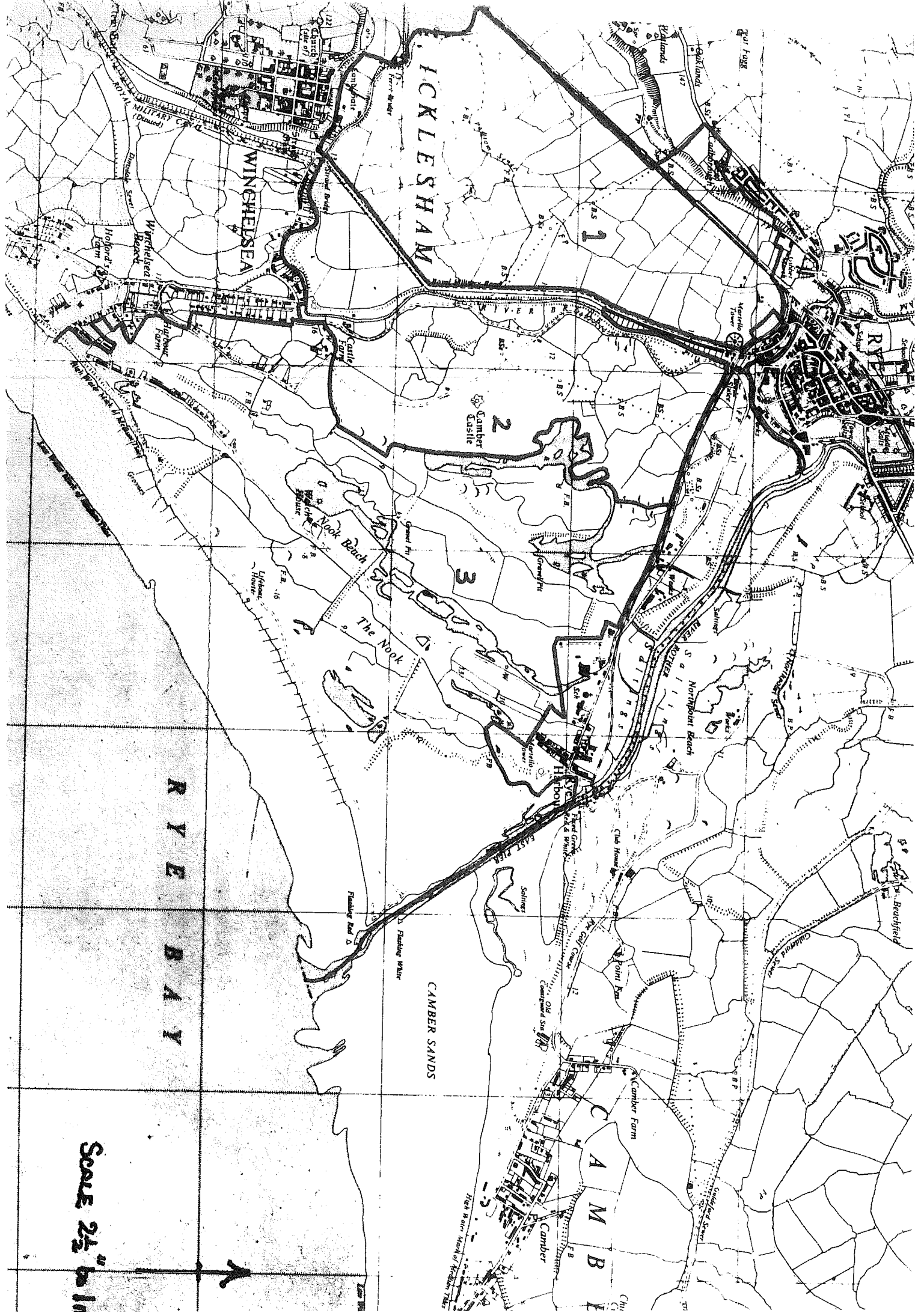
D.F. POWELL, FRICS., FRTPI.,
Planning Officer



St Laurence's Church
(Rectorry)

Scale 1:25000

Sheet 1



R Y E B A Y

Scale 2 1/2" to 1"

FOLIO 34

ROTHER DISTRICT COUNCIL
PLANNING DEPARTMENT

D. F. Powell, FRICS, MRTPI.
Planning Officer,
Town Hall,
Bexhill-on-Sea,
Sussex. TN39 3JX
Tel: 216321, Code 0424

Our ref: VFA/HW 5.9.5.1.

Ask for: Mr. Ammoun.

Ext: 240

Date: 13th December 1976. Your ref:

Countryside Commission,
1 Cambridge Gate,
Regent Park,
LONDON, NW1 4JY.
For the attention of Mr. R. Woolmer.

Dear Sirs,

Proposed High Weald Area of
Outstanding Natural Beauty.

I refer to my letter of 7th December, advising you of the Council's formal resolutions concerning the above matter, and am now writing concerning another suggested alteration to the provisional boundaries. It has been suggested that the whole area of the Site of Special Scientific Interest ... should be included. As you will see from the attached plan, the site (bounded in yellow) covers land on both sides of the Rother. The land on the south side is already included within areas 2 and 3 which Rother respectively urges and suggests should be included in the Area of Outstanding Natural Beauty - it is now proposed that the remainder of the Site on the north bank of the Rother should be similarly designated.

Your informal comments on this proposal would be most welcome.

Yours faithfully,



for Planning Officer

FOLIO 35

High Weald A.O.N.B. Working Party held at County Planning Department
Southover House, Southover Road, Lewes, 2 p.m. Thursday 30th June 1977.

Present : R.G.Woolmore - Countryside Commission
I. Mitchell - " "
Brenda M. Thompson - representing C.P.O. West Sussex C.C.
R. M. Buss - representing C.P.O. Surrey C.C.
A. Wickham - representing C.P.O. Kent C.C.
R. Metcalfe - representing C.P.O. East Sussex C.C.
G. Beaumont - Administrative Officer, East Sussex C.C.

1. General

It was noted that the Statement of Intent and Consultation Map had now been approved by the County Councils concerned, although several District Councils have proposed amendments to the map. Rother District Council have proposed including areas to the east of Rye, including Camber Sands, Fairlight Cove and Catsfield. It was hoped that difficulties with individual District Councils could be overcome before public comment was invited.

2. Publicity and Public Participation Procedures - Advertisement of intention to designate the A.O.N.B.

The discussion paper on publicity procedures and consultations was considered. It was hoped that objections from organisations and the public could be overcome by negotiation.

2.1 Consultations

It was agreed that the Countryside Commission would consult National Organisations, with the County Councils concentrating on consultations with regional and local organisations. County Councils would consult District Councils requesting that they carry out the consultations with the Parish Councils affected by the proposals or those adjoining the A.O.N.B. In delegating the responsibility to consult Parishes, County Councils would provide adequate copies of Statements of Intent and Maps (1/50,000 scale) to the District Councils carrying out this work.

The schedule of local consultations proposed by individual County Councils would be prepared in the next few months and forwarded to the Commission to co-ordinate and prepare a master list of consultations which would be circulated for information to County Councils carrying out these consultations. In this way, any duplication of consultations would be avoided.

2.2 Preparation of Consultation Material

It was agreed that the Commission and County Councils would run off their own copies of the Statement of Intent from the master copy to be supplied by East Sussex. The Commission would supply the Maps at 1/100,000~~th~~ scale based upon definitive 1/50,000 map to be forwarded by East Sussex. County Councils to advise Commission of numbers required for consultation.

It was noted that the Commission had a budget of approximately £1,000 for the Public Participation exercise leading to the designation of the A.O.N.B. On this basis, it was agreed that the preparation of a fold-up leaflet, summarising the proposals and inviting any comments to the County Councils or District Councils, would be desirable, since the purpose of the exercise was to forewarn the public as to what an A.O.N.B. was, its purpose and the

Regional context. The Commission would send East Sussex a copy of the Dedham Vale publicity leaflet and draft text of North Pennines proposal leaflet. The County Council would be responsible for producing the text and printing the leaflets giving the addresses to which comments should be sent. The County Council would agree among themselves who should undertake which parts of the production.* The Commission would make a contribution towards the cost of printing and distribution, including postage.

2.3 Public Meetings

It was agreed that the County Councils would not convene any public meeting, but organisations, Parish Councils etc. could organise their own meetings and perhaps invite speakers from the Commission or County Councils. It was suggested that a small display was prepared by each County which could be taken round to meetings.

2.4 Press Release

It was agreed that a Press Release needed to be prepared which could serve for local and national purposes. The Commission press officer, Mr. Sluman, would contact County Council press officers for the purposes of preparing a press release statement, arranging a press conference and publicity on local radio. The Commission would also hope for a national press release which would also provide publicity for the work of the Commission and the local authorities concerned.

2.5 Reports on Consultation Exercise

The Commission would prepare a report on the way that the national consultation processes went and the County Councils would report on local consultations. These reports could be brought together into an overall report which could be considered at a further meeting of this Working Party early in 1978.

2.6 Public Participation Programme

1. Draft text for leaflet agreed by Autumn.
2. Public Participation commence October/November (a further meeting of the Working Party should be arranged at this time to arrange final public participation details).
3. Report back to committee on result of Public Participation in Spring 1978.
4. Commission advertise intention to submit an order to designate the A.O.N.B. to the Minister for confirmation, June 1978. At this time it would be worthwhile for County Councils to write to local objectors who still felt that points that they had raised had not been satisfactorily dealt with, that the designation order was being submitted to the Minister and that they could make their objections to the Minister if they so required.

3. Date of next Meeting

Dependent upon production of leaflet - see 2.2 above.

*It has subsequently been agreed that West Sussex would produce the draft text for comment.

FOLIO 36



Countryside Commission

John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext 232



D F Powell Esq FRICS MRTPI
Planning Officer
Rother District Council
Town Hall
Bexhill-on-Sea
SUSSEX
TN39 3JX

Your reference
GD/S.5.9.5.1

Our reference
V/137

Date
22 July 1977

Dear Mr Powell

PROPOSED HIGH WEALD AONB

Further to your letter of 2 June, I have visited the Catsfield and Rye areas with your 2 assistants, Messrs G Dudman and B Thompson, and Mr Metcalfe of East Sussex County Council to see if we could reconcile our different viewpoints on the preliminary map boundary.

We came to the conclusion that East Sussex County Council and the Commission would accept Rother District Council's proposal to include the levels between Winchelsea and Rye (area marked 1 on the map accompanying your letter of 13 December). The Commission and the County Council accepted that the area was very similar in its location and character to Pett Levels which had been included in the preliminary map already approved.

With regard to the Catsfield area, both the County Council and the Commission believed that the area to the south of the present boundary, though attractive, was less significant in national landscape terms than the area to the north of Catsfield. Hence we reluctantly decided not to agree with Rother District Council's views on this area, nor did we agree with the inclusion of the village of Catsfield within the proposed AONB. Mr Metcalfe and myself agreed that although the village was reasonably attractive it did not contain buildings of sufficient architectural or conservation value to be included in the proposed AONB.

Finally, I would stress again that should the District Council still not accept our views on the Catsfield area they will of course have the opportunity to make a formal representation to the Commission for the inclusion of the area when we advertise our intention to submit a Designation Order to the Secretary of State. This representation would be submitted with the Designation Order to the Secretary of State.

Yours sincerely


R G WOOLMORE
Landscape Planner

cc: Mr Metcalfe ✓

FOLIO 37



Countryside Commission
Greater London & South East Regional Office
25 Savile Row London W1X 2BT

Telephone 01-734 6010 ext 786



Your reference

Our reference GLSE/156/2

Date 12th June 1978

Dear Sir

HIGH WEALD: PROPOSED AREA OF OUTSTANDING NATURAL BEAUTY

The Commission propose to designate an area of some 1,450 sq kms (560 sq miles) of the High Weald as an Area of Outstanding Natural Beauty under the powers contained in Section 87 of the National Parks and Access to the Countryside Act 1949. The proposal which has the support of the local authorities in the area, covers an area stretching from Tonbridge in the north to Hastings in the south and from Rye in the east to Horsham in the west.

Though the national landscape significance of the High Weald was identified by Government Committees chaired by Dower and Hobhouse in the immediate post-war years, it was not until 1974, following a review of existing and potential AONBs, that the Commission included the area in their new AONB programme, and accordingly requested the local authorities involved to prepare a preliminary map. The four county councils of East Sussex, West Sussex, Kent and Surrey and the district councils involved have now prepared and approved the preliminary map and a Statement of Intent setting out planning, conservation and management policies which would apply in the area.

Prior to submitting a designation order based on the preliminary map to the Secretary of State for the Environment, and advertising their intention to submit the order, the Commission, with the help of the local authorities, are now consulting on an informal basis, all the interested bodies, organisations and the general public on the proposal. The Commission and the county councils wish to consider the views of the interested bodies and the general public before the Commission finally decide whether or not to submit the designation order.

The Commission are responsible for consulting the national bodies and organisations, while the four county councils will consult local and regional bodies and the general public. Where national bodies and organisations have regional or local offices, these offices will also be consulted by the county councils.

This letter, therefore, is intended to inform you or your organisation of the proposal, and to invite comments on the principle of designation and on the boundary of any area to be designated.

Cont/...

I enclose copies of the following documents which will, I hope, assist you in commenting upon the proposal:

- a. A plan (scale 1:100,000) illustrating the proposed boundary of the AONB.
- b. A draft Statement of Intent approved by the local authorities.
- c. A leaflet which summarises the effects of the proposal in general terms and illustrates the boundary. This is being distributed widely in the proposed AONB.

When you have considered the proposal I would be grateful if you would send your/your organisation's comments to Miss Judy Ellis at this office. It would be appreciated if you could let us have the comments by the end of July.

Yours faithfully

Ian Mitchell

IAN MITCHELL

HIGH WEALD
PROPOSED AREA OF OUTSTANDING NATURAL BEAUTY
STATEMENT OF INTENT

1. Introduction :

1.1 The Countryside Commission, at the request of the authorities concerned, propose to designate the High Weald as an Area of Outstanding Natural Beauty (A.O.N.B.). The purpose of this designation is to give formal recognition to the national importance of the landscape character of the High Weald. It would strengthen the ability of Government agencies and the Local Planning Authorities, through policies in Development Plans and the operation of development control, to conserve and enhance the landscape. The administration of the area, the determination of planning applications and the carrying out of works would remain entirely in the hands of the Local Planning Authorities. Designation would also give added weight and financial support to the efforts of the Local Planning Authorities to promote specific measures to ensure that the landscape character is conserved and, where possible, enhanced. Both public and private concerns and individuals would be eligible for financial assistance from the Countryside Commission towards measures which enhance the landscape and for measures which allow the landscape to be enjoyed by members of the general public.

1.2 This statement, subject to views which may be expressed by interested organisations and the general public during consultation, is an indication of the willingness of the four County Councils and twelve District Councils¹, as Local Planning Authorities in the High Weald area, to accept the planning and land management implications of the Countryside Commission's proposal to designate the High Weald as an Area of Outstanding Natural Beauty; it is also intended to inform members of the public, organisations and those with an interest in the area, of the principles underlying designation in order that they may obtain some idea of the way in which their main interests could be affected.

1. East Sussex County Council

Hastings Borough Council
Rother District Council
Wealden District Council

Kent County Council

Ashford Borough Council
Sevenoaks District Council
Shepway District Council
Tonbridge and Malling District Council
Tunbridge Wells Borough Council

Surrey County Council

Tandridge District Council

West Sussex County Council

Crawley Borough Council
Horsham District Council
Mid-Sussex District Council.

2. Description of the Area:

2.1 The High Weald, as proposed for designation, lies approximately in the centre of the Weald between the South Downs of East and West Sussex and the North Downs of Kent and Surrey. It is situated mainly on raised older sandy areas and is separated from the chalk Downs to the north and south by a clay lowland. Its eastern boundary is the low lying areas of Shirley Moor and Walland Marsh, and the sea between Hastings and Rye. It extends east to west about 75km. (47 miles) and north to south a maximum of about 30 km (19 miles), and covers about 1450 sq.km. (560 sq. miles) of which 60% is in East Sussex, 26% is in Kent, 14% in West Sussex and less than 1% in Surrey. With two exceptions (Fletching and Waldron which have considerable conservation interest), settlements on the boundary of the A.O.N.B. have been excluded. Four settlements within the A.O.N.B. (Crowborough, Heathfield, Pembury and Tunbridge Wells) have been excluded because of their size.

2.2 The area broadly coincides with the Hastings Beds, the innermost and oldest geological group of the Wealden Series, although its junction with the Weald Clay is not always well marked topographically. The varying lithology of these Beds, their folding, faulting, superficial structures and subsequent erosion, have combined to produce a highly broken and diverse relief. It is, however, the dissection by streams and rivers, of the alternating sequences of sands, silts, clays and their lithified counterparts, which have imparted the primary characteristics to the landscape. The grain of the country is dominantly east to west and the flat topped or gently rounded ridges are separated by generally broad valleys (e.g. Upper Medway and Rother). These ridges, however, are broken into smaller segments by rivers which run off the major watersheds and in contrast, flow in narrow valleys, in places so deeply incised as to be known as ghylls (e.g. Cockhaise Brook south of West Hoathly).

2.3 Most soils are acid, and poorly drained and, as a result, much of the land is under woodland and pasture or on the most infertile soils, left as heathland. Better drained and lighter soils often carry arable crops and in the eastern part of the area, fruit is tending to replace the traditional hop garden. The vegetation pattern is generally one of scattered copses and fields of varying size with more extensive areas of woodland on the higher ground in two broad west-east bands eastwards from Horsham to Weir Wood Reservoir, thence, south of the Medway & Teise; and east and south-east from Hadlow Down to Hastings and Peasemarsch. The deciduous woodland is dominated by the oak, but other common species are ash, beech, birch, holly and sycamore, with hazel, hornbeam and sweet chestnut coppice, and alder in the valleys. Conifers, with Scots pine predominant, occupy a smaller, but nevertheless significant area. The copses and shaws may be the last remaining relics of woodland clearance in the former great forest of Andredsweald and hence have considerable wildlife value. The ghylls are often densely wooded and with the rock faces of the Ardingly Sandstone have a distinctive microclimate which has permitted the survival of plants normally found only in western Britain. The 2600 hectares (6400 acres) of Ashdown Forest at the core of the area, is a heathland which not only supports wildlife communities of national importance, but is also of considerable regional recreational significance. Elsewhere, mixed farming predominates.

2.4 Within the proposed A.O.N.B. there are a number of attractive and distinctive areas. These include the extensive forests south of Crawley - St. Leonards, Tilgate, Worth, High Beeches, Brantridge and Balcombe Forests; the intimate landscape of woods, shaws and open fields which encircle fort-topped Dry Hill (N.E. of East Grinstead); the sequence of north to south ridges which fringe the southern perimeter; the heathland of Ashdown Forest; the wide valleys of the Eden, Medway and Rother; the heavily wooded area which partly encloses Tunbridge Wells; the orchard

land between Brenchley and Horsmonden; the steep-sided, flat floored valleys of the Brede and Tillingham; the low sandy ridges rising above the Wadhurst Clay in the eastern part of the area; the former cliffed islands of Oxney and Winchelsea now in a marshland setting; and the clay and sandstone cliffs and coves between Fairlight and Hastings. Also adding to the quality and variety of the landscape are the water reservoirs of Weir Wood, Bewl Bridge, Powdermill and Darwell, and ridgetop towns and villages like West Hoathly, Speldhurst, Goudhurst, Battle and Mayfield whose architectural qualities largely derive from the use of local building material. Within the area there are many historic legacies, including the sites of the Wealden iron industry and their still existing hammer ponds, great landscaped parks like Wakehurst Place which is now a national botanic garden, (there is also the national pinetum at Bedgebury), and Sheffield Park owned by the National Trust; Battle and Bayham Abbeys; Bodiam Castle; and Edward I's planned town of Winchelsea.

2.5 In spite of this variety, however, the area is a cohesive one, its distinctive ridged countryside and pattern of hedged fields, scattered shaws and large blocks of woodland distinguishing it from the surrounding Low Weald.

3. Reasons for Designation and Land-use Problems :

3.1 The case for designation rests not only on the outstanding natural beauty of the area, but also on the need to deal effectively with existing or potential pressures threatening to disfigure its character. The major pressures derive from population growth and accessibility to the London area.

3.2 In the Crawley/Burgess Hill and Bexhill/Hastings areas which are adjacent to the High Weald, there has been considerable population increase in recent years and some further growth is likely in the next 15 - 20 years. More restrained growth may take place in Crowborough, East Grinstead, Hawkhurst, Heathfield, Horsham, Tunbridge Wells and Uckfield, all of which lie within or close to the High Weald. In addition there are pressures on smaller settlements which in some areas are particularly attractive to those seeking retirement, or wishing to commute.

3.3 The second important factor is that the area is traversed by major roads radiating from London to the coast (M23/A23, A22/A275, A21/A26/A268) and west to east (A272/A265, A264/A262), making it easily accessible not only to people from the immediate area, but also to those from further afield.

3.4 The nature of these pressures is threefold. There is pressure for residential development not only to meet local housing needs and the demands of those wishing to move into the area, but for associated development by statutory undertakers (e.g. overhead electricity lines and reservoirs) and private interests (e.g. out-of-town shopping centres) to meet both the needs of additional population and the increasing demands of the existing population for utility and other services. Secondly, there are increasing pressures for recreational development, whether for dispersed informal uses or for activities which may make demands upon specific, often environmentally sensitive locations, or for specific uses like golf courses, sailing and wildlife parks. Ashdown Forest is one large area where the impact of informal recreation is apparent. The presence of major roads adds to

development pressures both for highway improvements to cope with increasing traffic demands and for facilities to serve highway users and other commercial development.

3.5 There are also pressures which arise more specifically from within the A.O.N.B. Changes in National and E.E.C. policies and in management practices are affecting the agricultural landscape, as yet only slowly, but the process could easily accelerate. Although it is not possible to quantify this change in the High Weald, more intensive farming has, for example, resulted in the erection of farm buildings which are not always sympathetic to our concept of a familiar landscape, and reduced tree cover has sometimes adversely affected wildlife. Although recent taxation law has probably slowed down the process, the characteristic pattern of hedgerow, shaw and deciduous woodland is being disrupted by reclamation to agriculture, by the decline of the coppice industry, and by the continuing trend of replanting to conifers. For all these changes, however, there are sound economic reasons and it is recognised that the contribution of farmers and farming to increased productivity is essential. Heathland like Ashdown Forest is becoming more dominated by trees and scrub and lack of resources to manage the area may result in some loss of its open character. Wildlife is affected by physical damage and disturbance created by large numbers of people, and by such activities as woodland clearance (particularly important in the ghylls and shaws) and improvement of pasture by drainage and application of fertilisers. Major and minor roadworks are improving visibility and flow on certain roads, and although trees are replaced, the character of those roads is being changed. New schemes like those proposed for the A22 and A21 will result in changes and will require skillfull design and landscaping.

4. The Objective of Designation :

4.1 The 1949 National Parks and Access to the Countryside Act defines the purpose of designating an Area of Outstanding Natural Beauty as "preserving and enhancing natural beauty"; and this includes "the preservation of its characteristic natural features, flora and fauna". This duty is laid upon Local Planning Authorities and Government agencies and, within the designated area, their objective is therefore "to preserve and enhance natural beauty".

4.2 In carrying out their responsibilities to achieve this objective the local planning authorities for the A.O.N.B. will have regard to the following matters :-

- a) The present landscape character and quality of the proposed A.O.N.B. is largely due to the use of land for agriculture and forestry. Inevitably some changes in the landscape will result from the future development of the agricultural and forestry industries, and from their changing economic fortunes, which has already been described in paragraph 3.5. It will therefore be necessary, in the interests of maintaining landscape character and quality, to have the interests of efficient agriculture and forestry at heart and conservation policies will be formulated in consultation with those industries.
- b) The nature and quality of the wildlife has resulted from a long and slowly evolving history of land use superimposed upon the varying

soils and landforms of the area. As a consequence, it contains some of the most significant wildlife habitats in South East England, many of which have been notified as Sites of Special Scientific Interest by the Nature Conservancy Council or are reserves of voluntary nature conservation bodies. These habitats will survive only if care is exercised in the continued management of the area.

- c) While the clear objective of designating the A.O.N.B. is to preserve and enhance natural beauty, the policies, for example, housing, employment, industry, transport, community services, which are adopted to meet this objective, will need to be complementary to the economic and social needs of those who live in the area. These needs are being dealt with in greater detail in County Structure Plans - see Section 6 and Appendix.
- d) The provision of opportunities for tourism and countryside recreation is not an objective for Local Planning Authorities which arises from the designation of an A.O.N.B. However, the Authorities recognise the need to provide for a level of recreational access to the Area which is appropriate to the enjoyment of its natural beauty, but which does not jeopardise its landscape quality or harm its land uses.

5. Planning Policies :

5.1 This section sets out the general principles of existing planning policies affecting the proposed A.O.N.B. and gives an indication of possible future action.

5.2 Farmland and Woodland - Agriculture and forestry make an important contribution to the economy of the High Weald and have a major influence upon the appearance of the landscape. High quality agricultural land will be safeguarded and encouragement given to practices which help the production of food and timber. Although there is no statutory control over farming operations, the local planning authorities will seek, through discussion and voluntary agreements with such bodies as the Ministry of Agriculture, Fisheries and Food, Forestry Commission, Country Landowners Association, National Farmers' Union and Timber Growers' Organisation, and with private landowners, to ensure that such change as is needed (for example, the grubbing up of hedgerows and the erection of farm buildings) does least damage to the landscape character. They will also continue to advise on felling licences and Dedicated Woodland schemes and advocate that a unified procedure of consultation should be adopted for the area.

5.3 Wildlife - Wildlife is a valuable natural resource and every effort will be made to ensure that it is carefully conserved. Where necessary, consideration will be given to the establishment of local nature reserves or encouragement given to the voluntary nature conservation bodies to establish non-statutory reserves.

5.4 Development - Where villages are considered by local planning authorities to have some capacity for a modest amount of new development, planning permission may be permitted provided it does not impair their existing character, or that of the A.O.N.B. Such villages are likely to be few in number and elsewhere only infilling or redevelopment may be permitted. The location of, and more detailed criteria for development (including industry, mineral extraction, public utilities and works, roadside facilities, institutions, offices and research establishments -

although there will be a general presumption against such development in the A.O.N.B.), has been or will be identified in Structure Plans. Except for agricultural or forestry purposes, no new residential dwellings will normally be permitted outside villages.

5.5 Environmental Improvement - The visual quality and historical character of settlements contributes towards the appearance of the High Weald. Parts of some villages are designated as Conservation Areas and further areas will be considered, particularly when this would help to maintain their High Weald character and setting. Particular attention will need to continue to be paid to the siting, detailed design and materials of all new buildings. In the countryside there is considerable scope for landscape improvement, and local authorities will consider whether greater priority can be given to the reclamation of derelict land, the clearance of eyesores and tree planting within the A.O.N.B.

5.6 Recreation - Although not a major objective of designation, the recreational use of the High Weald, as indicated in paragraph 3.4, is a significant land use matter. With careful attention to scale, siting, design and existing uses, it is considered that the needs of the tourist and day visitor can be met without detriment to the landscape and its major uses; at the same time it would provide a useful supplement to the rural economy. This could be achieved where appropriate by the provision of small scale accommodation and services, some of it as an extension to the farm's primary function, by encouraging a wider understanding of the area through information and interpretation, by the development of a waymarked network of public rights of way, and where opportunities arise, the establishment of additional public access.

6. Available Powers and Means of Implementation

6.1 The Town and Country Planning legislation requires the preparation of Structure Plans to set out strategic policies and proposals, and Local Plans which will develop the Structure Plan policies and proposals in more detail for specific areas. (These plans will replace the existing County Development Plans and Town Maps). The control of development is achieved through decisions on planning applications which must have regard to the provisions of the Structure and Local Plans and any other material considerations.

6.2 At the present time, the County Councils are engaged in the preparation or review of their first Structure Plans, and District Councils in the preparation of Local Plans. It is intended to include in these Plans, policies to achieve the objective of the High Weald A.O.N.B. and to obtain consistency, where this is desirable, for the Area as a whole. It will be possible to formally adopt Local Plans following the approval of Structure Plans.

6.3 A.O.N.B. designation, however, is a separate national designation, and the Local Planning Authorities will regard it as a material consideration in determining applications for development. The rights of landowners, farmers and residents are unaffected by designation and at present there are no differences in planning law between an A.O.N.B. and elsewhere, neither are there extra controls over farm operations or forestry.

6.4 The powers available to the Local Planning Authorities which are of particular relevance to their intentions in the A.O.N.B. arise principally from Part VI of the National Parks and Access to the Countryside Act 1949 (as amended by the Countryside Act 1968) and from their general powers under the Town and Country Planning Act 1971 (as amended by the local Government Act 1972). These Acts also contain provisions for access

and management agreements with landowners for the use of their land in a particular manner and these are relevant to the conservation and enhancement of landscape character and quality. In addition, Section 9 of the Local Government Act 1974 empowers the Countryside Commission to give financial assistance to local authorities and others towards expenditure, on works and services which are conducive to the attainment of any of the purposes of the National Parks etc. Act 1949 or the Countryside Act 1968. Section 86 of the 1949 Act and Section 2 of the 1968 Act were not affected by the Local Government Act 1974, and these sections empower the Commission to make contributions towards the provision of information services.

6.5 The level of grant which the Commission may give is determined by the type of applicant and the priority given to the proposed work. A maximum of 50% of the estimated net cost of the completed work may be granted for applications made by local authorities or other public bodies and a maximum of 75% grant for applications made by private individuals or bodies. Within these limits the level of grant depends upon a scale of priorities. A high rate of assistance is available for project in As.O.N.B. which preserve or enhance the landscape; these include the removal of eyesores, amenity tree planting schemes, tree preservation orders and land management agreements. High priority is also given to schemes in As.O.N.B. which further the Commission's policies on recreation footpaths. This involves the development of continuous footpaths in popular walking areas and reducing existing pressures and problems of trespass by dispersal of visitors over a wider area. A medium rate of grant is available for measures which allow the public to enjoy the A.O.N.B. landscape; these include recreation and information facilities, access agreements and traffic management schemes¹.

6.6 Effective implementation of the policies referred to in Section 5 and the use of the powers summarised in Section 6, relies upon a certain level of resource commitment. Although in the current economic situation, there is likely to be minimal public authority staff or financial allocation to the implementation of any of the proposals, the Statement is one of intent and an expression of willingness by the authorities to consider making resources available, once the economic situation improves. Its implications will be fully realised only as and when the resources and responsibilities of the constituent authorities allow. In the meantime, local authority advisory services will continue to be available as far as is possible. This may include, for example, guidance on siting, design and materials for new buildings; in the longer term, consideration will be given to the desirability of producing a design guide and other advice for the whole of the A.O.N.B.

¹For details see Countryside Commission leaflets on -

- (i) Grants for Conservation and Recreation in the Countryside (CCP78 - to local authorities and other public bodies; CCP79 - to private individuals and bodies. Details of grants for amenity planting are given in a separate leaflet CCP91.
- (ii) Grants for recreation footpaths in the countryside. Countryside Commission leaflet CCP100. A policy statement on footpaths for recreation is available in leaflet CCP99.
- (iii) Grants to voluntary organisations concerned with conservation and recreation in the countryside CCP89.

6.7 Landowners and occupiers can themselves achieve many of the objectives of the A.O.N.B. together with help of voluntary bodies on selected cases. Co-ordination of such activity is, therefore, advocated through an informal process of bringing together land-owning, farming, forestry and other land using interests to assist in achieving landscape conservation.

6.8 Once designation has been confirmed, the local planning authorities will consider whether further special arrangements are necessary to co-ordinate the implementation of policy and subject to the provisos referred to in paragraph 6.6, will wish to explore the possibility of preparing management plans for areas of special significance (as is at present being undertaken by the Conservators of Ashdown Forest), or a single unified management plan for the whole of the A.O.N.B.

6.9 A system of liaison will be instituted between officers of the constituent planning authorities to advise their authorities concerning co-ordination of local authority programmes; to monitor the management of the area and developments within it, covering major applications for planning permission in special cases; to advise on the content of Structure and Local Plans as they affect the A.O.N.B.; and to reappraise and review this Statement.

A. THORBURN
County Planning Officer
5 April 1977
RM/DPB

FOLIO 38



Chief Executive
of the County Council
W. U. Jackson

County Planning Officer: W. H. DEAKIN

The Countryside Commission,
John Dower House,
Crescent Place,
CHELTENHAM,
Glos. GL50 3RA.

Tel: Maidstone (0622) 671411

Extension: 3150

Ask for: Mr. Wickham

Our ref: CC2

Your ref:

Date: 12th May 1978

For the attention of Mr. Woolmore

Dear Sir,

Proposed High Weald Area of Outstanding
Natural Beauty

... The leaflets for the public consultation exercise have now been printed and I enclose five copies for your information. I am not altogether satisfied with the standard of the artwork but unfortunately it was not possible to check the quality of the printed product before the whole order for the leaflets was run-off. You will receive the bill for the printing in due course.

No doubt you will contact Mr. Wickham so that arrangements for distribution of the leaflets can be made and details of the public consultation exercise can be finalised. I am now supplying advance copies of the leaflet to the other County Councils for their information.

Yours faithfully,

W H Deakin
County Planning Officer
ATH

enclosure

COUNTRYSIDE
COMMISSION

REC'D. 16 MAY 1978

Reg. No.

THE HIGH WEALD

A PROPOSED AREA OF OUTSTANDING NATURAL BEAUTY

The Proposal

The Countryside Commission, appointed by the Government to care for the nation's landscape and to help people to enjoy the countryside, proposes to designate an Area of Outstanding Natural Beauty (A.O.N.B.) in the High Weald. The purpose of this leaflet is to invite public comment on this proposal.

Why should there be an A.O.N.B. in this area?

The Countryside Commission consider that the quality and character of the landscape in the High Weald is of national significance. The purpose of designating an A.O.N.B. would be to preserve and enhance the natural beauty of the countryside for the benefit of the whole nation, and to deal more effectively with existing or potential pressures threatening to disfigure its character. At present there are 33 Areas of Outstanding Natural Beauty which have already been designated in England and Wales.

Where should the boundary be drawn?

The map shows the boundary considered to define the most attractive and characteristic parts of the High Weald.

The area constitutes the upland core of the Weald of South East England, extending about 47 miles from east to west, and 19 miles from north to south and covers about 560 square miles. The High Weald, which rises from a few feet to nearly 800 feet above sea level has a very varied relief consisting of a series of mainly east-west ridges broken by deep valleys. The overall pattern is generally one of scattered copses with fields and more extensive and mainly deciduous woodlands which are important as the relics of very old Wealden forests; with heathland on the poorest soils of Ashdown Forest; and orchard and arable areas in the extreme east. There are attractive man-made features in the High Weald area - hammer ponds, reservoirs, landscaped parks, abbeys and historic houses, and villages where the use of local materials contributes to the landscape.

The boundary mainly adheres closely to this central upland, but for practical purposes it generally follows easily recognised physical features such as roads. Villages on the fringe are almost invariably excluded, as are major settlements within the area.

WHAT WOULD BE THE EFFECTS OF DESIGNATION?

More assistance

Designation would have some important positive benefits. High priority would be given by the Countryside Commission to grant-aiding proposals for conserving the landscape, including tree planting, agreements with landowners concerning methods of rural land management, and schemes to remove eyesores. These grants recognise that landscape conservation costs money, and that it is unreasonable to expect farmers and landowners to bear the full cost of conserving and improving what is, in effect, a national asset. It is hoped that designation will make people who live in the area and those who visit it more aware of landscape considerations, and that grant aid will provide some of the finance to carry out improvements.

The Implications of Designation

Designation would mean:

- * Recognition of the importance of the landscape at national, regional and local level; in the preparation of plans, the control of development and in the encouragement of conservation work designed to protect and enhance the landscape.
- * A presumption against development and changes in land use which would be harmful to the landscape and to the essential rural character of the A.O.N.B. This will apply also to public bodies such as gas, electricity and water authorities in carrying out works. The rights of farmers, landowners and residents would be unaffected.
- * Consultations with farming and forestry interests to discuss ways of ensuring that landscape considerations are taken into account wherever possible. Many agricultural and forestry uses and activities are not subject to planning control, although they have an important influence on the landscape.

Areas of Outstanding Natural Beauty are not designated for recreation purposes, and there are no special recreation provisions, other than those which apply throughout the countryside. It is recognised, however, that many people like to enjoy the landscape of the High Weald, and recreation uses which depend on the special qualities of the area may well be acceptable, if they do not conflict with the landscape character.

What is the procedure for designation?

Though the national landscape significance of the core of the High Weald, the Forest Ridges, was identified by a Government Committee chaired by Sir Arthur Hobhouse as early as 1947, the idea for designation of a more extensive area as an Area of Outstanding Natural Beauty came from the local authorities, and the idea was taken up by the Countryside Commission. The local authorities have co-operated with the Commission in preparing the draft boundary, and a Statement of Intent. This Statement sets out the proposed planning and management intentions of the local planning authorities in the Counties covered by the proposal. Copies of a 1/100,000 scale map of the proposed boundary and of the Statement, have been sent to local authorities and interested organisations; the former also have a more detailed 1/50,000 scale map which is available for consultation. Copies of the Statement are available on request to the County Planning Authorities. The Countryside Commission and the local authorities now wish to consult the public before coming to a final view. When the public response has been considered, the local authorities will recommend to the Commission on where the boundary should be. The Commission will then decide on the making of a Designation Order, which would be the subject of a formal procedure allowing for the receipt of public representations. Only after the Commission has considered these representations may a Designation Order be sent to the Secretary of State for the Environment.

Your opportunity to comment

The object of this preliminary consultation is to ensure that the public are informed and aware of what designation means, and to obtain their views. Should there be any unresolved problems, there will be an opportunity for the public to make representations to the Countryside Commission at a later stage when the intention to submit a proposal for designation is formally advertised.

Please let us know what you think about the proposal, by writing to the following:-

In Kent

The County Planning Officer,
County Hall,
Maidstone,
Kent,
ME14 1XD.

In East Sussex

The County Planning Officer,
Southover House,
Southover Road,
Lewes,
East Sussex,
BN7 1YA.

In West Sussex

The County Planning Officer,
County Hall,
Chichester,
West Sussex,
PO19 1RL.

In Surrey

The County Planning Officer,
County Hall,
Penrhyn Road,
Kingston-Upon-Thames,
Surrey,
KT1 2DN.

If you live elsewhere:-

Mr. R. Woolmore,
The Countryside Commission,
John Dower House,
Crescent Place,
Cheltenham,
Gloucestershire.

GL50 3RA

This leaflet is available from local authority offices and libraries within the area.

FOLIO 39



Countryside Commission
John Dower House Crescent Place Cheltenham Glos GL50 3RA

Telephone Cheltenham (0242) 21381 ext



Your reference

Our reference

V/137

Date

12 June 1978

*Letter sent to
12 High Weald MPs
as manuscript list*

Dear Sir

HIGH WEALD: PROPOSED AREA OF OUTSTANDING BEAUTY

You may already know the Countryside Commission, with the support of the local authorities, propose to designate an area of some 1,450 square kilometres (560 square miles) as an AONB under the powers contained in Section 87 of the National Parks and Access to the Countryside Act 1949.

Prior to formally advertising our intention to submit a designation order for the proposed AONB to the Secretary of State for the Environment, the Commission, with the help of the local authorities, are now consulting, on an informal basis, all the interested bodies and the general public on the proposal. The Commission and the county councils wish to consider the views of the interested bodies and the general public before a final decision is taken to submit the designation order.

As part of your constituency is affected by the proposal, I enclose for your information, the following documents:-

- i. A 1:100,000 map showing the proposed AONB.
- ii. A publicity leaflet describing the proposal.
- iii. A draft Statement of Intent setting out planning and conservation policies for the area.

Yours faithfully

R G WOOLMORE
Landscape Adviser

*CC AD/S
Mr. Mitchell
Mr. Walbank*

FOLIO 40

Our reference BMT/GRT/SK/800

Your reference

If calling ask for Miss Thompson, ext.447

12th June, 1978.

Dear Sir or Madam,

High Weald: Proposed Area of Outstanding Natural Beauty

The Countryside Commission proposes to designate an area of some 1450 square kilometres (560 square miles) of the High Weald as an Area of Outstanding Natural Beauty under the powers contained in Section 87 of the National Parks and Access to the Countryside Act 1949. The proposal, which has the support of the local authorities in the area, covers an area stretching from Tonbridge in the north to Hastings in the south and from Rye in the east to Horsham in the west.

The national significance of the landscape of the High Weald was identified by Government Committees chaired by Dower and Hobhouse in the immediate post-war years. However, it was not until 1974, following a review of existing and potential Areas of Outstanding Natural Beauty, that the Countryside Commission included the area in its programme for the designation of new Areas of Outstanding Natural Beauty. The Commission accordingly asked the local authorities responsible for the area to prepare a preliminary map. The four County Councils of East Sussex, West Sussex, Kent and Surrey and the District Councils involved have now prepared and approved the preliminary map and a Statement of Intent setting out planning, conservation and management policies which would apply in the area.

With the help of the local authorities, the Countryside Commission is now consulting, on an informal basis, all interested bodies, organisations and the general public about the proposal. The Commission and the County Councils wish to consider any views expressed before the Commission finally decides whether or not to submit a designation order to the Secretary of State for the Environment for his confirmation. The intention to submit an order would be advertised formally.

The Commission will consult national bodies and organisations, while the four County Councils are consulting local and regional bodies and the general public. Where national bodies and organisations have regional or local offices, these offices are also being consulted by the County Councils.

This letter, therefore, is to inform you or your organisation of the proposal and to invite comments on the principle of designation and on the boundary of the area proposed for designation.



S. Webb, Esq.,
East Grinstead Town Council,
East Court,
EAST GRINSTEAD,
West Sussex.

C. H. Izard, Esq.,
Ardingly Parish Council,
3 Gower Close,
Ardingly,
HAYWARDS HEATH,
West Sussex.

W. A. Gardiner, Esq.,
Balcombe Parish Council,
43 Newlands,
Balcombe,
Haywards Heath,
West Sussex.

J. P. Towner, Esq.,
Bolney Parish Council,
Glendale,
The Street,
Bolney,
HAYWARDS HEATH,
West Sussex.

Mrs. G. W. Guest,
Cowfold Parish Council,
1 Glenthorne,
Henfield Road,
Cowfold,
West Sussex.

W. Goring, Esq.,
Cuckfield Rural Parish Council,
37 Edwards Road,
HAYWARDS HEATH,
West Sussex.

J. H. Pollard, Esq.,
Horsham Rural Parish Council,
6 Holmbrook Park,
HORSHAM,
West Sussex.

G. Tester, Esq.,
Horsted Keynes Parish Council,
2 Jeffries,
HORSTED KEYNES,
Haywards Heath,
West Sussex.

E. Dimmock, Esq.,
Lindfield Rural Parish Council,
2 William Allen Lane,
Lindfield,
HAYWARDS HEATH,
West Sussex.

W. J. Dark, Esq.,
Lower Beeding, Parish Council,
175 St. Leonards Road,
HORSHAM,
West Sussex.

Mrs. E. Boakes,
Slaugham Parish Council,
Oak Cottage,
Handcross,
HAYWARDS HEATH,
West Sussex.

R. Parrett, Esq.,
West Hoathly Parish Council,
The Red House,
West Hoathly,
East Grinstead,
West Sussex.

Mrs. A. Corbett Jones,
Worth Parish Council,
Heath Cottage,
Sandy Lane,
Crawley Down,
CRAWLEY,
West Sussex.

C. Payton, Esq.,
Burgess Hill Parish Council,
38 Church Road,
BURGESS HILL,
West Sussex.

Mrs. J. Armour-Milne,
Horsham Riverside Neighbourhood
Council,
44 Pelham Court,
Bishopric,
Horsham,
West Sussex.

Mr. H. Eggars,
Cuckfield Neighbourhood
Council,
The Barn,
Ockenden Lane,
CUCKFIELD,
Haywards Heath,
West Sussex.

Mrs. Hazell,
Ramblers Association,
Applegarth,
Clay Lane,
FISHBOURNE,
Chichester,
West Sussex.

J. E. Lucas, Esq.,
Wealdmen West-Sussex.
2 Warnham Road,
HORSHAM,
West Sussex.

Society of Sussex

Wealdmen

P. L. Hutchinson, Esq.,
Anstye Residents Assoc.,
1 North Cottage,
Anstye,
HAYWARDS HEATH,
West Sussex.

J. Hargreaves-Heap, Esq.,
Bolney Village Society,
Tudor House,
Bolney,
West Sussex.

M. C. D. Pett, Esq.,
Crawley Down Residents Assoc.,
52 Burleigh Way,
Crawley Down,
West Sussex.

Arnold Whittick,
Crawley Planning Group,
4 Netherwood,
Gossops Green,
Crawley,
West Sussex.

Mrs. J. Heyman,
Cuckfield Society,
Handels,
Brook Street,
Cuckfield,
West Sussex.

Mrs. L. Francis,
East Grinstead Society,
The Gatehouse,
Dunnings Road,
East Grinstead,
West Sussex.

L. A. H. Leggett, Esq.,
Society for the Preservation of
Felbridge & District Environ-
ment,
Ecclesbourne,
Chesterfield, Furnace Wood,
East Grinstead,
West Sussex.

Miss S. Chapman,
Haywards Heath Amenity Society,
41 Oathall Road,
HAYWARDS HEATH,
West Sussex.

J. B. French, Esq.,
Horsham Society,
17 Kingfisher Way,
Horsham,
West Sussex.

C. W. G. Morley Esq.
Hon Sec
17 Kingfisher Way,
Horsham,
West Sussex.
Ross-den
North Heath Lane
Horsham.

J. R. T. Niemeyer, Esq.,
Society for the Preservation of
Lindfield,
Plummerdown Cottage,
Plummerdown Lane,
Lindfield,
West Sussex.

F. W. Woods, Esq.,
Pease Pottage Residents Assoc.,
Durford,
Horsham Road,
Pease Pottage,
Haywards Heath,
West Sussex.

D. Wellum, Esq.,
Scaynes Hill Protection Society,
Heather Place,
Lewes Road,
Scaynes Hill,
Haywards Heath,
West Sussex.

G. I. Coe, Esq.,
Warninglid Residents Society,
Deer's Leap,
Cuckfield Lane,
Warninglid,
HAYWARDS HEATH,
West Sussex.

Mr. Le Mans,
Hon Secretary,
S.T.N.C.
Woods Mill,
Henfield,
West Sussex.

Mrs. M. Dougharty,
Horsham Natural History Soc.,
Cattlestone Farm,
West Chilmington,
PULBOROUGH,
West Sussex.

Mr. R. Porter,
R.S.P.B.
Abinger House,
Abinger Road,
PORTSLADE,
East Sussex.

Mrs. I. Simpson,
Sussex Ornithological Society,
Hardanger,
Littleworth,
Partridge Green,
HORSHAM,
West Sussex.

D. F. Musson, Esq.,
Regional Agent,
National Trust,
Surrey & West Sussex Region,
Polesden Lacey,
Dorking,
Surrey.

Southern Water Authority,
Guildbourne House,
WORTHING,
West Sussex.

Mid-Sussex Water Company,
6 Boltro Road,
HAYWARDS HEATH,
West Sussex.

Mr. N. E. de Lange,
Secretary,
Central Southern County
Branch,
National Farmers Union,
Agriculture House,
Station Road,
LISS,
Hants.

FOLIO 41

Copies to: Mr. R. Woolmen,
Countryside Commission,
John Dower House, Crescent Place,
Cheltenham. GL50 3RA

and: County Planning Officer - Kent
- Surrey
- West Sussex

Mr. R. Metcalfe CR/4/3/RM
Ext 649

6 November 1978

Dear Mr. Mitchell,

Proposed High Weald AONB:

... The informal consultations on the proposed designation of the High Weald as an AONB were reported to the County Planning Committee on 13 September and a copy of my report and the relevant Committee Minute is enclosed. From this you will note that no amendment is recommended other than the addition of a reference to local employment policies in the Statement of Intent. You will have seen that such a modification was also recommended by the West Sussex County Council, and its addition would also fulfil the intention of s.37 of the Countryside Act 1968.

It is considered that its insertion in para. 5.4 is the correct place, but the opportunity should be taken to rephrase the whole paragraph, since as written it is confusing and could be misleading. The following para. 5.4 is therefore proposed.

5.4 Development - where villages are considered by local planning authorities to have capacity for some small scale development, planning permission may be granted provided it does not impair their existing character. In these villages, the amount of development should be related to real needs which can only be assessed on an individual basis.

To ensure that the interests of local people are protected, policies are being adopted which support the generation and maintenance of prosperous and well balanced rural communities. These provide opportunities for local employment and where appropriate, include the introduction of small-scale industry. The location of and more detailed criteria for development is identified in Structure Plans. Except for agricultural or forestry purposes, no new residential development will normally be permitted outside villages.

Some further amendment to the Statement will also be required in Section 6 to accommodate the Commission's recent Grant-aid Scheme for countryside management projects (CCP112). You may also consider it desirable to amend para. 4.1 so that the effect of s.49(4) of the Countryside Act 1968 is clarified.

Cont.../

Mr. I. Mitchell,
Countryside Commission,
25 Savile Row,
London, W1X 2BT

Also enclosed is:-

- ... a) a list of bodies and organisations consulted;
- ... b) a summary of the results of those consultations (some of these were received after my report was presented to the Committee, but are not considered to materially affect their decision);
- ... c) Copies of letters expressing dissatisfaction with the proposal and others which may be of some interest. *To Mr. Mitchell only*

If you require copies of any further letters referred to in the schedule, please let me know.

Yours sincerely,



for County Planning Officer

PLANNING COMMITTEE - 13 SEPTEMBER 1978

REPORT BY COUNTY PLANNING OFFICER

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

Introduction:

1. This report considers comments received in response to the Countryside Commission's draft proposals for the designation of the High Weald Area of Outstanding Natural Beauty (A.O.N.B.).
2. The Committee have previously agreed (1977) to a boundary for the proposed A.O.N.B. and to a Statement of Intent indicating the willingness of the four County Councils and 12 District Councils within the proposed area to accept the planning and land management implications of designation.
3. The Countryside Commission in June began consulting on an informal basis, all the interested bodies, organisations and the general public on the proposal. The Commission were responsible for consulting the national bodies and organisations, while the four County Councils undertook consultations with local and regional bodies and the general public.
4. The purpose of this round of consultation is to enable the Countryside Commission to decide whether or not to make a formal Designation Order and, if they do decide to go ahead, to make changes in the present draft proposals. Following formal designation there will be a further opportunity for public comment and only after that may the Commission send the Designation Order to the Secretary of State for the Environment for confirmation (or otherwise).
5. In East Sussex 48 Parish Councils and 46 bodies and organisations were advised of the position and sent a leaflet and the Statement of Intent and a 1/100,000 scale map of the proposed boundary. In addition, the District Councils were sent a 1/50,000 scale map and 5000 leaflets were distributed to libraries. Considerable publicity to the proposal was given by the national and local press.

Analysis of public comment

6. Responses have been received from 15 Parish Councils, 17 local organisations and 50 members of the public. Most give full and unqualified support to the proposals. The remainder also support the proposed A.O.N.B. but express qualifications concerning policy and management of the exact line of the boundary to the A.O.N.B. The Countryside Commission has agreed an extension of the consultation period to enable the views of the National Farmers Union and County Landowners Association to be obtained.

Policy/Management Qualifications

7. Under this heading the most frequent comment was on the lines of that from CoSIRA, viz: the need "to ensure that the interests of local people, including opportunities for local employment, were protected and that any policies adopted would support the generation and maintenance of prosperous and balanced rural communities in the area." The importance of this need is recognised in the Statement of Intent by reference to planning policies of the County Councils. So far as East Sussex is concerned, the Approved Structure Plan has a specific policy relating to employment in towns and villages throughout the County, whether inside or outside an A.O.N.B., viz: "It is intended to approve some new employment-generating uses including industry, offices, village workshops and rural crafts in towns and villages, such

approval being subject to considerations of local employment need, environmental and transport problems. Warehouses will not normally be permitted in villages." (Para. 9.30). The Statement of Intent could be amended to reflect this policy more clearly.

8. Most other respondents refer to specific problems which they consider exist or may arise as a result of Structure Plan policies for landscape conservation, or would result from the management implications of the Statement of Intent. They cover the erection of overhead electricity lines, need for tree planting, the existence of car dumps and other eye-sores and the problem of noise. Some reference is made to the inadequacy of present legislation to prevent tree felling and the grubbing up of hedges. One organisation is concerned that problems may arise from the confinement of development in the tight corridors between designated areas. Two organisations (The Men of the Trees and the British Horse Society) offered assistance in furthering the management objectives of designation. One considered that overall design guides or management briefs would be unduly time consuming and likely to produce unsatisfactory results.

9. It is considered that most of the representations are adequately catered for in the present Statement of Intent. On the matter of design guides/management briefs, the Statement clearly states that consideration only will be given to these matters; they are not for immediate implementation and would not be implemented without the Local Authority's consent. In any event, the Statement is not a statutory document and is subject to reappraisal and review. All County Authorities in the area have policies relating to disfigurements and all are concerned with the necessity for tree planting. The offer of voluntary assistance in achieving objectives is to be welcomed.

Boundary changes

10. The suggested boundary changes are detailed, with comment, in the Appendix, but the amendments are not considered to merit revision of the boundary as at present proposed.

RECOMMENDATION

11. That the Countryside Commission be informed of the above suggestions and comments, that the County Council's view is that there should be no amendment of the boundary as at present defined, and that the Statement of Intent should be amended to include a reference to local employment policies which support the generation and maintenance of prosperous and balanced rural communities in the area.

A. THORBURN
County Planning Officer
4 September 1978

WL/ser

SUGGESTED BOUNDARY CHANGES

1. Addition of Chailey North Common, Newick and Fletching Commons, and extension south from the Blackboys/Waldron area towards East Hoathly.

Comment: In extending the boundary beyond the core area, there is the risk of diminishing the effectiveness of the designation. The present boundary is drawn very close to what is considered definable as the High Weald landscape. There is no doubt that much of the area of the proposed additions is attractive landscape, but it is no more attractive than some other parts of the County which are transition between "High Weald" and "Low Weald" - e.g. south of Newick or north of Bexhill. Where one landscape type merges gradually into another, as in these suggestions, the Commission's guidance is that the boundary should err on the side of restraint.

2. Addition of area south from High Hurstwood to Buxted Park.

Comment: Although this is of the merging type of landscape referred to in the previous suggestions, it merits separate reconsideration because of the relatively high landscape value which is attributable to Buxted Park. However, the attractiveness of Buxted Park derives largely from its parkland character, in particular its water and fine trees, but it is no more of High Weald character than, say, the grounds of Herstmonceux Castle. The valley to the west of Buxted Station forms a pleasant landscape of woods and fields, although recent farming practices have enlarged some of the fields to give the appearance of an open arable landscape.

3. Southern boundary arbitrarily drawn and should be defined along the 400kV overhead electricity line.

Comment: Inevitably, any boundary will be to some extent arbitrary. The landscape quality on the excluded side of the boundary where it follows, for example, a road, may be similar or even the same as on the included side. Although the 400kV line is readily and visibly definable, it would be far more arbitrary than the present boundary and inconsistent in defining the High Weald landscape. In the west it enters the Low (clay)Weald and in the east it lies within what must be regarded as High Weald landscape. The Commission do not regard overhead lines as suitable boundaries.

4. Addition of marshland/shingle ridges south of the A259 between Winchelsea Beach and Rye Harbour, of Pevensey Levels and Romney Marsh.

Comment: The Commission's guidance in defining boundaries makes it clear that adjacent extensive tracts of countryside which are fundamentally different in landscape type, though perhaps of the highest quality, should not be included. This principle is applicable to the above suggestions since they are of completely different character to the High Weald landscape with its major attributes of marked relief and woodland cover. The relatively narrow border of marshland between Cliff End and Rye is at present included because it provides a setting to the former sea-cliff line and the higher country to the north and not because it is of High Weald character. This area has already been considered by the Commission during earlier informal negotiations and they are adamant that any further extension would be unacceptable.

/Cont....

5. Addition of area between Houghton Green and Rye.

Comment: The suggestion is that the boundary should be closer to Rye at either the Playden/Rye parish boundary or along Saltcote Street, Playden. These suggestions are considered unacceptable in that the boundary lies within a built-up area. However, the area between Houghton Green and Playden is pleasantly undulating, quite wooded and carries an impressive fringe of trees along the former coastline. However, although the equal of some pockets of countryside within the presently defined area, it is not outstanding within the over-all context.

6. Deletion of about 0.5 ha. of land to the rear of houses in Winchelsea Lane, Hastings.

Comment: The suggestion is from the owner who has been disallowed on appeal to build a house and wishes to re-apply at some future date. While it is accepted that this piece of land is in a semi-derelict state, that there are adjoining houses (including one recently built) within the existing boundary and the site is protected by a hedge, it occupies a prominent site as viewed from the north. It is considered that the boundary should continue to follow the existing built-up area in Winchelsea Lane and not be extended along Jenner's Lane.

7. Inclusion of Heathfield, Catsfield, Fairlight and Cliff End.

Comment: It is the Commission's view (subsequently accepted by this Committee) that settlements on the boundary of the AONB should be wholly included or wholly excluded, depending on the architectural or conservation value of the settlement. This is the principle referred to in paragraph 2.1 of the Statement of Intent. The same paragraph also states that certain settlements, including Heathfield, were excluded because of their size. None of the four settlements for which inclusion has been suggested merits inclusion and none is a conservation area or is proposed to be designated as such. Because of its extent, the built-up area of Heathfield cannot be regarded as being part of the AONB landscape. If exceptions were to be made to this general principle, then other settlements on the boundary would have to be reconsidered.

41.2 (Councillor Russell was invited to the Committee to speak on this item as the local Member.) He said the public did not favour the proposed increase in the population of Crowborough, even if it were limited to that proposed by Option A. He indicated there was a need for higher and further education facilities in the north of the County, better traffic management arrangements in Crowborough, improved bus services, and a town centre with all necessary facilities.

41.3 RESOLVED - to inform the Wealden District Council that Option A is preferred particularly in relation to County Council resources and the Committee do not favour Options B and C.

42. PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

42.1 The Committee considered the report by the County Planning Officer referred to in agenda item 4.11.

42.2 RESOLVED - to inform the Countryside Commission:-

(1) that the County Council consider there should be no amendments to the boundary of the proposed High Weald Area of Outstanding Natural Beauty;

(2) the Statement of Intent should be amended to include reference to local employment policies which support the generation and maintenance of prosperous and balanced rural communities in the Area; and

(3) of the public comments made in response to the publication of the Commission's draft proposals.

43. BIRLING GAP

43.1 The Committee considered the report by the County Planning Officer referred to in agenda item 4.13.

43.2 RESOLVED - to contribute half the cost of payment, provided this does not exceed £1,000, for a planning consultant to prepare a brief, subject to adequate funds being made available in the Committee's budget for 1979/80.

44. DEVELOPMENT CONTROL SUB-COMMITTEE

44.1 RESOLVED - to appoint Councillor Morgan to fill the vacancy on the Development Control Sub-Committee.

N P MACKILLIGIN

Chairman

LIST OF CONSULTEES - EAST SUSSEX (Numbers indicate reply)

A. District Councils

1. Hastings Borough Council
2. Rother District Council
3. Wealden District Council

B. Parish Councils

4. Ashburnham & Penshurst
Battle
Beckley
Bodiam
5. Brede
6. Brightling
Burwash
7. Buxted
Catsfield
8. Crowborough
Crowhurst
Dallington
Danehill
Etchingham
Ewhurst
9. Fairlight
Fletching
10. Forest Row
Framfield
Frant
11. Guestling
Hadlow Down
12. Hartfield
Heathfield & Waldron
13. Herstmonceux
14. Horam
Hurst Green
15. Icklesham
Iden
Maresfield
Mayfield
Mountfield
Northiam
Peasmarsh
Pett
16. Playden
Rotherfield
17. Rye Town
Rye Foreign
18. Salehurst
19. Sedlescombe
Ticehurst
Udimore
Wadhurst
Warbleton
Wartling
20. Westfield
Whatlington
21. Withyham

C. Organisations etc:

- Baldalow Residents Association (Hastings)
- Battle Civic Society
- 22 Beckley W.I.
- 23 British Horse Society (East Sussex)
- 24 Broad Oak Village Hall
- 25 Conservators of Ashdown Forest
- 26 COSIRA
- Crowborough Preservation Society
- Crowborough Community Association
- Crowborough & Jarvis Brook Association
- Cross-in-Hand Protection Society
- Etchingham Improvements Committee
- 27 Fairlight Residents' Association
- 28 Federation of Sussex Amenity Societies
- Federation of Women's Institutes (East Sussex)
- Flora Society
- 29 Forestry Commission (S.E.)
- 30 Frant Parish Footpath Society
- Friends of Ashdown Forest
- 31 Geographical Association, High Weald Branch
- 32 Hastings and E. Sussex Natural History Society
- 33 Hastings Rambling Club
- Old Hastings Preservation Society
- Heathfield & District Residents' Association
- Lower Ridge Farm Residents' Association (Hastings)
- 34 Mayfield & Five Ashes Society
- Marley Lane Community Association (Battle)
- 35 Men of the Trees
- 36 Mid Kent Water Company
- 37 National Farmers' Union
- 38 National Trust (SE)
- 39 Ramblers Association - Sussex Area
- 40 Robertsbridge & District Archaeological Society
- 41 Robertsbridge & Salehurst Residents' Association
- Rotherfield Preservation Society
- 42 Royal Society for the Protection of Birds (SE)
- 43 St. Anne's Centre (Hastings)
- St. Helens Park Preservation Society (Hastings)
- Rye Preservation Society
- 44 Seeboard
- 45 Segas
- 46 Sussex Rural Community Council - JCPP
- 47 Tulse Hill School Study Centre
- 48 Wadhurst Area Society for Protection and Preservation
- Withyham & Groombridge Conservation & Amenity Society
- Youth Hostels Association (Hastings)

D. Replies from private individuals:

- 49 Mr. & Mrs. Berkley, Nutley
- 50 Mr. Bernstein, Hartfield
- 51 Mr. Blake, Mayfield
- 52 Mrs. Bogusz, Wadhurst
- 53 Mrs. Brady, Hastings
- 54 Mr. Brewster, Wadhurst
- 55 Mr. Bristow-Smith, Battle
- 56 Dr. Broomhall, Boarshead
- 57 Mr. Campbell, Buxted
- 58 Mr. Challis, Cross-in-Hand
- 59 Mr. Chapman, Battle
- 60 Mrs. Clark, Mayfield
- 61 Mr. Collis, Northiam
- 62 Mr. Coton, Fairlight
- 63 Mrs. Crouch, Rushlake Green
- 64 Mr. & Mrs. Daglish, Dallington
- 65 Dafal Limited
- 66 Mr. Davenport, Playden
- 67 Mrs. Davidson, Pett
- 68 Mr. Davis, Wadhurst
- 69 Mrs. Dowling, Danehill
- 70 Mr. & Mrs. Edmonds, Herstmonceux
- 71 Mrs. Fawcett, Staplecross
- 72 Mr. Finch, Hastings
- 73 Mr. & Mrs. George, Horam
- 74 Mr. Gunner, Blackboys
- 75 Mrs. Hill, Heathfield
- 76 Mr. Hoer, Rye
- 77 Mr. Hornby, Heathfield
- 78 Mrs. Hunter-Gray, Wadhurst
- 79 Mrs. Johnson, Wadhurst
- 80 Mrs. Johnston, Flimwell
- 81 Mrs. Jordison, Wadhurst
- 82 Miss le Cheminent Rotherfield
- 83 Mr. Lines, Buxted
- 84 Mr. McLoughlin, Mayfield
- 85 Mrs. Marshall, Wadhurst
- 86 Mrs. Metcalfe, Dallington
- 87 Ms Mitchum, Brede
- 88 Mr. Monson, Old Heathfield
- 89 Mr. Mountain, Herstmonceux
- 90 Mr. Nash, Clacton
- 91 Mrs. Newman, Hastings
- 92 Mrs. Nightingale, Ticehurst
- 93 Mr. Oliver, Etchingham
- 94 Mrs. Pilbeam, Three Cups
- 95 Mr. Pye, Tidebrook
- 96 Mr. Ray, Udimore
- 97 Ms. Roberts, Oxford
- 98 Mr. Roff, Rye
- 99 Mr. & Mrs. Royds, Wadhurst
- 100 Mr. Sinden, Broak Oak
- 101 Mr. Stoddart, Hastings
- 102 Ms. Swanwick, Tunbridge Wells
- 103 Mrs. Tachauer, Heathfield
- 104 Mr. Walker, Dallington
- 105 Mr. & Mrs. Ward-Luck, Hastings
- 106 Mr. G. Watkins, Crawley
- 107 Mr. & Mrs. Wood, Wadhurst

R. Metcalfe

6 November 1978

GENERAL COMMENTS

Unqualified support	1, 3, 8, 11, 13, 14, 18, 21, 23, 24, 25, 30, 40, 41, 42, 48, 49, 51, 52, 54, 56, 57, 60, 61, 64, 67, 70, 71, 75, 80, 82, 84, 86, 87, 89, 90, 92, 97, 98, 99, 102, 103
Unqualified support but emphasising some aspect of need for management action	33, 34, 35, 38, 47, 50, 59, 63, 65, 68, 76, 78, 79, 81, 85, 91, 93, 94, 100, 101, 104
Support for principle implied	4, 6, 29, 33, 36, 43, 44, 45, 96
Support but amendment to boundary	7, 9, 15, 16, 17, 27, 35, 38, 39, 46, 55, 66, 72, 74, 77, 83, 95, 105, 106, 107
Conditional support	5, 10, 12, 19, 20, 26, 31, 58, 69
Conditional support but amendment to boundary	2
No support - stated or implied	62, 73
Boundary query	53

COMMENTS ON MANAGEMENT OF AREA

Overall design guides/management briefs time consuming and unsatisfactory	2
Employment/small industries essential to rural communities	2, 5, 19, 20, 26, 58
Overflying of aircraft from Gatwick	10
Concern over cost of proposal	12, 20, 58
Problems arising from confinement of development between AONBs	31
Fragmentation of farmland	78
Conservation of woodland	29, 34, 35, 59, 68, 79, 91, 100, 101, 104
Doubt as to real benefit of design.	12
Agricultural operations	19, 33, 35, 81
Recreational use	33, 69, 76
Intrepretation	47
Overhead lines	63
Environment/eyesores	63, 65, 69, 93, 94, 100
Development	85

SUGGESTED BOUNDARY CHANGES

Area south of Ashford/Romney Marsh	55, 95, 106, 107
Appledore/Shirley Moor	38
Winchelsea Beach/Rye Harbour	2, 15, 17, 35
Fairlight	2, 9, 27
Pett Level	2
Playden to Rye	16, 66
Catsfield	2
Maresfield - Uckfield - A22 - Herstmonceaux	39 105
Waldron	74
Heathfield/Cross in Hand	77
North, Fletching & Newick Commons	46, 72
West and south west of Buxted	7, 35, 83
Herstmonceux Parish	72
South Crawley/E. Grinstead former railway line	106
400kV overhead line	74
Horsmonden, Frittenden, Sissinghurst, Tenterden	72

FOLIO 42

County Secretary: W. G. HOPKIN

The Secretary,
The Countryside Commission,
John Dower House,
Crescent Place,
Cheltenham,
Gloucestershire
GL50 3RA

Tel: Maidstone (0622) 671411

Extension: 3288

Ask for Mrs. Stride

Our ref: 3/AC 78

Your ref:

Date 17 October 1978



Chief Executive
of the County Council
W. U. Jackson

Dear Sir,

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

The County Planning Officer submitted a report to the September meeting of the Amenities and Countryside Committee concerning representations received in response to the Countryside Commission's formal consultation exercise on the High Weald Proposed Area of Outstanding Natural Beauty. I enclose a copy of the report for your information. County Members adopted the recommendation contained in paragraph 9 of the report, and I also enclose a plan showing the amendment to the boundary proposed by the County Council.

If you require any amplification or further information concerning the representations detailed in Appendix 2, please contact Mr. A. Wickham in the County Planning Department (Extension 3150).

Yours faithfully,

D. J. Stride
County Secretary

BS

COUNTRYSIDE
COMMISSION

RECEIVED 21 OCT 1978

Reg. No.

KENT COUNTY COUNCIL

REPORT

By: COUNTY PLANNING OFFICER

Summary: Representations received
in response to the formal
consultation exercise.

ITEM B 13

To: AMENITIES & COUNTRYSIDE COMMITTEE
25th September, 1978

PLANNING & TRANSPORTATION COMMITTEE
10th October, 1978

Subject: High Weald proposed Area of
Outstanding Natural Beauty

Unrestricted

(1) I reported to Planning & Transportation Committee in February and to Amenities and Countryside Committee in March this year on the preparation of the draft boundary and a Statement of Intent for the designation of the High Weald as an Area of Outstanding Natural Beauty. The formal consultation exercise on the draft boundary and Statement has just been completed. Appendix 1 sets out the extent of this exercise, and lists those bodies consulted directly by the County Council.

(2) The purpose of this report is to advise Members of the representations received in response to consultation by the County Council. Appendix 2 summarises these representations, which now have to be passed to the Countryside Commission. I now wish to seek Members approval to expressing views to the Countryside Commission on the suggested changes in the draft boundary of the High Weald AONB, and other issues, raised by these representations.

Representations (See Appendix 2)

(3) Some 31 letters were received from consultees simply expressing support for designation of the Area of Outstanding Natural Beauty. Of those who sought some amendment to the proposed boundary or to the Statement of Intent, the majority wished to see additional areas brought into the Area of Outstanding Natural Beauty but opposition to, or concern about, the proposals was expressed in a few cases.

(4) The feeling against designation stemmed from three particular points of concern:

- (i) a fear that planning controls over agricultural activities might increase; in fact there are no additional powers of control over development related to agriculture in Areas of Outstanding Natural Beauty. Farmers would be encouraged to exercise particular care in making any changes or carrying out development which would have an impact on the landscape.
- (ii) a fear that pressures from recreation and tourism would be increased; this is unlikely to any significant degree as the primary function of Area of Outstanding Natural Beauty designation is conservation rather than promotion of recreation and tourism.
- (iii) a fear that designation might unduly restrict the operations of

/water

water undertakings; it is true that designation as an Area of Outstanding Natural Beauty does have special statutory implications so far as the building of new reservoirs is concerned. Particular attention will be required to the location and design of new proposals affecting the Area of Outstanding Natural Beauty, but this would not be unnecessarily restrictive.

(5) The areas where additions to the proposed extent of the Area of Outstanding Natural Beauty were sought are shown on the plan on display. They are:

- (i) Old Romney Shoreline: I do not favour inclusion of this area. Its landscape is uncharacteristic of the High Weald being that of a wooded ridge rather than undulating Wealden countryside. The scenic value of the Old Romney Shoreline is protected by designation as a Special Landscape Area in the County Structure Plan;
- (ii) Shirley Moor and Appledore: Again, the area's landscape is uncharacteristic of the High Weald being similar to that of Romney Marsh.
- (iii) Tenterden: I feel that there may be a case for extending the boundary towards the town, particularly to the north west of the town to include areas whose landscape character exhibits the transition between the High Weald and Low Weald.
- (iv) Hemsted Forest to Tonbridge: Virtually the whole of the currently proposed boundary in this area was the subject of requests for northward extensions. Some of the countryside involved is relatively flat and uncharacteristic of the High Weald. Other areas form the north-facing slopes where the High Weald and Low Weald meet. The slopes south of Paddock Wood in particular are important as foreground to the High Weald as viewed from the Low Weald. The difficulty of finding suitable stable, clearly defined, physical features which an amended boundary might follow is likely to be a problem in this area.
- (v) Langton Green: A great deal of support was expressed for the inclusion of Langton Green within the Area of Outstanding Natural Beauty. My feeling is that this village is not physically separated from the south western extension of Tunbridge Wells sufficiently to warrant being treated as an isolated small rural settlement so far as the Area of Outstanding Natural Beauty boundary is concerned. I therefore feel that it should remain excluded from the Area of Outstanding Natural Beauty.
- (vi) Tonbridge and Edenbridge: The landscape here is not characteristic of the High Weald being flatter and with relatively less tree cover. I do not feel that the proposed boundary should be amended.

(6) The Countryside Commission hopes to submit proposals for the designation of the High Weald as an Area of Outstanding Natural Beauty to the Secretary of State for the Environment in November of this year.

(7) The County Council will then be finally asked to give its formal agreement to the proposals as they then stand following consideration of the representations which have been made.

(8) The representations received now have to be passed on to the Countryside Commission, and,

/(9)

- (9) I RECOMMEND that the Commission be advised that in the County Council's view consideration should be given to amendment of the boundary as shown on the plans employed in the formal consultation exercise, to the North West of Tenterden and to the South of Paddock Wood.

APPENDIX 1

High Weald proposed Area of Outstanding Natural Beauty

Formal Consultation Exercise, June and July, 1978:

A. CONSULTATIONS CONDUCTED BY KENT COUNTY COUNCIL

1. District Councils Shepway
 Ashford
 Tonbridge & Malling
 Sevenoaks
 Tunbridge Wells

2. Parish Councils

SHEPWAY: Burmarsh Brenzett
 Newchurch Snargate

ASHFORD: Aldington Tenterden
 Bonnington High Halden
 Bilsington Biddenden
 Orlestone Rolvenden
 Warehorne Newenden
 Kenardington Wittersham
 Woodchurch Stone-cum-Ebony
 Shadoxhurst Appledore

TUNBRIDGE
WELLS: Benenden Pembury
 Cranbrook Southborough
 Sandhurst Bidborough
 Hawkhurst Speldhurst
 Goudhurst Capel
 Horsmonden Paddock Wood
 Brenchley

SEVENOAKS: Leigh Hever
 Penshurst Cowden
 Chiddingstone Edenbridge

3. Local Amenity Societies

SEVENOAKS: Edenbridge & District Society

TONBRIDGE & MALLING: Tonbridge Civic Society

TUNBRIDGE WELLS: Birchwood Association, Bidborough
 Langton Green Rural Society
 Pembury Society
 Southborough Society
 Royal Tunbridge Wells Civic Society
 Matfield & Brenchley Society
 Speldhurst Village Society
 Goudhurst Society

ASHFORD: Tenterden Trust

4. Countywide Organisations

Kent Federation of Amenity Societies
Committee for the Protection of Rural Kent
Weald of Kent Preservation Society
Kent Trust for Nature Conservation
Kent Rights of Way Council

5. Regional and Other Organisations

National Trust
Ministry of Agriculture, Fisheries & Food
County Landowners' Association
Nature Conservancy Council
Ramblers' Association (Ashford & Tonbridge/Tunbridge Wells
branches)
National Farmers' Union (Cranbrook, Ashford, Tenterden &
Speldhurst branches)
Water Companies (Mid Kent, West Kent, Folkestone & District)
East Kent Federation of Women's Institutes
West Kent Federation of Women's Institutes
National Council of Women

B. BODIES CONSULTED BY OTHER AUTHORITIES

The following organisations, together with other local branches of organisations listed under 5 above, were consulted by the other County Councils involved or the Countryside Commission:

South East England Tourist Board)
Greater London & South East England Council for Sport and Recreation) Countryside
Commons, Open Spaces and Footpaths Preservation Society) Commission

Forestry Commission)
Ramblers' Association)
Central Electricity Generating Board) East Sussex County Council
Flora Society)

Southern Water Authority)
Royal Society for the Protection of Birds) West Sussex County Council

C. CONSULTATION OF THE GENERAL PUBLIC

1. Publicity leaflets showing the proposed outer boundary for the Area of Outstanding Natural Beauty, and describing the implications of designation and opportunities to comment, were widely distributed through public libraries.
2. The main national newspapers, and local newspapers with circulations affecting the area proposed for designation, carried references to the proposed designation and the consultation exercise.
3. Local radio and television stations were advised of the proposals and consultations.

APPENDIX 2

High Weald proposed Area of Outstanding Natural Beauty
Formal Consultation Exercise, June and July 1978:

REPRESENTATIONS RECEIVED

<u>CONSULTEE</u>	<u>REPRESENTATION</u>	<u>COUNTY PLANNING OFFICER'S COMMENTS</u>
Leigh PC and one member of the public.	Include the Medway Valley, west of Tonbridge, and also Leigh village.	I consider that the flood plain of the Medway is essentially different, in terms of physical geography, from the essential character of the High Weald. The Statement of Intent states that settlements on the edge of the boundary should be excluded: Leigh comes into this category.
Chiddingstone PC Hever PC and one member of the public.	Include the northern halves of these parishes, i.e. Bough Beech reservoir and Four Elms.	I consider that these areas lie outside the true High Weald with differences in geology and tree cover.
11 letters received from Langton Green residents, the Langton Green Rural Society, the local W.I. and Speldhurst PC.	Proposed boundary should include Langton Green because: (i) The village has a separate identity. (ii) The village lies within Speldhurst parish, the rest of which is proposed for inclusion. (iii) The whole of Speldhurst parish lies within the Metropolitan Green Belt. (iv) Greater protection is needed for trees and the built environment and to check the merging of the area into Tunbridge Wells. Speldhurst PC object to the exclusion of Bidborough and Southborough from the AONB.	I consider that Langton Green Bidborough and Southborough are unsuitable for inclusion because: (i) The Statement of Intent states that large settlements (e.g. Tunbridge Wells) and <u>adjacent development</u> (e.g. these three settlements) are to be excluded. Langton Green is physically linked to Tunbridge Wells as are Bidborough and South- borough. (ii) The fact that Langton Green is included in an otherwise rural parish or even that it is recognised in the Structure Plan as a village, is not in my opinion significant justification for inclusion. (iii) The Structure Plan villages policy applies to villages both inside and outside AONBs.

APPENDIX 2

High Weald proposed Area of Outstanding Natural Beauty
Formal Consultation Exercise, June and July 1978:

REPRESENTATIONS RECEIVED

<u>CONSULTEE</u>	<u>REPRESENTATION</u>	<u>COUNTY PLANNING OFFICER'S COMMENTS</u>
Leigh PC and one member of the public.	Include the Medway Valley, west of Tonbridge, and also Leigh village.	I consider that the flood plain of the Medway is essentially different, in terms of physical geography, from the essential character of the High Weald. The Statement of Intent states that settlements on the edge of the boundary should be excluded: Leigh comes into this category.
Chiddingstone PC Hever PC and one member of the public.	Include the northern halves of these parishes, i.e. Bough Beech reservoir and Four Elms.	I consider that these areas lie outside the true High Weald with differences in geology and tree cover.
51 letters received from Langton Green residents, the Langton Green Rural Society, the local W.I. and Speldhurst PC.	Proposed boundary should include Langton Green because: (i) The village has a separate identity. (ii) The village lies within Speldhurst parish, the rest of which is proposed for inclusion. (iii) The whole of Speldhurst parish lies within the Metropolitan Green Belt. (iv) Greater protection is needed for trees and the built environment and to check the merging of the area into Tunbridge Wells. Speldhurst PC object to the exclusion of Bidborough and Southborough from the AONB.	I consider that Langton Green Bidborough and Southborough are unsuitable for inclusion because: (i) The Statement of Intent states that large settlements (e.g. Tunbridge Wells) and <u>adjacent development</u> (e.g. these three settlements) are to be excluded. Langton Green is physically linked to Tunbridge Wells as are Bidborough and South- borough. (ii) The fact that Langton Green is included in an otherwise rural parish or even that it is recognised in the Structure Plan as a village, is not in my opinion significant justification for inclusion. (iii) The Structure Plan villages policy applies to villages both inside and outside AONBs.

<u>CONSULTEE</u>	<u>REPRESENTATION</u>	<u>COMMENTS</u>
		(iv) The function of the MGB in South West Kent is to restrain the further westward expansion of Tunbridge Wells. Its purpose is separate from the AONB, which is intended to conserve the scenic and wildlife value of the countryside. (v) Protection of the built environment in Langton Green is also already given by Conservation Area status.
The Matfield and Brenchley Society, one member of the public and County Councillor Heath.	Include the dip slope of the High Weald between Matfield-Brenchley and Paddock Wood. Use of the 100' (30m) contour is suggested.	I have mixed feelings about the area. It might well be difficult to find a suitable boundary to follow the 100' contour and if the dip slope in total is incorporated, so must a fairly large area of foreground to the north-east, in order to abut a suitable road boundary. However, there is a definite case for trying to incorporate the prominent Ridge south of Paddock Wood.
Capel PC	Extend the boundary northwards by one mile in the Capel-Tudely area.	I do not consider the landscape in this area merits designation
Worsmondon PC	Include part of, or the whole of, this parish.	The area is largely characteristic of the Low Weald. The River Teise appears to be the only suitable boundary and would enclose an unduly large addition. I do not favour this suggestion
The Goudhurst Society The Tonbridge Civic Society and one member of the public	Include Old Park Wood, Goudhurst; and an extension from Winchet Hill through Camden Hill to Hammer Wood, Sissinghurst (which would include Sissinghurst village and castle).	I consider that these areas should remain excluded since they are more characteristic of the Low Weald. Certain parts lack a suitable boundary.
Tenterden Town Council; The Tenterden Trust	Extend the boundary north and east of Tenterden. Include Brook Farm, Breeches Pond, Clapper Hill and The Brogues to the north-west; and Pond Wood,	I consider that provided the town itself remains excluded, an extension over part of the area may be justifiable. The area between St. Michaels and the

CONSULTEEREPRESENTATIONCOMMENTS

	Knock Wood and Ingleden Park to the east. The TC is concerned about farming, woodland and wildlife changes. The Trust wishes in particular to defend Ingleden Park against commercial and industrial pressures.	Biddenden-Benenden road has more merit.
Biddenden PC	The AONB could be 'stretched' to include this edge-of-area parish. Greater control over farming is needed.	I do not consider that this is justifiable. The area is flat, open and characteristically Low Weald. Also, no suitable boundary presents itself.
The National Trust	Include Shirley Moor and Appledore.	The 'levels' are similar in physical geography to Romney Marsh not having the relief of the High Weald.
Bidborough PC Lowden PC Ministry of Agriculture, Fisheries & Food	In favour of the principle of AONB designation, but do not wish to see further controls upon agriculture.	
Benenden PC Goudhurst PC	Do not favour AONB designation as they fear this would increase controls upon agriculture and wish to be excluded. Goudhurst PC also feels that an undesirable increase in tourism and recreational traffic would result from AONB designation.	AONB designation does not give greater planning control over agricultural development. The primary purpose of AONB designation is to protect and enhance the landscape, rather than promote recreation.
Goudhurst PC	Generally favourable. Some members, however, felt that designation might result in increased public access with more road traffic, extra footpaths, car parks and that this would not be properly controlled. It would be more desirable to keep the area one of natural beauty.	See comments under Goudhurst PC above.
Mid Kent Water Co. West Kent Water Co.	The water undertakings have reservations about the AONB. They hope that there will be no undue restrictions or delays over modernisation of existing works and installation of new plant. All existing installations should be excluded and special attention should be given to the needs of future development.	Control over reservoir works will be increased but not unnecessarily so.

The Birch Wood Association The National Council of Women of Great Britain	Want to see no more loss of woodland. The rights of farmers residents and landowners should be more restricted to achieve this end. Hope that the Countryside Commission can financially aid developer's landscaping schemes. More control over Forestry Commission planting is necessary.	Tighter controls over the felling and thinning of wood will be made. Cost aid for amenity tree planting, given by the County Council, will be higher upon AONB designation
Nature Conservancy Council	In favour of the AONB. Supports the nature conservation content of the Statement of Intent. Hopes that new SSSIs and reserves can be identified in the High Weald.	
Ashford BC Shepway DC	Shepway considers that the Old Romney Shoreline need not be included in the High Weald AONB since Structure Plan policies give sufficient protection. Ashford's view is that the area <u>should</u> be included. Shepway DC also wish to be excluded from paragraph 1.2 of the Statement of Intent, i.e. those District Councils willing to accept the planning and land management implications of the Commissions proposal since no part of the District is actually proposed for inclusion in the AONB.	The landscape is uncharacteristic of the High Weald and already benefits from Special Landscape Area status
Sevenoaks DC	Accepts the Statement of Intent, but wishes to be consulted on applications astride or near the AONB boundary. Also wishes to be consulted on any future proposals on matters relating to the AONB, including new policies.	Noted.

31 letters received from
members of the public and
others, namely:

CHA/MF Rambling Club
Weald of Kent Preservation
Society

Chiddingstone WI

Cranbrook PC

Paddock Wood PC

Sandhurst PC

Southborough PC

Stone PC

Wittersham PC

Rolvenden PC

Pembury PC

Pembury Society

East Kent Federation of
WIs

Ramblers Association

Kent Trust for

Nature Conservation

Tunbridge Wells BC

Tonbridge & Malling DC

In favour of, or no observations
on, the general principle of an
AONB for the High Weald.

FOLIO 43

Our reference GRT/SK/834/2

Your reference

If calling ask for Mr. Tudor, ext.577

18th October, 1978.

Dear Mr. Woolmore,

High Weald Area of Outstanding Natural Beauty

/ I enclose a revised list of bodies and organisations that I consulted about the proposal to designate the High Weald as an Area of Outstanding Natural Beauty.

I reported to the County Planning Committee on the 6th September the results of the informal consultation. 39 letters had been received, 23 from consultees and the remainder from other local societies or from members of the public. Having taken account of the observations made the Committee adopted recommendations:-

1. that the proposed boundary of the area, so far as it is within West Sussex, should remain, for formal designation, as previously approved, and
2. that the draft Statement of Intent be approved subject to consideration being given to the inclusion of a reference to Structure Plan policies for small scale industry in villages.

/ I enclose a schedule, which the Committee had before it, of the comments received. Others have been received subsequently from the following:-

41. East Grinstead Society
42. Lower Beeding Parish Council
43. Peck, E. C., Bognor Regis.
44. Richards, Miss J., Sidlesham, Chichester.

General Comments

Express unqualified support.	43, 44
Express support for the principle, but suggest amendment to boundaries.	41, 42

- 1 -

R. G. Woolmore, Esq.,
Landscape Adviser,
Countryside Commission,
John Dower House,
Crescent Place,
CHELTENHAM,
Gloucestershire.



Suggested Boundary Changes

Horsham/Crawley to include Rusper	42
Inclusion of adjacent towns.	41

Comments relating to the Management of the Area

Need strong planning policies, especially those relating to conservation and development by government bodies and large commercial concerns.	41
Should not be a weakening of development control outside the AONB boundary.	41

Benefits seen to arise from designation

Provides opportunity to preserve the character of the area, and to protect it from excessive 'cosmetics' when providing controlled public access to the countryside.	44
--	----

The Southern Water Authority stated that its operations are unlikely to be materially affected. There might be increased costs arising from the necessity for greater care with river maintenance and closer liaison with the local planning authorities on building design and landscaping. It also anticipated some reduction of income if it did not clear wooded areas in its ownership for agriculture or if it were to plant hardwood trees rather than conifers.

If you would like a copy of any of these letters or those referred to in the schedule please let me know.

Yours sincerely,



County Planning Officer.

S. Webb, Esq.,
East Grinstead Town Council,
East Court,
EAST GRINSTEAD,
West Sussex.

J. P. Towner, Esq.,
Bolney Parish Council,
Glendale,
The Street,
Bolney,
HAYWARDS HEATH,
West Sussex.

J. H. Pollard, Esq.,
Horsham Rural Parish Council,
6 Holmbrook Park,
HORSHAM,
West Sussex.

C. H. Izard, Esq.,
Ardingly Parish Council,
3 Gower Close,
Ardingly,
HAYWARDS HEATH,
West Sussex.

Mrs. G. W. Guest,
Cowfold Parish Council,
1 Glenthorne,
Henfield Road,
COWFOLD,
West Sussex.

G. Tester, Esq.,
Horsted Keynes Parish Council,
2 Jeffries,
HORSTED KEYNES,
HAYWARDS HEATH,
West Sussex.

W. A. Gardiner, Esq.,
Balcombe Parish Council,
43 Newlands,
Balcombe,
HAYWARDS HEATH,
West Sussex.

H. Fleet, Esq.,
Cuckfield Rural Parish Council,
Newlands,
Upper St. John's Road,
BURGESS HILL,
West Sussex.

E. Dimmock, Esq.,
Lindfield Rural Parish Council,
2 William Allen Lane,
Lindfield,
HAYWARDS HEATH,
West Sussex.

W. J. Dark, Esq.,
Lower Beeding & Nuthurst Parish Council,
175 St. Leonards Road,
HORSHAM,
West Sussex.

Mrs. A. Corbett Jones,
Worth Parish Council,
Heath Cottage,
Sandy Lane,
Crawley Down,
CRAWLEY,
West Sussex.

H. Eggars, Esq.,
Cuckfield Neighbourhood Council,
The Barn,
Ockenden Lane,
Cuckfield,
HAYWARDS HEATH,
West Sussex.

Mrs. E. Boakes,
Slaugham Parish Council,
Oak Cottage,
Handcross,
HAYWARDS HEATH,
West Sussex.

C. Payton, Esq.,
Burgess Hill Town Council,
38 Church Road,
BURGESS HILL,
West Sussex.

Mrs. L. W. Hensman,
Ramblers Association,
31 Forest Field,
HORSHAM,
West Sussex.

R. Parrett, Esq.,
West Hoathly Parish Council,
The Red House,
West Hoathly,
EAST GRINSTEAD,
West Sussex.

Mrs. J. Armour-Milne,
Horsham Riverside Neighbourhood Council,
44 Pelham Court,
Bishopric,
HORSHAM,
West Sussex.

J. E. Lucas, Esq.,
Society of Sussex Wealdmen,
2 Warnham Road,
HORSHAM,
West Sussex.

P. L. Hutchinson, Esq.,
Anstye Residents Association,
1 North Cottage,
Anstye,
HAYWARDS HEATH,
West Sussex.

Arnold Whittick, Esq.,
Crawley Planning Group,
4 Netherwood,
Gossops Green,
CRAWLEY,
West Sussex.

L. A. H. Leggett, Esq.,
Society for the Preservation of
Felbridge & District Environment,
Ecclesbourne,
Chesterfield,
Furnace Wood,
EAST GRINSTEAD,
West Sussex.

R. W. Winstone, Esq.,
Bolney Village Society,
Stanford,
Top Street,
BOLNEY,
West Sussex.

Mrs. J. Heyman,
Cuckfield Society,
Handels,
Brook Street,
CUCKFIELD,
West Sussex.

Miss S. Chapman,
Haywards Heath Amenity Society,
41 Oathall Road,
HAYWARDS HEATH,
West Sussex.

M. C. D. Pett, Esq.,
Crawley Down Residents Association,
52 Burleigh Way,
CRAWLEY DOWN,
West Sussex.

Mrs. L. Francis,
East Grinstead Society,
The Gatehouse,
Dunnings Road,
EAST GRINSTEAD,
West Sussex.

G. W. G. Morfey, Esq.,
Honorary Secretary,
Horsham Society,
Ross-den,
North Heath Lane,
HORSHAM,
West Sussex.

J. R. T. Niemeyer, Esq.,
Society for the Preservation of Lindfield,
Plummerdown Cottage,
Plummerdown Lane,
LINDFIELD,
West Sussex.

G. I. Coe, Esq.,
Warninglid Residents Society,
Deer's Leap,
Cuckfield Lane,
Warninglid,
HAYWARDS HEATH,
West Sussex.

R. Porter, Esq.,
R.S.P.B.,
Abinger House,
Abinger Road,
PORTSLADE,
East Sussex.

F. W. Woods, Esq.,
Pease Pottage Residents Association,
Durford,
Horsham Road,
Pease Pottage,
HAYWARDS HEATH,
West Sussex.

Mr. Le Mans,
Honorary Secretary,
S.T.N.C.,
Woods Mill,
HENFIELD,
West Sussex.

Mrs. I. Simpson,
Sussex Ornithological Society,
Hardanger,
Littleworth,
Partridge Green,
HORSHAM,
West Sussex.

D. Wellum, Esq.,
Scaynes Hill Protection Society,
Heather Place,
Lewes Road,
Scaynes Hill,
HAYWARDS HEATH,
West Sussex.

Mrs. M. Dougharty,
Horsham Natural History Society,
Cattlestone Farm,
West Chiltington,
PULBOROUGH,
West Sussex.

D. F. Musson, Esq.,
Regional Agent,
National Trust,
Surrey and West Sussex Region,
Polesden Lacey,

Mrs. J. M. Moorhead,
Staplefield Association,
North Hall,
Staplefield,
HAYWARDS HEATH,
West Sussex.

Southern Water Authority,
Guildbourne House,
WORTHING,
West Sussex.

Mrs. Ruth Ward,
West Sussex Group Federation of
Sussex Amenity Societies,
Westley,
Barnham Road,
BOGNOR REGIS,
West Sussex.

Secretary of the Countryside,
Sport and Recreation Committee,
West Sussex County Federation of
Women's Institute,
North Lodge,
North Gate,
CHICHESTER,
West Sussex.

Mrs. H. R. Robinson,
Hassocks Field Society,
Larch Cottage,
Birchwood Grove Road,
BURGESS HILL,
West Sussex.

N. E. de Lange, Esq.,
Secretary,
Central Southern County Branch,
National Farmers Union,
Agriculture House,
Station Road,
LISS,
Hants.

Mrs. S. J. Walker,
Mid Sussex Association (National Trust),
8 Rowan Close,
Northlands Wood,
HAYWARDS HEATH,
West Sussex.

Mid Sussex Water Company,
6 Boltro Road,
HAYWARDS HEATH,
West Sussex.

G. Carter, Esq.,
Secretary,
Crawley Industrial Group,
3 Hillside Close,
Southgate,
CRAWLEY, West Sussex.

Mrs. B. Kay,
Ardingly Residents Society,
2 Price Way,
Ardingly,
HAYWARDS HEATH,
West Sussex.

Mrs. Hazel,
Ramblers Association,
Applegarth,
Clay Lane,
Fishbourne,
CHICHESTER,
West Sussex.

Mr. Sindall,
Southern Water Authority,
Sussex River and Water Division,
Falmer,
BRIGHTON,
West Sussex.

HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

Comments received from the following:-

Consultees

- | | |
|--|--|
| 1. Ardingly Parish Council. | * |
| 2. Ardingly Residents' Society. | * |
| 3. Balcombe Parish Council. | * |
| 4. Bolney Parish Council. | * |
| 5. Bolney Village Society. | * |
| 6. Burgess Hill Town Council. | * |
| 7. Bushell, A., Crawley. | |
| 8. Bushell, Mr. & Mrs. B. M., Crawley. | |
| 9. Crawley Down Residents' Association. | * |
| 10. Crawley Friends of the Earth. | |
| 11. Crawley Planning Group. | * |
| 12. Cuckfield Neighbourhood Council. | * |
| 13. Cuckfield Rural Parish Council. | * |
| 14. Cuckfield Society. | * |
| 15. Durham, D. G., East Grinstead. | |
| 16. Forest Neighbourhood Council. | |
| 17. Gledhill, Mrs. P., Horsham. | |
| 18. Hardy, Mr. & Mrs. D., Lindfield. | |
| 19. Harman, R., Haywards Heath. | |
| 20. Haywards Heath Amenity Society. | * |
| 21. Helme, J. D., Lindfield. | |
| 22. Horsham District Council. | * |
| 23. Horsham Society. | * |
| 24. Lindfield Rural Parish Council. | * |
| 25. Mid Sussex Water Company. | * |
| 26. National Farmers' Union. | * |
| 27. Owden, Mrs. O. J., Haywards Heath. | |
| 28. Pelham Burn, H., Colgate. | |
| 29. Ramblers' Association. | * |
| 30. Reece, J. F., Horsham. | |
| 31. Royal Society for the Protection of Birds. | * |
| 32. Rusper Parish Council. | |
| 33. Soroptimist Club of Crawley and Horsham. | |
| 34. Southern Water Authority. | * (indicated by
telephone an
intention to
comment). |
| 35. Staplefield Association. | * |
| 36. Sussex Wealdmen, Society of. | * |
| 37. Watkins, G., Crawley. | |
| 38. Wealden Entomology Group. | |
| 39. West Hoathly Parish Council. | * |
| 40. Worth Parish Council. | * |
|
L. Preservation of Lindfield, Society for the. |
* (letters of
29.1.74.,
9.10.74 and
29.4.77.) |

General Comments

	<u>Societies & Consultees</u>	<u>Private Individuals</u>
Express unqualified support.	1, 2, 3, 5, 12, 14, 15, 24, 31, 33, 35, 36, 38, 39.	7, 8, 17, 18, 19, 27, 28.
Express support for the principle, but suggest amendment to boundaries.	6, 9, 10, 11, 13, 23, 29.	21, 30, 37.
Support for the principle not expressed explicitly but is implied.	4, 22, 32, 40.	15.

Suggested Boundary Changes

Horsham/Crawley to include Rusper.	10, 22, 32.	
North of St. Leonard's Forest as far as A25 between Dorking and Betchworth.	23	
Tilgate Forest north of motorway. Pease Pottage.	10, 11. 11.	15.
North-West of Turners Hill as far as Worth Way.	29	
Turners Hill-Crawley Down to County Boundary.	10, 40.	
Turners Hill-Crawley Down as far as Worth Way.		37.
South of line from Worth to Felbridge.	9	
<i>Between Haywards Heath and Cuckfield</i> South of Cuckfield.	20 29	
Ansty.	13	
South around Lindfield.	L	
Burgess Hill-Haywards Heath.	6	
South of Ouse as far as Scaynes Hill.	20	21
Plummers Plain.	23	
Nuthurst and Maplehurst.		30

Comments relating to the management of the area

	<u>Societies & Consultees</u>	<u>Private Individuals</u>
<u>Total Number Commenting</u>	Four.	Three.
Need for positive control of development.		8
Need to give encouragement to conservation.		8
Need to limit removal of hedgerows which have a considerable impact on landscape.	14	
Emphasis should be on hardwood planting.	14	7, 8.
Need to enhance the landscape without municipalisation.	14	
Additional tree cover on Ashdown Forest would be acceptable but is need for selective scrub clearance.	14	
Utilities may need to be constructed especially reservoirs.	25	
Need to consider the relationship between farm buildings and landscape, especially siting and materials.	11, 14.	
Designation implies a responsibility on the part of landowners.		28
Improved management of St. Leonard's Forest needed.	14	
Need improved sign posting and circular walks.	14	
Recreation development should be related to existing facilities only.	14	
Should not make the area more accessible or encourage tourism.	9	
Need commitment of Local Authorities to concept of AONB.	14	

Comments expressing the benefits seen to arise from designation - may have been given as reasons for including an additional area.

	<u>Societies & Consultees</u>	<u>Private Individuals</u>
<u>Total Number Commenting</u>	Six.	Two.
Provides protection against development.	6, 9, 10, 11, 23, 33.	7, 19.
Provides a safeguard for agricultural land, forest and landscape.	10.	
Provides a protection for wildlife.	10.	
Would provide a better environment for Dorking, Crawley and Horsham.	23.	
Will minimise the deterioration of the urban fringe.	23.	
Will provide a better framework within which rural activities can flourish.	23.	
Grants are available for tree planting.		7
Environmental improvement given higher priority.	10.	
Recreation can be developed within the scale and capacity of the area.	10	
Makes the most of the outstanding landscape for the benefit of the communities of the South-East.	23	

FOLIO 44

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY: CONSULTATIONS OF NATIONAL AGENCIES BY THE COUNTRYSIDE COMMISSION

The consultation of 85 national agencies (list attached) started in June 1978 but was extended to December 1978 to enable the National Farmers' Union to give a reasoned response following a meeting of High Weald farmers on 19 October 1978. From these agencies, 43 replies were received of which 10 made no comment.

Support for designation

A majority supported designation: 18 replies supported the proposal, or raised no objections or had no further comments. Most of the remainder of the replies supported the designation but wanted the area extended. No consultee suggested a reduction in the area.

The major proposals for extensions came from the Ramblers' Association which suggested 6 additions: i) south of Cuckfield ii) to the south-west between Marresfield and Herstmonceux iii) north of Turners Hill iv) to the north between Edenbridge and Tonbridge up to the boundary of the Kent Downs AONB v) northwards between Matfield and Brenchley and vi) east of Goudhurst and north of Cranbrook.

The Landscape Institute also suggested the inclusion of the area north of Turners Hill and the CPRE proposed a small addition south west of Tunbridge Wells. The YHA (Southern Region) wanted the area extended northwards to join the Kent Downs AONB.

Consultees with Reservations

Whilst most of the remaining consultees gave the proposed conditions support, some had reservations of significance. The English Tourist Board considered that designation should not prevent further tourism developments of appropriate scale and design; the National Caravan Council wanted allowance made for a controlled increase in well-located, landscaped caravan parks and the Automobile Association was concerned about the possible adverse effects on road developments. COSIRA raised no objections providing the interests of local inhabitants were not jeopardised and, in particular, mentioned the population's age imbalance in the area which suggested that there was a need to encourage alternative local employment opportunities on a small scale. The Association of District Councils sought modifications in the statement of interest to make clear the role of structure and local plans in determining precisely what development will be permissible in the area.

The Sand and Gravel Association proposed that the statement of interest should make clear that subject to proper control of working and restoration, the excavation of necessary materials should not be precluded. CECB indicated that its future proposals may include a requirement for power lines to traverse the area.

Objections

The only agencies objecting to the proposal to designate were the County Landowners Association, National Farmers' Union, Timber Growers' Organisation and the Camping Club of Great Britain, all of which considered designation to be premature pending the outcome of the Himsforth Review of existing AONBs.

Members of the CIA were divided on the proposal; some felt designation may be desirable in certain areas, eg around Crawley, but on balance felt it to be unnecessary and premature. The NFU was primarily concerned that designation await the Himsworth Review and, whilst welcoming some of the suggestions in the statement of intent, did not believe that there required designation. The TGO (SE Region) considered designation unnecessary and not in the best interest of the area. The Camping Club felt existing planning controls to be adequate to protect the area and expressed concern that recreation might be restricted because of the size of the proposed AONB.

Responses received from other bodies and individuals

The Commission also received direct comments from the Weald of Kent Preservation Society, Crawley Friends of the Earth and Rye Art Gallery, all of which supported designation, and from Goudhurst Parish Council, which wanted the parish excluded (though judging from other correspondence this was not the unanimous view of Goudhurst residents). Of 13 letters from individuals, 6 supported the proposal, one conditionally and 6 individuals residing in Langton Green wrote requesting the inclusion of their village.

Conclusion

It is considered that the representations received from the various organisations and individuals indicate overwhelming support for the designation of the area put forward for consultation. Since the process of designation began in 1973, the Himsworth Review and the Commission's AONB Discussion Paper are not adequate reasons for suspending the designation process. It is doubtful if any of the proposed additions merit inclusion though some such as suggested by the Ramblers' Association should be investigated.

I. P. Mitchell

I P MITCHELL
Countryside Commission

28 February 1979

FOLIO 45

Countryside Commission

MS555 + MS566 (MA)

79/250

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

I. The results of consultations with national agencies.

1. The consultation of 85 national agencies (list attached) started in June 1978 but was extended to December 1978 to enable the National Farmers' Union to give a reasoned response following a meeting of High Weald farmers on 19 October 1978. From these agencies, 43 replies were received of which 10 made no comment.

2. Support for designation

A majority supported designation: 18 replies supported the proposal, or raised no objections or had no further comments. Most of the remainder of the replies supported the designation but wanted the area extended. No consultee suggested a reduction in the area.

The major proposals for extensions came from the Ramblers' Association which suggested 6 additions: i) south of Cuckfield ii) to the south-west between Maresfield and Heistmonceux iii) north of Turners Hill iv) to the north between Edenbridge and Tonbridge up to the boundary of the Kent Downs AONB northwards between Matfield and Brenchley and vi) east of Goudhurst and north of Cranbrook.

The Landscape Institute also suggested the inclusion of the area north of Turners Hill and the CPRE proposed a small addition south west of Tunbridge Wells. The YHA (Southern Region) wanted the area extended northwards to join the Kent Downs AONB.

3. Consultees with Reservations

Whilst most of the remaining consultees gave the proposed conditions support, some had reservations of significance. The English Tourist Board considered that designation should not prevent further tourism developments of appropriate scale and design; the National Caravan Council wanted allowance made for a controlled increase in well-located, landscaped caravan parks and the Automobile Association was concerned about the possible adverse effects on road developments. COSIRA raised no objections providing the interests of local inhabitants were not jeopardised and, in particular, mentioned the population's age imbalance in the area which suggested that there was a need to encourage alternative local employment opportunities on a small scale. The Association of District Councils sought modifications in the statement of interest to make clear the role of structure and local plans in determining precisely what development will be permissible in the area.

The Sand and Gravel Association proposed that the statement of interest should make clear that subject to proper control of working and restoration, the excavation of necessary materials should not be precluded. CEGB indicated that its future proposals may include a requirement for power lines to traverse the area.

4. Objections

The only agencies objecting to the proposal to designate were the County Land-

owners Association, National Farmers' Union, Timber Growers' Organisation and the Camping Club of Great Britain, all of which considered designation to be premature pending the outcome of the Himsworth Review of existing AONBs.

Members of the CLA were divided on the proposal; some felt designation may be desirable in certain areas, eg around Crawley, but on balance felt it to be unnecessary and premature. The NFU was primarily concerned that designation await the Himsworth Review and, whilst welcoming some of the suggestions in the statement of intent, did not believe that these required designation. The TGO (SE Region) considered designation unnecessary and not in the best interest of the area. The Camping Club felt existing planning controls to be adequate to protect the area and expressed concern that recreation might be restricted because of the size of the proposed AONB.

5. Responses received from other bodies and individuals

The Commission also received direct comments from the Weald of Kent Preservation Society, Crawley Friends of the Earth and Rye Art Gallery, all of which supported designation, and from Goudhurst Parish Council, which wanted the parish excluded (though judging from other correspondence this was not the unanimous view of Goudhurst residents). Of 13 letters from individuals, 6 supported the proposal, one conditionally and 6 individuals residing in Langton Green wrote requesting the inclusion of their village.

6. Conclusion

It is considered that the representations received from the various organisations and individuals indicate overwhelming support for the designation of the area put forward for consultation. Since the process of designation began in 1973, the Himsworth Review and the Commission's AONB Discussion Paper are not adequate reasons for suspending the designation process. It is doubtful if any of the proposed additions merit inclusion though some such as suggested by the Ramblers' Association should be investigated.

II. Definition of the Boundary

7. The boundary of the proposed AONB as drawn by the Local Authorities concerned, and provisionally agreed by the Commission is very close to the urban area of Tunbridge Wells for much of its length. Some small areas where further residential development is envisaged have been left outside the AONB but generally it can be inferred that the proposed designation is seen as a means of giving weight to resistance to proposals to develop outside the present limits of the town. This approach to boundary definition gives development control a higher priority than existing landscape quality and tends to include within the AONB areas which in no way could be considered to be outstanding.
8. Although it may be argued that by taking this approach to definition there should be an incentive to improve the landscape quality of the more doubtful areas by tree planting and removal of eyesores in practice this is unlikely to be the case. Landowners are more likely to reason that inclusion of any area is an accolade and persuasion to improve the landscape thereafter becomes more difficult.
9. The question basically is whether in defining AONBs the priority should be the existing quality of the landscape and therefore the area be highly selective or whether the priority, particularly in relation to the common boundary with built up areas, should be drawn as an aid to the development control process of the urban area. There are of course through the normal planning procedures means of controlling the urban sprawl into the countryside.

The above 'dilemma' is exemplified in the proposed High Weald AONB by two cases as shown on the attached map and described below.

10. Snockham Farm and Caenwood Farm

This is the area indicated A on the maps. Topography is typical High Weald rolling countryside but with a drastic reduction in tree cover and hedges. Dutch Elm Disease has taken its toll but there has been considerable mechanical effect as well. The standard of cultivation is low and many farm buildings are in a derelict or semi-derelict state. The whole area has the typical urban fringe appearance and is a natural extension of an area to the East already earmarked for development. Landscape quality is poor but is capable of improvement with considerable financial input.

11. Tunbridge Wells Common, Hungershall Park

This is the area indicated B on the map. It is semi-urban in character being a composite of urban commons on which are situated playing fields, large Victorian houses with extensive gardens, and some byetake land. Many of the large houses are now used for institutional purposes such as training centres and schools. This area is not unattractive and is typical in many ways of the fringe of a spa town. The land is well wooded and for the most part well maintained for amenity purposes; agricultural interest is minimal. It is not truly rural Weald countryside.

12. Summary

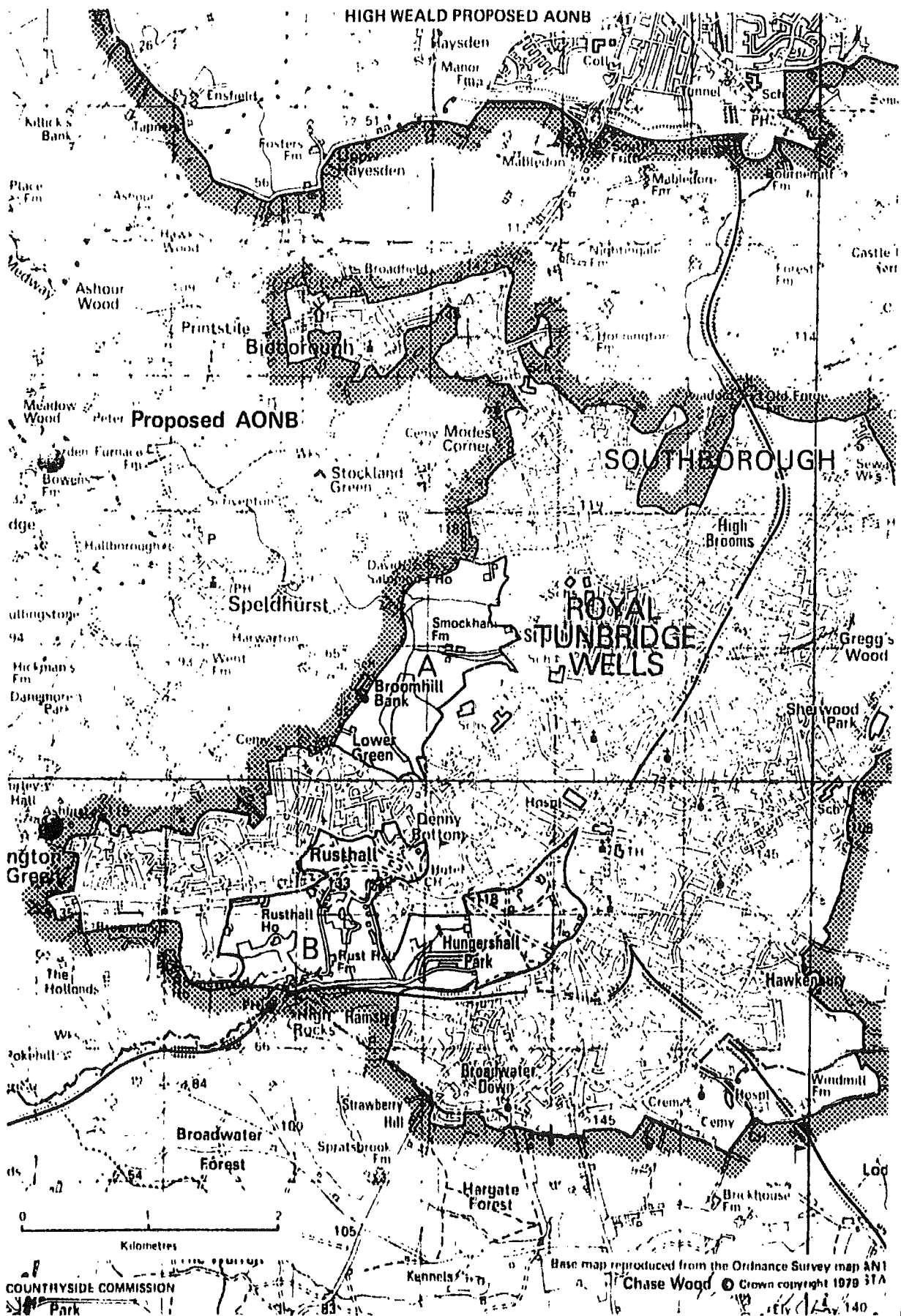
- a. Neither of the above areas can be considered as typical rural High Weald the latter being the title by which the AONB is to be known;
- b. The inclusion of both the areas in the AONB could assist in strengthening the case for resistance to development. Such inclusion would not necessarily be a factor in maintaining or improving their character and in the case of area A could be a positive detraction from any improvement.
- c. It is necessary in this case to decide whether the priority in rating of characteristic of the area for inclusion within an AONB should be its intrinsic landscape value or its potential function in acting as a deterrent to further development.

13. Recommendations

- a. The Commission's views are sought on the inclusion of the Snodham and Caenwood farms and Hungershall Park areas in the AONB; and
- b. The Commission are recommended to approve the AONB boundary to incorporate their decision at a. above, and proceed to the final consultation stage.

GLSE Region

JULY 1979



M 5555 HIGH WEALD: PROPOSED AONB – 79/250

The Commission agreed to the exclusion of the Smockham Farm and Caenwood Farm areas from the AONB. The Deputy Chairman and the Director would visit Hungershall Park to determine whether it should be included. Following this officers would conduct the formal consultation process with the local authorities concerned (see item 5561).

M 5566 HIGH WEALD: PROPOSED AONB (Minute 5555)

The Deputy Chairman and Director had visited Hungershall Park and determined that it should be omitted from the proposed AONB.

FOLIO 46

Countryside Commission

MINUTES OF THE 119TH MEETING OF THE COUNTRYSIDE COMMISSION HELD AT
JOHN DOWER HOUSE, CRESCENT PLACE, CHELTENHAM ON THURSDAY 2 AUGUST 1979

Present:

C/M/79/6

The Lord Winstanley
Mr R A E Herbert
Mr N Collins
Mr J Dunning
Mr R Hoyle
Mr J Kegie
Mr T O Lewis
Miss J Lipson
The Lord McGregor
Mr G McGuire
Mrs J Riley

Chairman
Deputy Chairman

APOLOGIES FOR ABSENCE were received from Mr J Cousins, Mrs E Colwyn Foulkes, Mr B Hubbard, Cllr B S Langton and Mr D Streeter.

The Chairman announced that the Secretary of State had decided not to reappoint Mr G McGuire on the expiry of his present term of office on 6 August. The Commission decided to record in their minutes their thanks to Mr McGuire for his invaluable contribution to the work of the Commission. They also asked the Chairman to express concern to the Minister that he had not discussed the matter with him beforehand.

MINUTES OF THE MEETING HELD ON 5 JULY 1979

The minutes were amended as follows:

- 5531 Third line of b: Delete 'other cases' and insert 'upper case'
- 5533 Third line: Delete 'would be' and insert 'were'

The minutes were signed as a true record.

MATTERS ARISING

5540 DIRECTOR'S RETIREMENT (Minute 5525)

The Chairman reported that he had received a letter from the Minister saying that a departmental trawl was to be set in motion. This would be followed by an inter-departmental trawl and open competition being conducted simultaneously should no candidate have proved acceptable to the Commission from the Departmental trawl.

The Commission unanimously instructed the Chairman to write to the Minister saying that they were determined the post should go to open competition.

5541 THE BROADS AUTHORITY (Minute 5527)

Mr Leonard reported that Departmental officials had agreed that the Commission could finance the Broads Authority until the 1980 review but that at present no commitment could be made thereafter. Mr Leonard also reported the advice of the Treasury Solicitor concerning appointments to the Broads Authority. The Commission agreed to accept Treasury Solicitor advice and seek a means of nominating members for joint appointment by the Authority. Mr Leonard agreed to write to the Broads Authority informing them of the latest position.

the issues revealed and that he be advised to consider ways by which he might determine how the recreational potential of public paths can best be achieved and how existing legislation, administrative procedures and funding arrangements should be amended.

5548 PROPOSED AFFORESTATION: SOUTH HOUSE MOOR, DALES NATIONAL PARK – 79/242

The draft letters to the Forestry Commission and to the Dales National Park Committee on the South House Moor afforestation proposals were agreed by the Commission.

5549 FORMAT OF COMMISSION MEETINGS – 79/243

The paper was deferred.

5550 SOUTH WEST RCSR – STRATEGY AND SUBJECT REPORTS – 79/244

Officers recommendations on the South West RCSR consultation document were endorsed by the Commission. It was considered that the wording of the draft letter to the Regional Council was too harsh and should be amended.

5551 CUMBRIA AND LAKE DISTRICT STRUCTURE PLAN – 79/240

The draft letter containing the Commission's observations on the final draft Written Statement of the Lake District Special Planning Board and the Cumbria County Council was noted. It was agreed that the Chairman would see the final draft letter before it was despatched.

The Commission decided that in future they wished officers to refer to them only those issues arising from Development Plans for designated areas which were unusual or likely to be controversial. The full text of the Commission's comments would be reported in Synopsis. Responsibility for comments on structure plans outside designated areas would continue to be delegated to officers.

5552 NORTH YORK MOORS LOCAL PLAN – 79/241

The recommendations contained in the paper were accepted. Officers were authorised to respond to the National Park Authority accordingly.

5553 YARE BARRIER SCHEME

Mr Kegie's oral report was received and noted. A detailed report would appear in the next Synopsis.

5554 COMMITTEE FOR WALES

Mr Lewis, in an oral report, said that the Brecon Beacons National Park Committee had agreed not to oppose proposals for afforestation at Cnewr. It was agreed that Mr Lewis would write to the Chairman of the Brecon Beacons National Park Committee expressing the Commission's dissatisfaction regarding these afforestation proposals and that a similar letter would be sent by the Office for Wales to the Forestry Commission's Regional Advisory Committee.

5555 HIGH WEALD: PROPOSED AONB – 79/250

The Commission agreed to the exclusion of the Smockham Farm and Caenwood Farm areas from the AONB. The Deputy Chairman and the Director would visit Huhngershall Park to determine whether it should be included. Following this officers would conduct the formal consultation process with the local authorities concerned (see item 5561).

5556 CAMEL ESTUARY: PROPOSED AONB – 79/246

The Commission agreed the recommendations in the tabled paper that their officers should formally consult the Cornwall County Council and North Cornwall District Council on the designation of the area and that the proposal to designate should be advertised in the London Gazette and local newspapers (see item 5561).

FOLIO 47

Countryside Commission

MINUTES OF THE 120TH MEETING OF THE COUNTRYSIDE COMMISSION HELD AT
JOHN DOWER HOUSE, CRESCENT PLACE, CHELTENHAM ON THURSDAY 4 OCTOBER 1979

c/m/79/7

Present:

The Lord Winstanley	Chairman
Mr R A E Herbert	Deputy Chairman
Mr N Collins	
Mr J Dunning	
Mrs E Colwyn-Foulkes	
Mr J Kegie	
Cllr B S Langton	
Mr T O Lewis	
Miss J Lipson	
Mrs J Riley	
Mr D Streeter	

APOLOGIES FOR ABSENCE were received from Mr R Hoyle and The Lord McGregor. The Chairman announced that Mr Brian Hubbard had decided to resign from the Commission through ill health. The Commission decided to record their appreciation and gratitude for his services. The Chairman undertook to write and express the best possible wishes of the Commission for his recovery.

The Chairman welcomed Mr Sisson of the East Midlands Regional Office to his first Commission meeting.

The Commission agreed to the suggestion that there should be a Commission meeting on 3 January with a restricted agenda and that the Committee for Wales would be invited to attend.

MINUTES OF THE MEETING HELD ON 2 AUGUST 1979

The minutes were signed as a true record.

MATTERS ARISING

The Chairman reported that he had written to the Minister expressing the Commission's regret at losing Mr McGuire. He had also pointed out that it was customary for there to be discussions between the Minister and the Chairman about Commission appointments. In reply the Minister offered to discuss with the Chairman the future size and composition of the Commission. It was also announced that Lady Kirk had been invited by the Minister to become a Commissioner.

5562 DIRECTOR'S RETIREMENT (Minute 5540)

At this stage all staff other than the Director withdrew from the meeting while the Commission continued in a private session.

5563 PROPOSED STAFF CUTS (Minute 5543)

The Chairman said that following further correspondence he had arranged for the Director to supply additional information to the Department. A decision was still awaited about the future complement.

5564 MODIFICATION OF RIGHTS OF WAY (Minute 5547)

The report had been submitted to the Secretary of State and a letter received thanking the Commission for their response.

5565 PROPOSED AFFORESTATION: SOUTH HOUSE MOOR, DALES NATIONAL PARK (Minute 5548)

Mr Kirby had met representatives of the Forestry Commission's Regional Advisory Committee at a site meeting. The outcome would not be known until the RAC's full committee had discussed the matter.

5566 HIGH WEALD: PROPOSED AONB (Minute 5555)

The Deputy Chairman and Director had visited Hungershall Park and determined that it should be omitted from the proposed AONB.

5567 VISITS, MEETINGS AND CONFERENCES (Minute 5558)

It was reported that the Deputy Chairman had accepted an invitation to chair the morning session of the Council for National Parks Conference on 11 December and that the Director had accepted an invitation to address the conference. The Chairman would be chairing the afternoon session.

5568 COUNTRYSIDE COMMISSION AND HIGHWAY INQUIRIES - 79/301

The Commission noted the further correspondence on the subject which had taken place between the Chairman and the Permanent Secretary.

5569 UFEK '80 - 79/298

The draft letter and supporting submission for the Chairman to send to the Secretary of State and circulate to other Ministers and senior officials was approved by the Commission. In addition it was agreed that the Chairman would send a personal letter to the Secretary of State.

5570 RESEARCH AND EXPERIMENTS 1980-81 - 79/300

The recommendations contained in the paper were approved by the Commission. It was also agreed that the commencement of each major new project would be reported in Synopsis. A paper on the relationship of research and experiments to policy development, the formulation of advice, and future directions of work and priorities, with options, would be submitted to the Commission at an early meeting.

5571 FINANCE

i. Financial Provision 1980-81 - 79/303

The proposed estimates to be submitted to DOE were agreed by the Commission as being £2.625m in the non public sector and £4.5m in the public sector. The Commission instructed the Director to convey to the Department their concern at the inadequacy of the proposed funding in the private sector.

ii. Review of Grants in the public sector - 79/305

The Commission rejected the paper, in particular the proposals to reduce the levels of grant aid towards warden services, and called for revised proposals.

iii. National Park Supplementary Grant 1980-81 - 79/304

The Commission approved the recommendation and supported the 1980-81 National Park Supplementary Grant Bid of £5.44m.

FOLIO 48

80/198

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

1. Following a landscape evaluation and preparation of draft boundaries by the four County Councils involved, the Commission, in 1976 (paper 76/99), accepted the principle of designating a much larger area - about 560 square miles - of the High Weald as an AONB than the 132 square miles envisaged as the Forest Ridges Conservation Area in the 1947 Hobhouse Report. The public consultation exercise revealed widespread support for the designation of the 560 square miles proposed though the Commission subsequently (paper 79/250) agreed to the exclusion of some small areas on the fringe of Tunbridge Wells.
2. The four County Councils and eleven District Councils have now been formally consulted on the boundaries revised in 1979. No authority opposes designation but three District Councils do not agree with the boundary proposed since they wish to have additional areas included. Ashford Borough Council consider that the Old Romney Shoreline, to link the High Weald to the Kent Downs AONB, should also be designated. Mid Sussex District Council would like additional land north of Turners Hill and south of Bolney to be included. Tunbridge Wells Borough Council propose a different boundary south-west of Tunbridge Wells so as to include some of the land excluded by the Commission in 1979 and Kent County Council now agree with their proposal.
3. All of the above proposed additions have been inspected by Commission officers and considered unworthy of being part of a High Weald AONB. The Old Romney Shoreline is additionally of a completely different landscape character to the High Weald. The land to the south-west of Tunbridge Wells was excluded from the proposed AONB following a site visit by the Deputy Chairman and Director in August 1979. The local authorities probably wish to include additional land there primarily for development control reasons though argue that the boundary selected is entirely arbitrary: in fact, it mainly follows a railway and the edge of development with a straight link of $\frac{1}{4}$ mile between them.
4. Several authorities have urged the speedy designation of the AONB because the process has dragged on for several years and it is beginning to create uncertainty. Local authority officers report difficulty in getting the views of their members on a matter which they thought had been settled.

Recommendation

5. Having visited the High Weald on 25 and 26 April 1980, the Commission are invited to agree to the placing of the statutory advertisement, indicating their intention to designate the High Weald AONB with the boundaries now proposed.

Proposed Order

National Parks and Access to the Countryside Act, 1949

Designation Order for the High Weald Area of
Outstanding Natural Beauty, 1980

In pursuance of Section 87 of the National Parks and Access to the Countryside Act 1949, and all other powers enabling them in that behalf, the Countryside Commission hereby designate for the purposes of the said Act approximately 360 square miles of land in the counties of East Sussex, West Sussex, Surrey and Kent as the High Weald Area of Outstanding Natural Beauty. The areas of land comprising the Area of Outstanding Natural Beauty are shown bounded by a broad line edged internally hatched on the map annexed hereto.

This order may be cited as the Designation Order for the High Weald Area of Outstanding Natural Beauty, 1980.

GIVEN under the Common Seal
of the Countryside Commission this
..... day of one
thousand nine hundred and eighty

(Signed) Lord Winstanley
Chairman of the Countryside Commission
(Signed) R J S Hookway
Director of the Countryside Commission

FOLIO 49

Countryside Commission

C/M/80/7

MINUTES OF THE 129TH MEETING OF THE COUNTRYSIDE COMMISSION HELD AT JOHN DOWER HOUSE, CRESCENT PLACE, CHELTENHAM ON THURSDAY 3 JULY 1980.

Present:

The Lord Winstanley	Chairman
Mr R Herbert	Deputy Chairman
Mr N Collins	
Mr J Cousins	
Mr J Dunning	
Mr R Hoyle	
Mr J Kegie	
Lady Kirk	
Mr T Lewis	
Miss J Lipson	
Mrs J Riley	
Mr D Streeter	

Apologies for Absence were received from Mrs E Colwyn Foulkes and Cllr B Langton.

The Chairman announced that this was Mr Herbert's last meeting.

The Commission resolved to record their indebtedness to him for his long and valuable service and his outstanding contribution to countryside matters.

MINUTES OF THE MEETING HELD ON 5 JUNE 1980

The Minutes were signed as a true record.

5724 MATTERS ARISING

i. THE NEW FOREST (Minute 5713)

A 2-day visit to the New Forest would be arranged for the 30 and 31 October.

ii. As requested the number of foreign visits by Commissioners and staff and the totals of the costs of these visits over the last 2 years were reported.

iii. The Commission noted Paper 80/201 on Stansted Airport and the tabled matters arising paper 80/202.

5725 PROPOSED HIGH WEALD AONB - Paper 80/198

The Commission agreed to the placing of the statutory advertisement, indicating their intention to designate the High Weald AONB with the boundaries now proposed.

5726 COMMITTEE FOR WALES

Mr Lewis reported that the Committee for Wales would next be meeting on Monday 14 July in Newtown.

5727 PEDDARS WAY AND NORTH NORFOLK COAST PATH: APPROVAL OF REPORT TO THE SECRETARY OF STATE - Paper 80/196

The Commission agreed to adopt the alternative route, as proposed by landowners, from the junction with Houghton Farm drive (TF 863 053) southwards, with the exception of a short section opposite Hall Farm where a path to the west of the

FOLIO 50

National Parks and Access to the Countryside Act 1949

COUNTRYSIDE COMMISSION

Designation Order for the High Weald Area of
Outstanding Natural Beauty

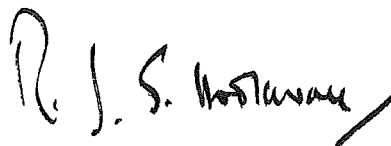
1. NOTICE IS HEREBY GIVEN that the Countryside Commission propose to make and submit to the Secretary of State for the Environment for confirmation the above-mentioned Order.
2. The effect of the proposed Order, which will not come into operation until confirmed by the Secretary of State for the Environment, will be to constitute the land, in the counties of East Sussex, West Sussex, Surrey and Kent, to which the proposed Order relates as the High Weald Area of Outstanding Natural Beauty for the purposes of the National Parks and Access to the Countryside Act, 1949.
3. Copies of the proposed Order and of the map referred to therein have been deposited for public inspection at:

Kent County Planning Department, Springfield, Maidstone;
Surrey County Planning Department, County Hall, Kingston on Thames;
East Sussex County Planning Department, Southover House, Southover Road, Lewes;
West Sussex County Planning Department, County Hall, Chichester;
Ashford Borough Planning Office, Trafalgar House, Elwick Road, Ashford;
Sevenoaks District Planning Office, White Oak, London Road, Swanley;
Tonbridge and Malling District Planning Office, The Air Station, West Malling;
Tonbridge Wells Borough Planning Office, 8 Tonbridge Road, Pembury;
Tandridge District Planning Office, Council Offices, Caterham;
Hastings Borough Planning Office, Summer Fields, Bohemia Road, Hastings;
Rother District Planning Office, Town Hall, Bexhill;
Wealden District Planning Office, Beaconwood, Beacon Road, Crowborough;
Crawley Borough Council, Town Hall, Crawley;
Horsham District Planning Office, Chennells House, North Street, Horsham; and
Mid Sussex District Planning Office, 38 Boltro Road, Haywards Heath.

These offices will be open for inspection of the Order and map free of charge during office hours from 10.00 to 16.00 hrs. Copies may also be inspected at the offices of the Countryside Commission, 25 Savile Row, London W1 and John Dower House, Crescent Place, Cheltenham.

4. Any representations with reference to the proposed Order should be sent in writing to the Countryside Commission so as to arrive not later than 10 October 1980 and any such representation should state the grounds on which it is made.

Dated this twenty second day of August 1980



Director

FOLIO 51

Countryside Commission

M/80/5797

80/353

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

1. Following the Commission's decision in July (paper 80/198), the statutory advertisement, indicating the Commission's intention to designate the High Weald AONB, was placed in the London Gazette on 28 August 1980 and in local newspapers circulating in the area.
2. The statutory advertisement has drawn only four representations which oppose designation. These are from the National Farmers' Union and three farmers in the area, none of whom accept the need for designation and consider designation to be premature pending the outcome of the Himsworth review of AONBs. In addition, it is believed that the earlier objections made for the same reasons, following informal consultations, by the Country Landowners' Association, Timber Growers' Association and Camping Club of Great Britain still stand. Having already decided, after considering Himsworth's recommendations and the reactions to the consultation paper on AONBs, to maintain the status quo of AONBs and to continue with the designation programme of proposed areas already in the pipeline, the main objection to the designation of the High Weald can, however, now be dismissed.
3. Several representations have also been received requesting that additional areas be included within the designation. Four of these are from local authorities: Kent County Council want to include in the Order land to the south of Paddock Wood, north-west of Tenterden and in the Pembury Hospital and Pembury Grange area; Mid-Sussex District Council object to the exclusion of Bolney and land north of Turners Hill and Tunbridge Wells Borough Council are dissatisfied that the Commission have not acceded to their earlier proposals to include undeveloped land south of the A264 and south-west of Tunbridge Wells. In addition, Shepway District Council (entirely outside the proposed designation) consider that the Old Romney shoreline should be designated, so as to join the Kent Downs AONB. Four other representations concerned the inclusion of additional land in the Tunbridge Wells area. All of these additional areas have been inspected before by Commission officers and reported to the Commission who have already rejected them as unworthy of a national landscape designation.
4. It is over four years since the Commission accepted the principle of designating a much larger area - about 560 square miles - of the High Weald then envisaged as the 132 square mile Forest Ridges conservation area by Hobhouse in 1947. There has been ample opportunity for all views to be aired and consultation has revealed an overwhelming consensus in favour of designation. Several local authorities have urged a speedy designation to remove uncertainty and the time is particularly ripe following the Commission's acceptance of Himsworth's recommendations.

Recommendation

5. The Commission are invited to endorse their advertised intention and to designate the High Weald Area of Outstanding Natural Beauty with the boundaries already proposed and to authorise the Order to be signed by the Chairman and Director for submission to the Secretary of State for the Environment.

GLSE
November 1980
File: GLSE/156/5

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY
 REPRESENTATIONS FOLLOWING THE STATUTORY ADVERTISEMENT IN AUGUST 1980

<u>Objections</u>	<u>Reasons</u>	<u>Commission's Comment</u>
1. P Whittaker Wellgrove Farm Kings Toll Road Peabury	Yoke of added restrictions and premature pending Himsworth review	Commission have decided to agree with Himsworth recommendation to maintain status quo for AONBs, so no added restriction to the farming community or additional bureaucracy; no evidence of reduced capital values following designation elsewhere or of designation creating ill-feeling.
2. B H Belsham Poulhurst Castle Hill Brenthley, Kent	Unacceptable bureaucracy and premature pending Himsworth review	
3. Sun Oak Farm Horsham (Agents Henry Smith & Son, 50 Carfax, Horsham)	No planning need, do not consider farm to be outstanding landscape, designation will reduce the capital value of the farm	
4. National Farmers' Union High Street Cranbrook, Kent and Agriculture House Station Road Liss, Hants	Unnecessary to conserve the area, additional bureaucracy; premature pending Himsworth review, will result in ill- feeling between the agricultural community and the Commission.	

REQUESTS FOR ADDITIONAL AREAS TO BE INCLUDED WITHIN THE DESIGNATION

1. Kent County Council	The Secretary of State be requested to reconsider the exclusion from the Order of the land to the south of Paddock Wood, the north-west of Tenterden and the land in the Peabury Hospital - Peabury Grange area	All these proposed additions have been inspected and not considered worthy of inclusion in a national landscape designation. Over-designation would devalue the areas which are truly of outstanding natural beauty.
2. Mid Sussex District Council	Welcome the designation but object to the exclusion of land at Bolney, including Bolney village and land north of Turners Hill	
3. Tunbridge Wells Borough Council	Dissatisfied that their earlier proposals for including undeveloped land south of A264 and south-west of Tunbridge Wells have not been accepted	

4. Shepway District Council Designation should include the Old Romney shoreline, as an extension of the Kent Downs AONB
5. Speldhurst Parish Council Should include Langton Green, Tunbridge Wells and Ruathall Commons
6. Ramblers' Association (Southern Area) Agree with Speldhurst Parish Council
7. Langton Green Rural Society Should include the village of Langton Green
8. Sir Eric Bradbury
The Gate House
Neville Park
Tunbridge Wells Should include the whole of Tunbridge Wells.

M 5797 PROPOSED HIGH WEALD AONB Paper 80/353

The Commission agreed to designate the High Weald AONB with the boundaries as proposed and to authorise the Order to be signed by the Chairman and Director for submission to the Secretary of State for the Environment.

FOLIO 52

MINUTES OF THE 134th MEETING OF THE COUNTRYSIDE COMMISSION HELD AT JOHN DOWER HOUSE, CRESCENT PLACE, CHELTENHAM ON THURSDAY, 4 DECEMBER 1980

C/M/80/12

Present:..	The Lord Winstanley	Chairman
	Mr T Lewis	Deputy Chairman
	Mr D Barber	
	Mrs E Colwyn Foulkes	
	Mr N Collins	
	Mr M Drummond	
	Mr J Dunning	
	Mr R Hoyle	
	Mr J Kegie	
	Lady Kirk	
	Mr M Rees	
	Mr M Schreiber	
	Mr D Streeter	

Apologies for absence were received from Mr J Cousins and Cllr B Langton.

The Chairman and Commissioners welcomed Mr Derek Barber as a new Commissioner and Chairman designate. Mr Meuric Rees was also welcomed to his first Commission meeting.

The appointments from 1 December of Mr Trevor Lewis as Deputy Chairman and Mr Jim Kegie as Chairman of the Committee for Wales were noted with pleasure.

Minutes of the Meeting held on 6 November 1980.

The minutes were signed as a true record.

5788 MATTERS ARISING

The tabled Matters Arising Paper 80/358 was noted.

5789 APPOINTMENT OF DIRECTOR

a. The Commissioners met privately to deal with this item. The Chairman announced that the final selection board would be re-convened for further interviews on 17 December following which an appointment would be made. As Mr J Kegie had now been appointed Chairman of the Committee for Wales Lady Kirk had withdrawn from the final selection board on 17 December so that he could take her place. Appropriate arrangements had been made with the Civil Service Commission.

b. Mr Davidson announced the proposed transitional arrangements pending the appointment of a new Director. There would be no basic change to the structure of the organisation for the time being. Mrs Laverack and Mr Leonard would report to him as would a principal, to be appointed temporarily, who would take charge of administration. As a stop-gap measure it might also be necessary for one of the northern Regional Officers to take over Mr Davidson's divisional work.

The Permanent Secretary's approval of these proposals would be sought. The Commission gave authority for Mr Davidson to proceed along the lines indicated.

5790 MEETING WITH SECRETARY OF STATE, 20 JANUARY

When papers dealing with the Commission's future are received from the Secretary of State, Commissioners should brief themselves for the meeting on 20 January.

5793 MEETING OF CHAIRMEN AND CHIEF OFFICERS OF NATIONAL PARKS, 25 NOVEMBER

The Commission noted some particular areas of concern which had arisen at this meeting:

- a. The government had decided not to proceed with the review of administration of national parks as had been recommended by the Sandford Committee. Also, regarding the briefing of new appointees to national park boards and committees, further discussion would be held with the ACC following which a paper would be put to the Commission.
- b. The proposals in the Local Planning and Government Bill require local authorities to show land purchases as capital expenditure at district valuer's valuation. This will give local authorities less scope to make opportunity purchases. The ACC will be contacting the Commission over this matter following which a paper will be prepared.
- c. A suggestion that a "Planning Enquiry Commission" should be set up to consider the application for permission to undertake test drilling for nuclear waste disposal sites had been favourably received at the 25 November meeting. Officers would look at the suggestion and report back to the Commission.

5794 COMMITTEE FOR WALES

Mr Kegie reported that the Committee for Wales met on 10 November and had the following to report:

- a. A meeting with the NCC will be arranged to discuss guidelines for improved cooperation in Wales. The Committee for Wales had also pointed out their interest in the area to the Berwyn Society and asked to send a representative to the society's meetings.
- b. Mr John Tetlow, project officer for the Cambrian Way had substantially resolved the problems of the route from Cardiff to Gilwern, and drew attention to the problems on the Cnewr Estate section of the route.

Mr Kegie paid tribute to Mr Lewis' fine chairmanship of the Committee for Wales and all the work he had done to further the Commission's interests in Wales. The Chairman added his appreciation to Mr Lewis' work.

5795 NEW FOREST LAWNS Paper 80/351

The Commission noted the letter from Hector Monro.

5796 MILITARY USE OF DARTMOOR Paper 80/356

The Commission agreed to accept the revised paper. They also agreed that representatives could accompany members of the national park authority to make representations to the Minister of Defence on the use of the Dartmoor ranges for artillery and mortar firing.

5797 PROPOSED HIGH WEALD AONB Paper 80/353

The Commission agreed to designate the High Weald AONB with the boundaries as proposed and to authorise the Order to be signed by the Chairman and Director for submission to the Secretary of State for the Environment.

FOLIO 53



COUNTRYSIDE COMMISSION

John Dower House
Crescent Place
Cheltenham
Glos GL50 3RA
Cheltenham (0242) 21381

The Secretary of State
Department of the Environment
2 Marsham Street
London SW1P 3EB

Our ref: GLSE/156/5

29 December 1980

Sir

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949 DESIGNATION ORDER FOR THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY 1980

In accordance with the provisions of Section 87 of the National Parks and Access to the Countryside Act 1949, I submit for your confirmation the Designation Order for the High Weald Area of Outstanding Natural Beauty.

In relation to Section 87(2) of the above mentioned Act, the Commission have consulted the Kent, Surrey, East Sussex and West Sussex County Councils; the Sevenoaks, Tonbridge and Malling, Tandridge, Rother, Wealden, Horsham and Mid-Sussex District Councils and the Ashford, Tunbridge Wells, Hastings and Crawley Borough Councils whose areas of responsibility include the land which is the subject of the Order.

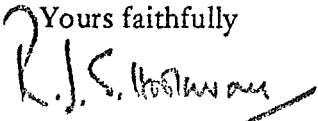
The Commission have also published a notice saying that they propose to make the aforementioned Designation Order indicating the effect of the Order and stating the time and manner in which representations about it may be made to the Commission. The notice, a copy of which is enclosed, appeared in the London Gazette on 27 August 1980 and in the following local newspapers circulating in the High Weald on 28 August:—

Kent Messenger
Surrey Mirror
West Sussex County Times
Sussex Express and County Herald

The Commission have received 12 representations as a result of this notice which are listed, together with the Commission's comments on them, in the annex to this letter. Only 6 of the representations are objections to the proposed designation and copies of these are included for your information. The remainder are requests for additional areas to be included within the designation. For your information I also enclose a copy of the Draft Statement of Intent prepared for the 1978 informal consultation exercise of the proposal, and a copy of a summary report on that exercise prepared for the Commission.

Having carefully considered the representations made and also the overwhelming support for designation indicated by an informal consultation carried out in 1978, the Commission approved the formal sealing of the Order at their meeting on 4 December 1980.

Yours faithfully


R J S HOOKWAY
Director

Supporting documents enclosed

1. 3 copies of the Order
2. Notice from the London Gazette
3. Copies of 6 objections
4. Summary of 1978 informal consultation exercise
5. Statement of Intent, prepared by the 4 County Councils

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

REPRESENTATIONS FOLLOWING THE STATUTORY ADVERTISEMENT IN AUGUST 1980

<u>Objections</u>	<u>Reasons</u>	<u>Commission's Comment</u>
1. D Whittaker Wellgrove Farm Kings Toll Road Pembury	Yoke of added restrictions and premature pending Himsworth review	Commission have decided to agree with Himsworth recommen- dation to maintain status quo for AONBs, so no added restriction to the farming community or additional bureau- cracy; no evidence of reduced capital values following designation elsewhere or of designation creating ill-feeling
2. B H Belsham Poulhurst Castle Hill Brenchley, Kent	Unacceptable bureaucracy and premature pending Himsworth review	
3. Sun Oak Farm Horsham (Agents Henry Smith & Son, 50 Carfax, Horsham)	No planning need, do not consider farm to be outstanding landscape, designation will reduce the capital value of the farm	
4. National Farmers' Union High Street Cranbrook, Kent and Agriculture House Station Road Liss, Hants	Unnecessary to conserve the area, additional bureaucracy; premature pending Himsworth review, will result in ill- feeling between the agricultural community and the Commission.	

REQUESTS FOR ADDITIONAL AREAS TO BE INCLUDED WITHIN THE DESIGNATION

1. Kent County Council	The Secretary of State be requested to reconsider the exclusion from the Order of the land to the south of Paddock Wood, the north-west of Tenterden and the land in the Pembury Hospital - Pembury Grange area	All these proposed additions have been inspected and not considered worthy of inclusion in a national landscape designation. Over-designation would devalue the areas which are truly of outstanding nature beauty.
2. Mid Sussex District Council	Welcome the designation but object to the exclusion of land at Bolney, including Bolney village and land north of Turners Hill	
3. Tunbridge Wells Borough Council	Dissatisfied that their earlier proposals for including undeveloped land south of A264 and south- west of Tunbridge Wells have not been accepted	

4. Shepway District Council Designation should include the Old Romney shoreline, as an extension of the Kent Downs AONB
5. Speldhurst Parish Council Should include Langton Green, Tunbridge Wells and Rusthall Commons
6. Ramblers' Association (Southern Area) Agree with Speldhurst Parish Council
7. Langton Green Rural Society Should include the village of Langton Green
8. Sir Eric Bradbury
The Gate House
Neville Park
Tunbridge Wells Should include the whole of Tunbridge Wells.

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

1. Following the Commission's decision in July (paper 80/198), the statutory advertisement, indicating the Commission's intention to designate the High Weald AONB, was placed in the London Gazette on 28 August 1980 and in local newspapers circulating in the area.
2. The statutory advertisement has drawn only four representations which oppose designation. These are from the National Farmers' Union and three farmers in the area, none of whom accept the need for designation and consider designation to be premature pending the outcome of the Himsworth review of AONBs. In addition, it is believed that the earlier objections made for the same reasons, following informal consultations, by the Country Landowners' Association, Timber Growers' Association and Camping Club of Great Britain still stand. Having already decided, after considering Himsworth's recommendations and the reactions to the consultation paper on AONBs, to maintain the status quo of AONBs and to continue with the designation programme of proposed areas already in the pipeline, the main objection to the designation of the High Weald can, however, now be dismissed.
3. Several representations have also been received requesting that additional areas be included within the designation. Four of these are from local authorities: Kent County Council want to include in the Order Land to the south of Paddock Wood, north-west of Tenterden and in the Pembury Hospital and Pembury Grange area; Mid-Sussex District Council object to the exclusion of Bolney and land north of Turners Hill and Tunbridge Wells Borough Council are dissatisfied that the Commission have not acceded to their earlier proposals to include undeveloped land south of the A264 and south-west of Tunbridge Wells. In addition, Shepway District Council (entirely outside the proposed designation) consider that the Old Romney shoreline should be designated, so as to join the Kent Downs AONB. Four other representations concerned the inclusion of additional land in the Tunbridge Wells area. All of these additional areas have been inspected before by Commission officers and reported to the Commission who have already rejected them as unworthy of a national landscape designation.
4. It is over four years since the Commission accepted the principle of designating a much larger area - about 560 square miles - of the High Weald then envisaged as the 132 square mile Forest Ridges conservation area by Hobhouse in 1947. There has been ample opportunity for all views to be aired and consultation has revealed an overwhelming consensus in favour of designation. Several local authorities have urged a speedy designation to remove uncertainty and the time is particularly ripe following the Commission's acceptance of Himsworth's recommendations.

Recommendation

5. The Commission are invited to endorse their advertised intention and to designate the High Weald Area of Outstanding Natural Beauty with the boundaries already proposed and to authorize the Order to be signed by the Chairman and Director for submission to the Secretary of State for the Environment.

GLSE

November 1980

File: GLSE/156/5

PROPOSED HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY

REPRESENTATIONS FOLLOWING THE STATUTORY ADVERTISEMENT IN AUGUST 1980

<u>Objections</u>	<u>Reasons</u>	<u>Commission's Comment</u>
1. P Whittaker Wellgrove Farm Kings Toll Road Pembury	Yoke of added restrictions and premature pending Himsworth review	Commission have decided to agree with Himsworth recommendation to maintain status quo for AONBs, so no added restriction to the farming community or additional bureaucracy; no evidence of reduced capital values following designation elsewhere or of designation creating ill-feeling
2. B H Belsham Poulhurst Castle Hill Brenchley, Kent	Unacceptable bureaucracy and premature pending Himsworth review	
3. Sun Oak Farm Horsham (Agents Henry Smith & Son, 50 Carfax, Horsham)	No planning need, do not consider farm to be outstanding landscape, designation will reduce the capital value of the farm	
4. National Farmers' Union High Street Cranbrook, Kent and Agriculture House Station Road Liss, Hants	Unnecessary to conserve the area, additional bureaucracy; premature pending Himsworth review, will result in ill-feeling between the agricultural community and the Commission.	

REQUESTS FOR ADDITIONAL AREAS TO BE INCLUDED WITHIN THE DESIGNATION

1. Kent County Council	The Secretary of State be requested to reconsider the exclusion from the Order of the land to the south of Paddock Wood, the north-west of Tenterden and the land in the Pembury Hospital - Pembury Grange area	All these proposed additions have been inspected and not considered worthy of inclusion in a national landscape designation. Over-designation would devalue the areas which are truly of outstanding natural beauty.
2. Mid Sussex District Council	Welcome the designation but object to the exclusion of land at Bolney, including Bolney village and land north of Turners Hill	
3. Tunbridge Wells Borough Council	Dissatisfied that their earlier proposals for including undeveloped land south of A264 and south-west of Tunbridge Wells have not been accepted	

4. Shepway District Council Designation should include the Old Romney shoreline, as an extension of the Kent Downs AONB
5. Speldhurst Parish Council Should include Langton Green, Tunbridge Wells and Rusthall Commons
6. Ramblers' Association
 (Southern Area) Agree with Speldhurst Parish Council
7. Langton Green Rural
 Society Should include the village of Langton Green
8. Sir Eric Bradbury
 The Gate House
 Neville Park
 Tunbridge Wells Should include the whole of Tunbridge Wells.

Proposed Order

National Parks and Access to the Countryside Act, 1949

Designation Order for the High Weald Area of
Outstanding Natural Beauty, 1980

In pursuance of Section 87 of the National Parks and Access to the Countryside Act 1949, and all other powers enabling them in that behalf, the Countryside Commission hereby designate for the purposes of the said Act approximately 560 square miles of land in the counties of East Sussex, West Sussex, Surrey and Kent as the High Weald Area of Outstanding Natural Beauty. The areas of land comprising the Area of Outstanding Natural Beauty are shown bounded by a broad line edged internally hatched on the map annexed hereto.

This order may be cited as the Designation Order for the High Weald Area of Outstanding Natural Beauty, 1980.

GIVEN under the Common Seal
of the Countryside Commission this
~~FOURTH~~ day of ~~DECEMBER~~... one
thousand nine hundred and eighty

(Signed) Lord Winstanley
Chairman of the Countryside Commission

(Signed) R J S Hookway
Director of the Countryside Commission

CHARGES FOR THE MONTH OF OCTOBER

page no.

1

the attention of:

ent's own reference	order	details	publication	insertion date	cost	VAT %	VAT amount
	162970	NATIONAL PARKS AND ACCESS SEMI-DISPLAY KENT MESSENGER		29.08.80	284.70	0.00	0.00
	162971	NATIONAL PARKS AND ACCESS SEMI-DISPLAY SURREY MIRROR		29.08.80	72.00	0.00	0.00
	162972	NATIONAL PARKS AND ACCESS SEMI-DISPLAY WEST SUSSEX COUNTY TIMES		29.08.80	39.00	0.00	0.00
	162973	NATIONAL PARKS AND ACCESS SEMI-DISPLAY SUSSEX EXPRESS & COUNTY HERALD		29.08.80	90.10	0.00	0.00

total cost	485.80
REBATE 1.75%	8.50
total VAT	0.00
amount due £	477.30

I hereby declare that the above charges are correct and agreed for the month of October 1980 and I am authorised to sign this invoice on behalf of the advertiser.

and for
Signature *M. Smith*
Date 28.11.80 703305-8
Larger account chargeable

18 DEC 1980

Please note that this invoice is due for payment not later than 18 DEC 1980. If you wish to query any item, advise us promptly but payment of the balance must be made by the date above. After the date above there will be a surcharge of 3%.

FOLIO 54

Areas of Outstanding Natural Beauty: A Policy Statement

Countryside Commission
John Dower House
Crescent Place
Cheltenham
Glos GL50 3RA

CCP 141
Crown copyright
December 1980

managers, and deals with the major points concerning AONBs: designation, planning and management strategy, administration and grant aid. Other, minor, issues are not considered except in relation to these key points.

POLICY

Designation

7. The discussion paper asked "should AONBs be scrapped?" and "should the designation of some AONBs be withdrawn?" The response revealed almost unanimous support for the designation, and there were no proposals for withdrawing it from any existing area (see Annex 1). Even the landowning, farming and forestry organisations believed, with qualifications which included opposition to further designation, that the existing AONBs should be retained.

8. It is the Commission's view that all existing AONBs should be retained.

9. Twelve areas remain to be designated to complete the programme (see Annex 2). Views on these varied, with landowning, farming and forestry interests opposing new designations, while other groups were equally concerned that the programme should be speedily completed.

10. a. Taking these views into account, the Commission will complete the designation of the six areas where the procedure has begun.

b. The Commission will review their proposals to designate the six areas where the procedure has not started.

The Purpose of Designation

11. The main purpose of the designation is to conserve and enhance 'natural beauty', which includes protecting flora, fauna and geological as well as landscape features. However, the legislation is less clear about recreation in AONBs. The *National Parks and Access to the Countryside Act 1949* provides for promoting public access on foot to open countryside, but apart from this there is no clear statutory

FOLIO 55

Appendix 1. Statement on AONBs by Secretary of State, 29 July 1982

The Countryside Commission's policy statement on areas of outstanding natural beauty (AONBs) reflects the outcome of the first major appraisal of AONBs since designation began in 1956. In arriving at their conclusions the Commission considered evidence from several sources, principally the wide-ranging response to their own discussion paper published in 1978, and the findings of the two-year study by Mr. Kenneth Himsworth of the effects of designation on individual areas. The exercise has focussed attention on a key part of our landscape designation system, and I congratulate the Commission on the thoroughness of their approach.

It is clear from the Commission's work that AONBs have gained a wide measure of public acceptance over the past twenty-five years, although there is a difference of opinion on the need for further designations. For their part, the Commission have said that they propose to continue with their designation programme in those six areas where the procedure has already begun, and orders designating three of these areas, in addition to one designating the North Pennines area made earlier, are now before us in accordance with the statutory procedures.

In the case of six proposed areas where procedures for designation have not started the Commission will now re-examine whether there is a case for proceeding. And they are being invited to review the boundaries of some of the 33 AONBs already designated.

Objectives The government believe the present legislation governing the aims and administration of AONBs provides a sound basis for the further development of policies towards them. Like the Commission we consider that the conservation of natural beauty should continue to be the primary object of such policies. Furthermore the government also endorse the Commission's reminder that the latter should have full regard to the economic and social well-being of those areas. They take the view that recreation should not be an objective of the designation of

Objectives
(continued)

AONBs, but that these areas when designated should be used to meet the demand for recreation, so far as that is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other users.

**Joint Advisory
Committees**

As the Commission point out, the boundaries of most AONBs cross those of several district councils and in some cases county councils. This is a potential obstacle to the development of co-ordinated policies at local level for such areas. The government therefore welcome the Commission's proposal to encourage establishment of further Joint Advisory Committees for those AONBs, bringing together local authorities, amenity groups and land-use interests. The government also believe it would be a useful step forward if, as the Commission recommend, local authorities were to agree on the identification of an officer in each area to have general responsibility for AONB matters, but this must depend on the availability of staff resources.

**Planning,
management,
development
control**

Confirmation of an AONB designation order confers formal recognition by the government that the natural beauty of the landscape in the area identified is of national importance; and that we expect this to be reflected by local authorities in their preparation of structure and local plans and exercise of development control. Though development plans must remain the definitive means of setting out local policies for the development and other use of land, the government believe that the statements of intent for AONBs which the Countryside Commission have encouraged authorities with such responsibilities to prepare, can, taking account of their special needs, be a worthwhile, informal aid to the planning and management of these areas. We have noted the Commission's advocacy of the preparation of management plans for some areas. The government accept that it may sometimes be useful for local authorities to play an active role in seeking to resolve conflicts of interest against the background of statements of intent, and consider that their existing powers are adequate for this purpose.

Major development

The government agree with the Commission's view that, in general, it would be inconsistent with the aims of designation to permit the siting of major industrial and commercial development in AONBs. Only proven national interest and lack of alternative sites can justify any exception. But each individual case must be determined on its merits—that is a fundamental rule of our planning system. We believe the environmental effects of new proposals should be a major consideration in all such circumstances.

In the case of the extractive industries it is a fact of geology that many deposits occur in some of the more beautiful parts of the countryside. We cannot dispense with these essential sources of supply; however, the government believe that applications for substantial new mineral workings, or extensions to existing workings, in AONBs as well as in national parks, should be subject to the most rigorous examination.

A similar dilemma arises in respect of proposals for new road construction. Many existing trunk routes pass through AONBs and often there is little scope for developing alternative routes elsewhere. Some improvements may be essential—new bypasses, for example, to relieve the pressure on towns suffering severe disturbance from heavy lorry traffic. The methods of assessment used to appraise trunk road proposals already take account of the impact on the landscape, but schemes which affect AONBs will be examined with particular care to ensure that a new road is needed and that the route has been chosen to do as little damage to the environment as practicable.

Minor industrial development

In the AONB context the Commission draw a distinction between the scope for large and small scale industrial development, and the government endorse this approach. Modern agriculture is capital intensive and can no longer be looked to as a major source of employment in rural areas. Small industries have a vital role to play here, and the government's wish to encourage such activities was stressed in a recent circular issued jointly by my department and the Welsh Office. There may be opportunities for small businesses to take over existing premises—redundant farm buildings, for example—and we

**Minor industrial
development**
(continued)

believe that, subject to certain safeguards, such opportunities should be seized. Where new building is required in an AONB the government expect such development to be in sympathy with the architecture and landscape of the area.

**Agricultural
operations**

The Commission recommend that the special consultation procedures and safeguards for conservation provided under the farm capital grant arrangements operated in England by my Rt. Hon. Friend the Minister of Agriculture, Fisheries and Food, and in Wales by my Rt. Hon. Friend the Secretary of State for Wales should be extended to include AONBs as well as the present coverage of national parks, national nature reserves and sites of special scientific interest. The effect of modern agricultural methods on the traditional appearance and composition of our countryside is an emotive issue, which provokes widespread controversy. In their initial proposals for the revised capital grant schemes introduced in October 1981, my Rt. Hon. Friends include AONBs in the procedures then foreshadowed. But following careful consideration of comments received during that consultation process, and having regard to the implications for local authority manpower resources, the government concluded that the scope of the proposed arrangements should not, in the event, extend to AONBs. The evidence which has accumulated so far suggests that the present arrangements are working satisfactorily, and it is too soon, we believe, to consider revising this policy. However, my Rt. Hon. Friends, in accordance with the duty laid on all Ministers, government departments, and public bodies by Section 11 of the Countryside Act 1968, will continue to have full regard to the importance of conservation when considering all applications for grant, and will make provision for giving conservation advice to persons carrying on agricultural businesses as required by Section 41(1) and (2) of the Wildlife and Countryside Act 1981. Finally and more generally, it must be stressed that the prime responsibility for the day-to-day administration of AONBs rests with the local authorities concerned. Rightly the Commission's proposals focus on the importance of their role, and the scope for early implementation of some of the present recommendations will depend on the extent to which authorities can take action within planned future levels of resource availability. Equally

the Commission's own resources are constrained. But I am confident that their statement provides a sound general framework for future action; and I am pleased to place on record both the government's recognition of the important part already played by AONBs in conserving our natural heritage, and our continued commitment to their safeguarding in the years ahead.

FOLIO 56

Areas of Outstanding Natural Beauty

Policy Statement 1983

To replace CCP 141 *Areas of Outstanding Natural Beauty: A Policy Statement*
published by the Countryside Commission in December 1980.

Appendix 3 has been updated to 1989

Appendix 4 has been updated to 1987

Published by:	Distributed by:
Countryside Commission	Countryside Commission
John Dower House	Publications Despatch Department
Crescent Place	19/23 Albert Road
Cheltenham, GL50 3RA	Manchester M19 2EQ
Tel. 0242 521381	CCP 157
© Countryside Commission 1983	ISBN 0 86170 078 3

Introduction

1. Following a major reappraisal¹ of the value of areas of outstanding natural beauty (AONB) designation, the Commission published a policy statement in December 1980², setting out its policy and recommendations for action. This included measures to secure more co-ordinated management on the part of the local authorities, land owners and land managers, and dealt with the major points concerning AONBs: designation, planning and management strategy, administration and grant-aid.

2. The Secretary of State for the Environment, having completed his examination of the Commission's recommendations, made a statement in Parliament on 29 July 1982 (see Appendix 1). This booklet updates the policy statement of December 1980 in the light of the government's response, and also takes account of the Secretary of State's most recent decisions on four AONB designation orders.

Policy

Designation

3. Thirty-five AONBs have been designated under Section 87 of the National Parks and Access to the Countryside Act, 1949. They are listed in Appendix 3. In addition, the North Pennines AONB designation order was submitted to the Secretary of State in 1979, and in October 1983 he announced that, before taking a decision on this order, he was requesting the Commission to advise him of what scope there was, if any, for modifying the boundaries.

4. Following the completion of its overall review of AONBs in 1980, the Commission decided to proceed towards the designation of a further

1. The documents relating to this appraisal are:

CCP 116 *Areas of Outstanding Natural Beauty: a discussion paper*, 1978.

CCP 125 *Areas of Outstanding Natural Beauty: report of a one-day conference*, 1979.

CCP 137 *Areas of Outstanding Natural Beauty: response to the Countryside Commission's discussion paper*, 1980.

CCP 140 *A Review of Areas of Outstanding Natural Beauty*, 1981.

2. CCP 141 *Areas of Outstanding Natural Beauty: a policy statement*, 1980.

six areas and to reconsider its proposals to designate six other areas where no procedure towards designation had commenced. Three of the first group of six (High Weald, Camel Estuary extension to Cornwall AONB, and Cranborne Chase and West Wiltshire Downs) have already become the subject of designation orders, and all three of these have recently been confirmed by the Secretary of State. The review of the six other areas has led to the removal of three of them from the programme. Appendix 4 shows the remaining six AONB proposals.

5. Sub-section 7 of Section 87 of the 1949 Act gives the Commission and the Secretary of State the power to vary any existing designation order by means of a variation order. Major extensions to existing AONBs can also be the subject of separate designation orders e.g. Camel Estuary extension to the Cornwall AONB. In his July 1982 statement the Secretary of State invited the Commission to review the boundaries of some of the 33 AONBs already designated at that date. We have informed the Secretary of State that a programme of boundary changes will be announced in 1985, following consultation with the local authorities concerned. The programme will also include some of the outstanding amendments to boundaries which local authorities have proposed in recent years, but which have been held back until the current designation programme was nearer completion.

6. The Commission's policies on designation are as follows:

- i. All existing AONBs will be retained, but in some cases boundaries will be reviewed.**
- ii. The Commission will give priority to the designation as AONBs of the Clwydian Range, and the Tamar and Tavy Valleys.**
- iii. Having regard to its own resources, and to the resources and priorities of the local authorities involved, the Commission will proceed at the earliest appropriate opportunity towards the designation of the Howardian Hills, the Berwyn Mountains and the Blackdown Hills.**

Designation (continued)

iv. No further action will be taken towards the designation of the Nidderdale Moors as an AONB pending the completion of a review of the boundaries of the Yorkshire Dales National Park by the Commission in consultation with the National Park authority.

The purpose of designation

7. The main purpose of designation, as set out in Section 87 of the National Parks and Access to the Countryside Act, 1949 (see Appendix 2), is to conserve and enhance "natural beauty", which includes protecting flora, fauna and geological as well as landscape features. The 1949 Act provides for promoting public access on foot to open countryside, but apart from this there is no clear statutory guidance on recreation.

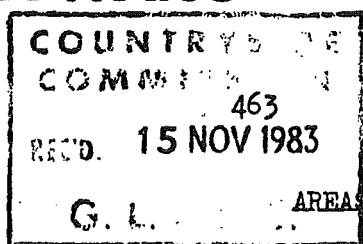
8. In the review of AONBs the purpose of designation was re-assessed, and it was suggested that recreation should be recognised as an objective of designation when it was consistent with the conservation of natural beauty. However, the government takes the view that recreation should not be an objective of designation, but that AONBs should be used to meet the demand for recreation so far as that is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other users.

9. There is also no specific statutory provision for safeguarding the needs of agriculture, forestry and rural industries. However, in common with other statutory agencies, the Commission is required by Section 37 of the Countryside Act 1968 to show "due regard" to those interests. It is clear, moreover, that there is a need to safeguard agriculture and existing rural industries in AONBs in order to ensure the economic and social well-being of rural communities.

10. The Commission's policies on the purpose of designation are as follows:

i. The primary purpose of designation will be to conserve natural beauty.

FOLIO 57

Press Notice275/1
28 October 1983
McLennan

Patrick Jenkin, Secretary of State for the Environment today announced that he had approved three Orders made by the Countryside Commission designating Areas of Outstanding Natural Beauty in Southern England. The areas concerned are the High Weald in Kent, Surrey and East and West Sussex; Cranborne Chase and West Wiltshire Downs, covering parts of Wiltshire, Dorset, smaller parts of Hampshire and South Somerset; and the Camel Estuary extension to the existing Cornwall Area of Outstanding Natural Beauty.

In written answer to a Parliamentary Question from Iain Mills MP (Meriden) Patrick Jenkin said:

"I have today approved three of these Orders covering the High Weald, Cranborne Chase and the West Wiltshire Downs, and the Camel Estuary in Cornwall.

"The fourth Order designating a very large area of the North Pennines has attracted widespread interest, and public opinion about it is strongly divided. In view of its size and the lapse of time since the Order was initially made, I have invited the Countryside Commission to have a fresh look at the area proposed for designation and to advise on any boundary changes they think might be appropriate. I shall make a further announcement about this Order in due course."

NOTES TO EDITORS

Areas of Outstanding Natural Beauty are designated by the Countryside Commission, subject to the Secretary of State's confirmation, under section 87 of the National Parks and Access to the Countryside Act 1949.

Confirmation of the High Weald (1450 sq Km in Kent and Sussex), Cranborne Chase and West Wiltshire Downs (960 sq Km in Wiltshire and Dorset), and the Camel Estuary extension to the existing Cornwall AONB (25 sq Km) brings the number of AONBs in England and Wales to 35, covering about 11% of the total land surface. The Order designating the North Pennines covers an area of some 2251 sq Km in parts of Cumbria, Durham and Northumberland.

Consideration of these Orders was deferred pending the Government's statement of policy on AONBs made on 29 July 1982 (see Press Notice 282).

Press Enquiries: 01-212 4685/6
Night Calls (6.30pm-8.00am)
Weekends and Holidays: 01-212 7071
Public Enquiries: 01-212 3434: ask

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT, 1949
HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY
(DESIGNATION) ORDER, 1980

IN pursuance of Section 87 of the National Parks and Access to the Countryside Act 1949, and all other powers enabling them in that behalf, the Countryside Commission hereby designate for the purposes of the said Act approximately 560 square miles of land in the counties of East Sussex, West Sussex, Surrey and Kent as the High Weald Area of Outstanding Natural Beauty. The area of land comprising the Area of Outstanding Natural Beauty is shown bounded by a broad line edged internally by stipple on the map annexed hereto.

This Order may be cited as the High Weald Area of Outstanding Natural Beauty
(Designation) Order, 1980.



GIVEN under the Common Seal of the
Countryside Commission this fourth day
of December one thousand nine hundred
and eighty.

LORD WINSTANLEY
(Signed)
Chairman of the Countryside Commission

R J S HOOKWAY
(Signed)
Director of the Countryside Commission

DET 2117

The Secretary of State for the Environment
hereby confirms the foregoing Order.

Signed by authority of
the Secretary of State

An Assistant
Secretary in the
Department of the
Environment.

28 October 1983.

FOLIO 58

11 letter copy of letter
to CPOS West Sussex
East Sussex
Kent

DCPOS

Surrey
Brawley
Borham
Mid-Sussex
Rother
Rushmore
East Sussex
Ashford
Tonbridge & Malling
Sevenoaks
Tonbridge Wells
Tandridge

Our ref: 273/1/E

1 December 1983

Dear Sir

NATIONAL PARKS AND ACCESS TO THE COUNTRYSIDE ACT 1949
HIGH WEALD AONB (DESIGNATION) ORDER 1980

As you may know, on 28 October 1983, the Secretary of State for the Environment confirmed the order setting up the High Weald Area of Outstanding Natural Beauty. Under the provisions of Section 87 (8) of the National Parks and Access to the Countryside Act 1949, the Commission have an obligation to secure that a copy of this order is available at the offices of each local authority whose area includes any part of the area to which the order relates, for inspection by the public at all reasonable times.

I enclose two copies of the order and map and would be obliged if you would kindly make the necessary arrangements for these to be available for inspection by the public as required by the Act. I should add that I have also sent two copies of the order and the map to the other Local Authority Planning Officers concerned and have asked them to similarly display a copy of the order and the map.

Finally, may I take this opportunity to tell you informally that we are advised that exemption to the 1981 GDO relaxations (ie The Town and Country Planning (National Parks, AONBs, and Conservation Areas) Special Development Order No 246 DOE) will not apply to the three AONB designation orders confirmed on 28 October 1983, until DOE prepares a new SDO relating to these three orders. We are also advised informally that the Housing (Right to Buy) (Designated Rural Areas and Designated Regions) Order 1980 No 1345 DOE, will automatically apply to the areas covered by the three recently confirmed AONB orders (including the High Weald). However, I would emphasise that should any planning or housing case arise in the High Weald AONB relating to the aforementioned SDO or Housing Order, further advice should be obtained from the Department of the Environment.

Yours sincerely

R G WOOLMORE
Senior Planning Officer
Conservation Branch

MAP 1

NATIONAL PARKS AND CONSERVATION AREAS

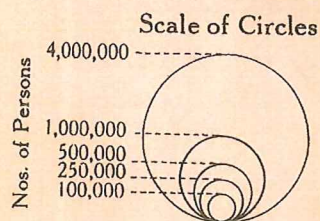
Proposed by
The National Parks Committee (England and Wales)

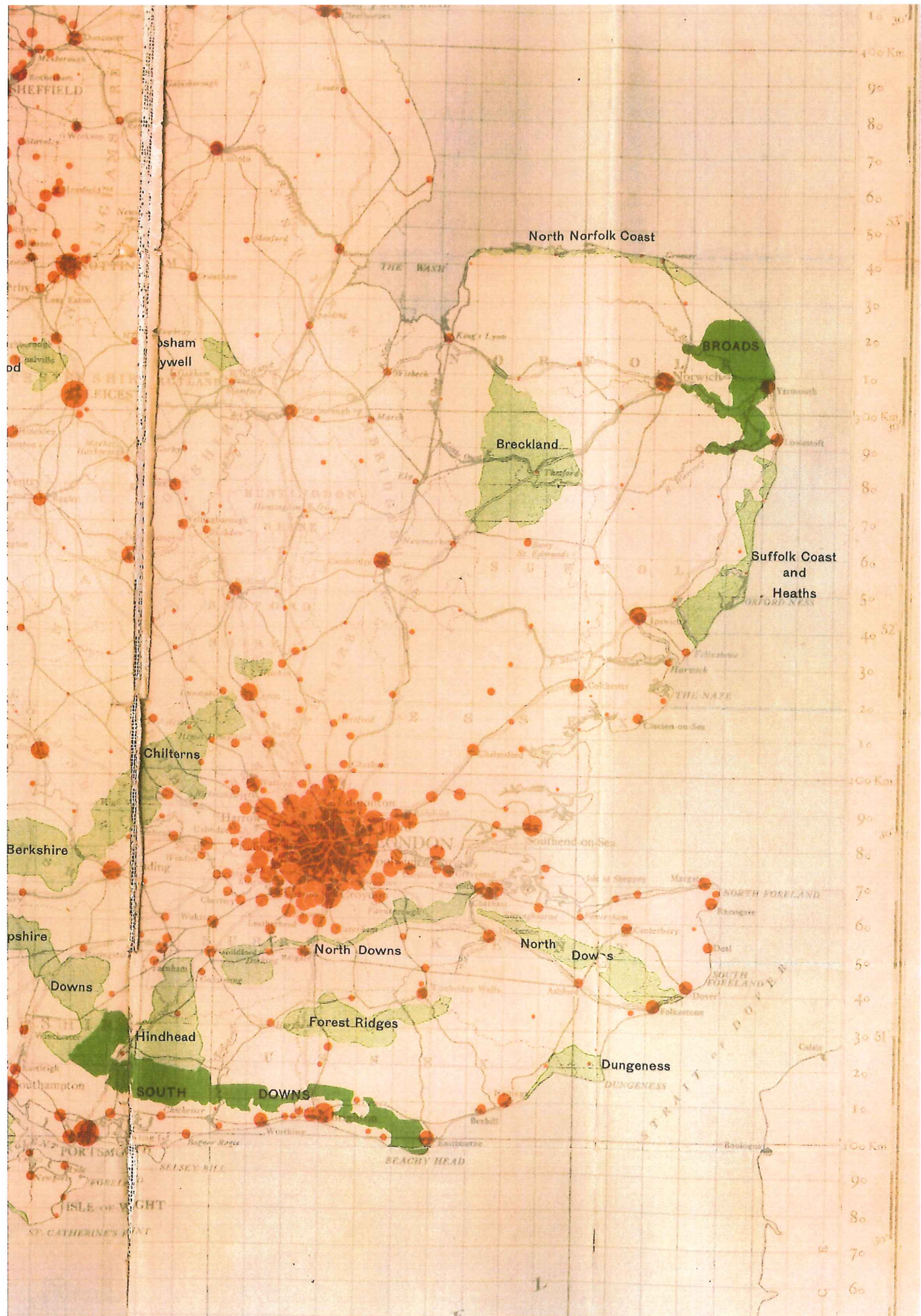
Proposed National Parks

Proposed Conservation Areas

Urban Populations

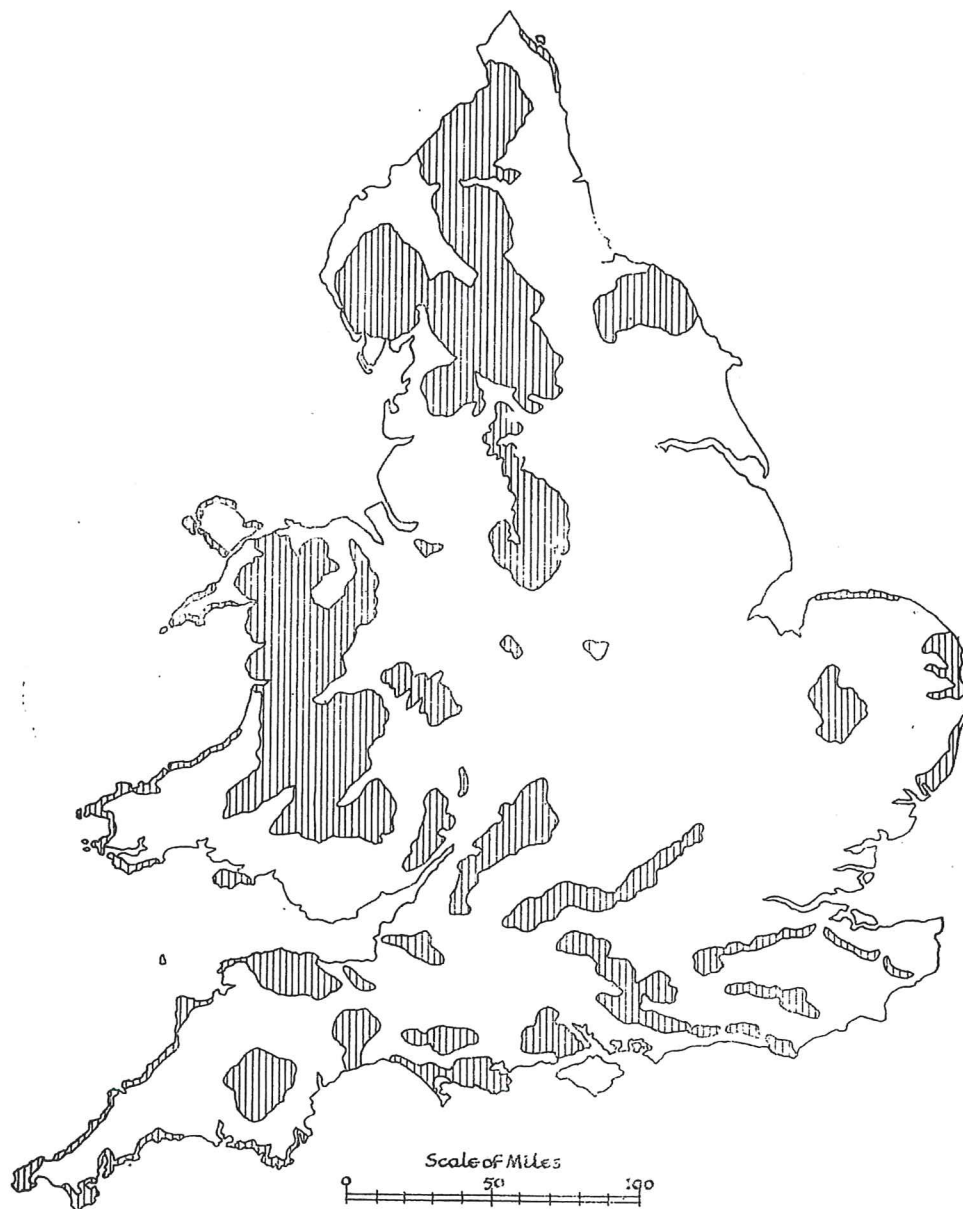
The areas of the circles are exactly proportional to the estimated 1938 Populations of each urban area. The total population of the County of London is represented by one symbol.





MAP 2

MAP II

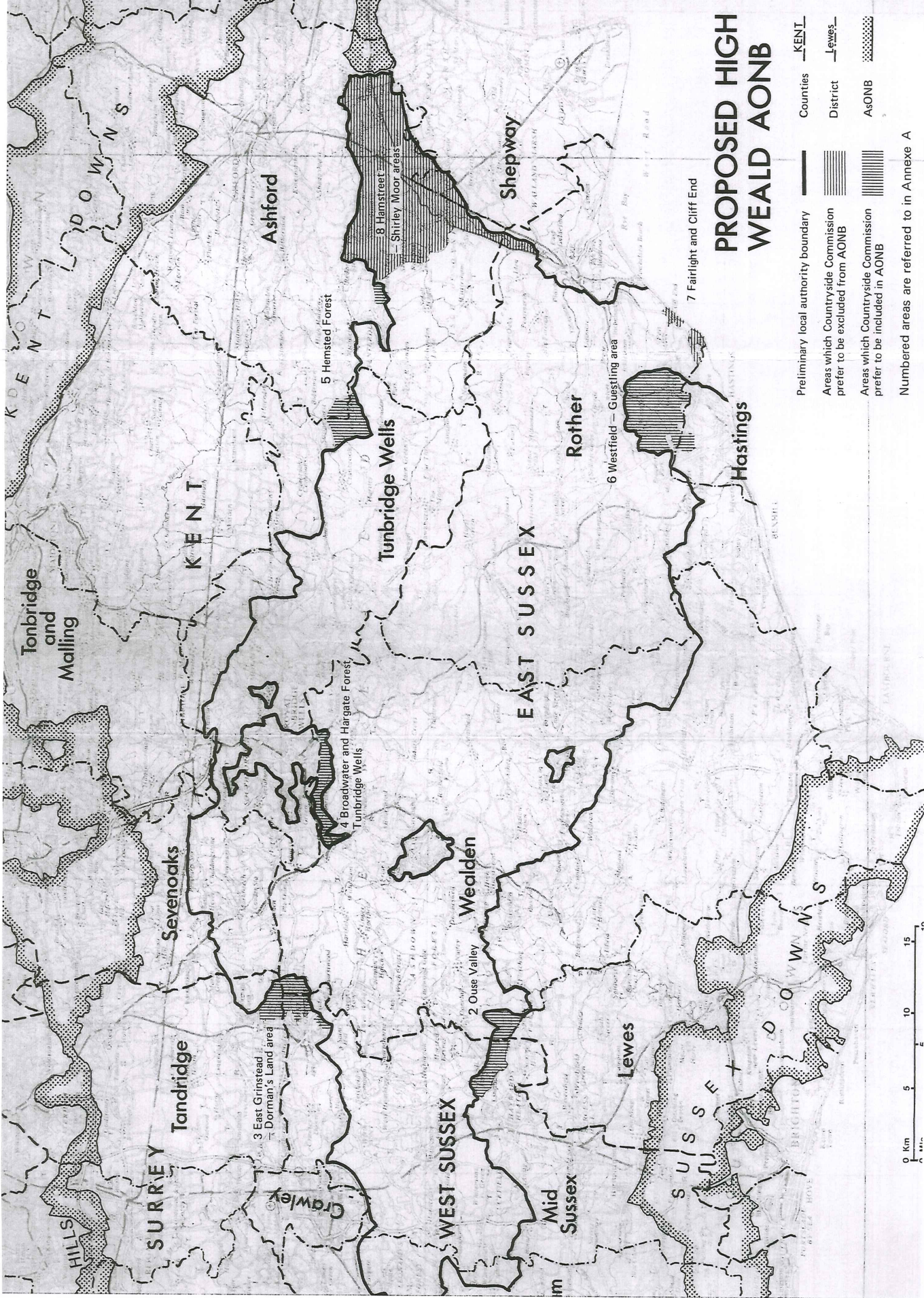


Distribution of areas to be considered when National Parks in England and Wales are selected.

Notes.

To show the coastal areas clearly, their depth is, in some parts, exaggerated. Small enclaves of urban and industrial development are disregarded.

MAP 3

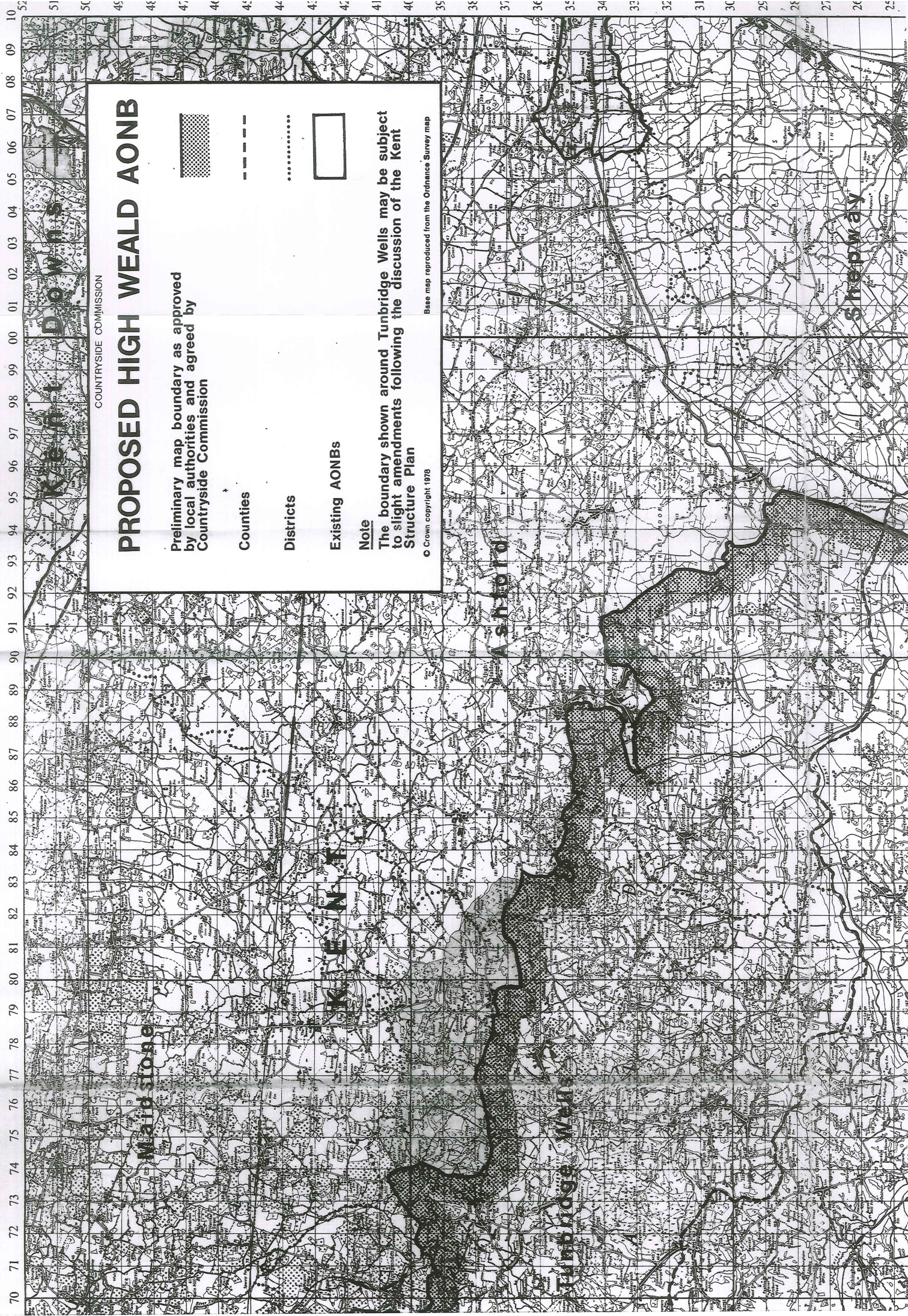


PROPOSED HIGH WEALD AONB

- Preliminary local authority boundary
- Counties
- Areas which Countryside Commission prefer to be excluded from AONB
- Areas which Countryside Commission prefer to be included in AONB
- District
- AONB

Numbered areas are referred to in Annex A

MAP 4



COUNTRYSIDE COMMISSION

PROPOSED HIGH WEALD AONB

Preliminary map boundary as approved
by local authorities and agreed by
Countryside Commission



Counties



Districts



Existing AONBs



Note

The boundary shown around Tunbridge Wells may be subject
to slight amendments following the discussion of the Kent
Structure Plan

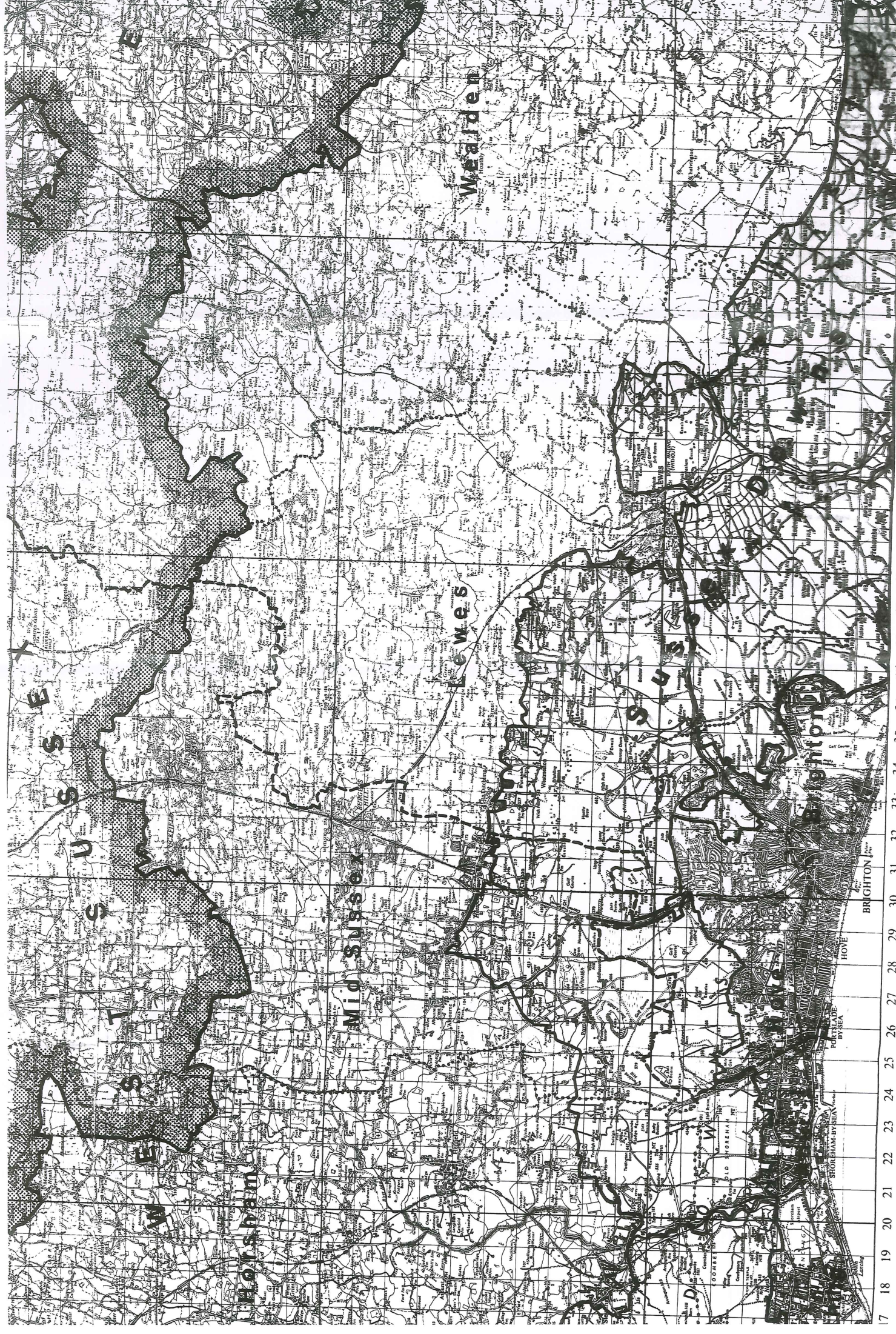
© Crown copyright 1978

Base map reproduced from the Ordnance Survey map

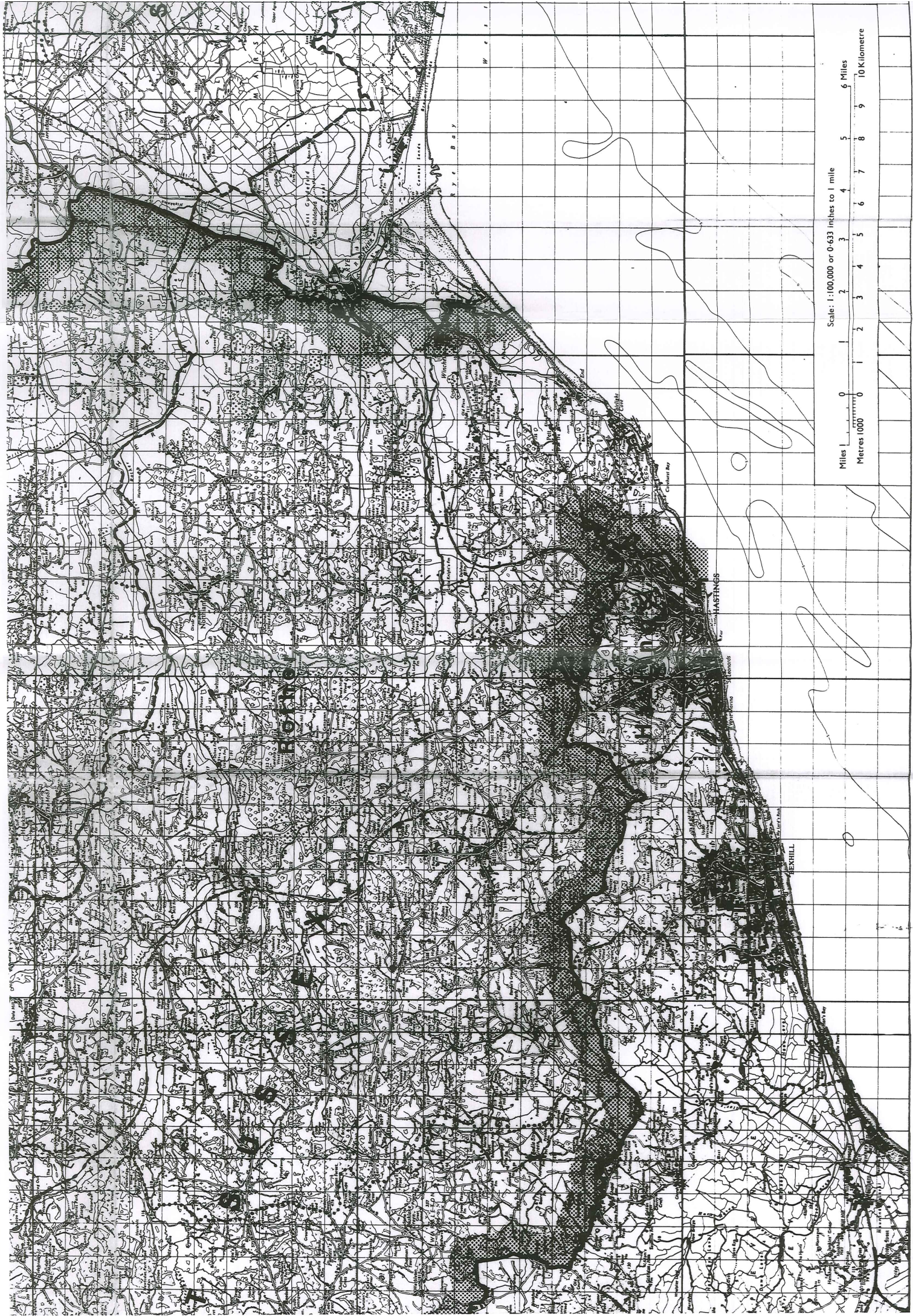


18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57





17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57



Scale: 1:100,000 or 0.633 inches to 1 mile

Miles 0 1 2 3 4 5 6

Metres 1000 0 1 2 3 4 5 6 7 8 9 10 Kilometre

MAP 5

High Weald AONB

(for illustrative purposes only)

NATURAL
ENGLAND

