



South Devon
National
Landscape

Partnership Meeting

to be held at

10am on Friday 19 September 2025

Repton Room at Follaton House and via Zoom

Agenda & Papers

South Devon National Landscape team, Follaton House, Totnes, TQ9 5NE
Telephone 01803 229330 Email enquiries@southdevon-nl.org.uk

National Landscape Partnership Membership

Members nominated by local authorities

Devon County Council

Cllr Louise Wainwright
Cllr Jacqueline Fry
(officer advising Doug Eltham)Plymouth City Council
South Hams District CouncilChris Avent
Cllr Georgina Allen
Cllr John McKay
(officer advising Chris Brook)
Cllr Christine Carter
(officer advising Tracy Brooks)

Torbay Council

Members nominated by statutory agenciesEnvironment Agency
Forestry Commission
Historic England
Natural EnglandDave Shorten
Matthew Odgers-Brown
Ross Simmonds
Becky Hughes**Members co-opted by the Partnership Committee**Independent
National Trust
Plymouth University
South West Coast Path Association
Devon Campaign to Protect Rural EnglandPeter Sandover (Chair)
Richard Snow
John Martin (Vice Chair)
Ken Carter
Penny Mills**Community Representatives**Business community
Coast and marine sector
Community/voluntary groups
Environmental organisations (NGOs)
Landowning/farming community
Parish Councils
Tourism communityPeter Moore
Richard Stones
Jane Nichols
Ed Parr-Ferris
Leah Harris
Peter Hinchliffe
Laura Campbell*National Landscape team staff attending*Manager
Office ManagerRoger English
Vanessa Gray

Agenda

Item 1	Public statements	
The formal meeting and live recording to YouTube will immediately follow any statements from members of the public.		
Item 2 (5 mins)	Introductions & apologies for absence	
Item 3	Declarations of Interests	
Item 4 (5 mins)	Minutes of the last Partnership meeting (14 March 2025) for approval and any matters arising	Page 2
Item 5 (5 mins)	Partnership matters 5a) Partnership Chair's report	Page 17
Item 6 (15 mins)	National Landscape management 6a) 'Access for All' removing barriers programme	Page 19
(10 mins)	6b) Plymouth plan for nature and people	Page 24
(10 mins)	6c) Undergrounding of overhead powerlines	Verbal
(15 mins)	6d) Key Development Management and Strategic Planning matters for feedback	Verbal
(5mins)	6e) South Devon estuaries environmental management plan	Verbal
Item 7 (20 mins)	Partner updates – partner contributions to conserving and enhancing the natural beauty of the South Devon National Landscape and delivering on area of outstanding natural beauty Management Plan priorities – recent, current and planned.	Verbal
Item 8 (10 mins)	National Matters 8a) Feedback from the National Landscapes Association conference: 'Fit for the Future'	Verbal
(10 mins)	8b) Your Natural Partner	Verbal
(5 mins)	8c) Nature Calling programme	Verbal
Item 9 -	For Information 9a) Planning applications – consultations	Annex

ITEM 4 APPROVAL OF MINUTES & MATTERS ARISING

MINUTES OF THE MEETING OF THE SOUTH DEVON NATIONAL LANDSCAPE PARTNERSHIP HELD AT FOLLATON HOUSE AND VIA ZOOM ON FRIDAY 14 MARCH 2025

1. INTRODUCTIONS & APOLOGIES FOR ABSENCE

Those present were:

Doug Eltham	DE	Devon County Council
Cllr Georgina Allen	GA	South Hams District Council
Chris Brook	CB	South Hams District Council
Cllr Christine Carter	CC	Torbay Council
Tracy Brooks	TB	Torbay Council
Emma Magee	EM	Environment Agency
Joshua Bennett	JB	Forestry Commission
Matthew Odgers-Brown	MOB	Forestry Commission
Peter Sandover	Chair	Independent
Richard Snow	RS	National Trust
John Martin	Vice chair	University of Plymouth
Bob Mark	KC	South West Coast Path Association
Penny Mills	PMi	Devon CPRE
Pete Moore	PMo	Representative: business community
Jane Nichols	JN	Representative: community or voluntary groups
Ed Parr Ferris	EPF	Representative: environmental organisations
Leah Harris	LH	Representative: landowning and farming
Peter Hinchliffe	PH	Representative: parish and town councils

National Landscape staff attending:

Roger English	NLM	NL Manager
Alice Wyness	AW	NL Farming in Protected Landscapes Officer
Nigel Mortimer	NM	NL Estuaries Officer
Vanessa Gray		NL Office Manager (meeting assistance & notes)

Apologies for absence were received from:

Cllr Roger Croad	Devon County Council
Cllr John McKay	South Hams District Council
Ross Simmonds	Historic England
Ken Carter	South West Coast Path Association (Bob Mark attending)
Richard Stones	Representative: coast and marine (update provided)
Laura Campbell	Representative: tourism

Observers:

Observers were requested to follow the meeting live via YouTube.

2. PUBLIC STATEMENTS

No public statements.

3. DECLARATIONS OF INTERESTS

No conflicts of interest declared.

4. MINUTES OF THE 29 NOVEMBER 2024 PARTNERSHIP MEETING FOR APPROVAL & ANY MATTERS ARISING

4.1. TO APPROVE THE MINUTES OF THE PARTNERSHIP MEETING HELD 29 NOVEMBER 2024

Proposed: Ed Parr Ferris
Seconded: Cllr Christine Carter
Resolved: No objections, the minutes were approved.

4.2. Matters arising:

- i. Standing advice for planning matters, in respect of the Coastal Wildbelt, still to be done (Tracy Brooks and Kate Jury), being pursued outside of these meetings going forward.
- ii. National Marine Park – action no longer relevant.
- iii. Local Nature Recovery Strategy mapping platform – latest updates will be provided at LNP conference on 25 March.
- iv. King Charles III Coast Path Establishment Grant applications – King Charles III Coast Path establishment works are ongoing, certain grant applications have been put in place. There is concern that the window for establishment work grants is now closing. There is still quite a lot of work to do e.g. getting signage in place around Yealm Estuary and improvements in various areas. It was reported work around Torbay was going well; however it is felt that applications for grants should be made as soon as possible. Doug Eltham to follow up with Ken Carter again.
- v. National Marine Park 'State of' report – Elaine Hayes to provide a copy, being pursued outside of these meetings going forward.
- vi. Coastal Wildbelt, datasets and rollback opportunities – selected resources have been shared with the NL Manager.
- vii. Bathing Waters - some partners collaborated on joint responses to the Bathing Waters consultation which has now closed. Results of this consultation has been fed back.
- viii. Management Plan – Core Funding Group members were reminded it is useful to have everyone's thoughts, particularly regarding priority. This would help in shaping workstreams.

5. PARTNERSHIP CHAIR'S REPORT

Item 5 in the papers provided a summary of activity over the last few months undertaken on behalf of the National Landscape Partnership by the Chair, Peter Sandover.

Partnership members are recommended to note the report and are encouraged to provide brief reports where possible in advance of scheduled meetings to assist with the Partner updates agenda item.

- 5.1. Conversations were continuing with Parish Councils, these were mainly focused on the Management Plan review. Useful discussion had taken place with Sustainable South Hams regarding undertaking work jointly. As a starting point discussions could take place with Chairs and

Clerks, these could focus on clusters and the Management Plan, it was felt collaborative working would be a better approach than trying to undertake work singly.

- 5.2. A productive meeting had taken place with Chairs of East Devon, North Devon and Tamar Valley, notes had been compared, particularly on the Management Plan review. It was recognised our work was currently behind other areas, however Government guidance had only just been released so earlier points made may need amendment. It was recognised all views were likely to differ. The way this Partnership was structured and specific issues relating to the area meant it would be interesting to see what Government changes may do, these changes would have an impact on all national landscapes. It was recognised everyone was currently struggling, however all partners, particularly community reps, were thanked, it was felt there was a very good group of Partners, some other National Landscape Groups were struggling. Part of the problem was lack of response to specific issues needing to be covered by the Partnership.
- 5.3. It was stated discussions had taken place around Protected Landscapes and the distribution/sharing of targets; it was thought some of the targets were ahead of some of the Management Plans. It was stated protected landscape groups undertook collective meetings a few times a year, there had been several functions where collective intelligence had been shared. There had been particular attention to allocations and apportionment, all were working towards a July deadline, however all were at different points in the cycle regarding the Management Plan reviews. Reassurance was given that collective conversations were taking place.
- 5.4. Thanks were given regarding liaison with Parish Councils and what had been done so far. It was stated more responses are now being received from Parishes, both regarding questions and planning related help.

6. PARTNER UPDATES

This item provides an opportunity for Partners to update Partnership on their contributions to conserving and enhancing the natural beauty of the South Devon National Landscape and delivering on area of outstanding natural beauty Management Plan priorities. Partners are encouraged to provide written reports prior to the meeting and are requested to keep verbal reports reasonably brief, allowing more time for other items on the agenda.

- 6.1. The Chair stated the intention had been for as many Partners to submit reports in advance as possible. These did not need to be long, however reports in advance would help future discussions.
- 6.2. Richard Stones, coast and marine representative¹

We have now contracted 5Rivers to undertake design work for the next phase of the Saltmarsh project at 'The Gut', which will be undertaken during the coming year.

We will be very happy to take the group on a boat tour of the Saltmarsh restoration work once we get into May.

- 6.3. Doug Eltham, Devon County Council

- i. Lighthouse beach footpath: The landowner was served notice on 21 January to remove obstructions by 3 March. This was not done; DCC are now legally able to remove the obstruction and this work is underway.

¹ This update was received in advance, shortly after the deadline for inclusion in the meeting papers

- ii. Local Nature Recovery Strategy: Will be aired in part at the Local Nature Partnership Conference on 25 March, following which it is expected to be shared in full for public consultation.
- iii. A Devon Energy Plan is being prepared covering Torbay and Plymouth. First phase is to prepare an energy base line, due September. From September onwards scenarios would be taken from the Devon Carbon Plan and consideration would be given to how Devon's energy system could reach net zero by 2050. A 5 year rolling action plan would then be prepared regarding what needed to be done locally, mainly by gas network and electricity distribution network, to ensure Devon had an energy system fit for the future.
- iv. Local Nature Recovery Conference: now full, so it may be difficult for partners to now obtain a place. A waiting list is in operation and anyone wishing to attend should put their name on the list. The team are encouraging those who signed up 'Tentatively' to surrender their place if they do not intend to be at the meeting.

6.4. Chris Brook, South Hams District Council

- i. Local Government Reorganisation: taking up a large amount of time and work; although no immediate impact.
- ii. It was said this will occupy parish council minds for the rest of this year; promised that parish boundaries are not under threat although the white paper does not really mention parish councils. There will be change and all parishes will operate under a new unitary authority.

6.5. Tracy Brooks, Torbay Council

- i. Local Plan: due to go out for further consultation in the summer. Various evidence base work was currently taking place, including a landscape study.
- ii. There is an appeal in for Copythorne Road, right on the edge of the built up area of Brixham town; the proposal was for 77 dwellings. This appeal would be going to a formal hearing on 7 and 8 May. South Devon National Landscape would be submitting a statement regarding this, the Council were grateful for the support being provided.

6.6. Emma Magee, Environment Agency

- i. Major reforms to Bathing Waters announced on 12 March. There had been a consultation which had closed at the end of last year, turnaround time had been relatively quick and there would now be some reforms proposed² including
 - Removing fixed bathing season dates
 - Ending automatic de-designation of Bathing Water status after five consecutive years of poor rating; instead sites would be individually reviewed.
 - Definition of a bather is changing to include reference to other water sports, this would include paddle boarders and surfers.
 - They would also look to include multiple monitoring points at each bathing water location.

The start of this bathing water season is May, it was not currently known whether these changes would be implemented at this time. The revenue budget for the Environment Agency had a real terms cut, there were no indications of an increase in funding to resource

² [Bathing Water Reforms \[GOV.UK\]](#)

the additional monitoring or activities, with the number of bathing areas in Devon the additional monitoring would be significant.

6.7. Forestry Commission

Matthew Odgers-Brown

- i. Sustainable Farming Incentive was paused last week, impacts our agroforestry offer.
- ii. CS Higher tier agriculture offer is live and running, shared contact details for Holly Savage, agroforestry advisor, with the NL Manager. Woodland officers are working with selected woodland owners on woodland management planning and to support going forward.
- iii. Due to the spending review and budgets, the Southwest team and the Forestry Commission nationally are under pressure. There are a few holes in the team presently, some will be backfilled and others will not. With Joshua Bennett leaving us shortly, there will be a hiatus in advice.
- iv. Strategically feeding into the Plymouth and South Devon Community Forest review.
- v. Supporting teams involved in Landscape Recovery schemes around edge of Dartmoor.
- vi. Working with other National Landscapes on the Protected Landscapes Targets and Outcomes Framework.
- vii. The Southwest area team have recently been producing webinars for the FC YouTube channel³ including productive forestry and agroforestry; sign-up via Eventbrite⁴.
- viii. There is a national promotion of trees to timber. It is FC ambition that the production of sustainable timber, alongside woodland creation generally (for nature's recovery) will be better recognised within the Land Use Framework to support delivery against both canopy and carbon targets and the road map⁵.

Joshua Bennett

- ix. Land Use Advisor Jo Garlic covers south Devon plus other areas of the UK so capacity is reduced. Landscape design webinar last Monday.

6.8. Richard Snow, National Trust

- i. Tree Planting: In partnership with the Plymouth and South Devon Community Forest the third and final year of tree planting at Wembury had been completed. There had been roughly 100 hectares of tree planting, close canopy woodland and wood pasture had been planted, around 130,000 trees had been planted.
- ii. The National Trust had now introduced no fence collars, there were electric collars worn by cattle, this made it easier for farmers to find and track cattle on the coastal cliffs. It helped keep cattle away from potential pinch points where public and livestock had interactions in the past. From the conservation point of view, it made it easier to ensure cattle were grazing in areas which needed to be grazed and also helped keep them off areas where too much grazing had taken place, it was felt this would be a great conservation tool going forwards. The programme was being rolled out across East Soar and introduced to Wembury. The project was in the trial phase regarding use of the collars on coastal cliffs, however response had been positive both from cattle and farm tenants.
- iii. Work had also been taking place in conjunction with the National Landscape team regarding undergrounding of overhead power cables. A presentation had been given to the Board to try

³ [Forestry Commission \[YouTube\]](#)

⁴ [Forestry Commission \[Eventbrite\]](#)

⁵ [Timber in construction roadmap 2025 \[GOV.UK\]](#)

and seek support for various locations across South Devon; Wembury and Marlborough had been identified as areas where it was hoped to start work. The National Grid had visited the areas and priced the work, the National Grid Project Board now needed to meet to hopefully agree to start progressing with the work. The feeling was this would be a deliverable process, partly due to the fact the cables would be crossing National Trust land which restricted the problems of having multiple land owners to deal with.

- iv. It was noted the South West Coast Path Association were fully supportive of the use of the new cattle collars, it was felt this would help both with conservation and people's access.
- v. It was also stated the planting at Ringmore would be supported by those working with regard to water/streams, it was stated conversations were currently taking place with people at Wembury, support funding was being provided by the Environment Agency to be used to improve water quality, slow water flow, create better wetland habitats, etc. It was hoped this could be replicated at Ringmore.

6.9. Bob Mark, South West Coast Path Association

- i. Funding for Coast Path maintenance: challenge at present was there was a large amount of excitement due to an extra 1,500 miles of coastal path nationally being run out. This would be a huge European and global advantage to the country as a whole, however the challenge was obtaining money to maintain this. It was currently not clear how annual surveys would be conducted, there was a considerable flux regarding how maintenance would be managed. What was being seen at present was that the amount of money available to maintain existing paths had diminished. National Trails UK who are responsible for all the UK's National Trails were working with organisations in the Southwest and Devon to reflect to Government for their second stage spending review, the challenge currently being faced due to the current funding regime. At presently it cost roughly £1,500 a year to maintain each mile of coast path. The settlement put through this year had taken this down to £466 per mile on average, this was a very substantial cut, it would therefore be very important to manage the situation correctly. There was now a Trails Partnership Project, this involved Highway Authorities putting in funding to the charity to enable fundraising and resource increase. This project only existed in the Southwest, there were no such other projects in the rest of the country. There was the possibility in the Southwest of five King Charles III ECP Authorities joining the Trail Partnership, discussions were currently taking place. Without this project there would be a number of Councils trying to put money into the maintenance project.
- ii. From a conservation point of view, discussions had been taking place regarding the coastal wildbelt, funding was available to carry on with this over the coming year, however it was not known what would happen in the future. A gap analysis was currently taking place to find out where there were no nature projects in relation to Devon and the Southwest generally, this would help work out where scarce funds were required.
- iii. It was noted that other organisations were also working on related issues, it would therefore be important that conversations took place with these organisations. It was stated the use of the coastal margin was still unclear, this was currently defined by the 2009 Marine and Coastal Access Act, however people did not know what they should be doing in relation to the coastal margin, this affected both land owners and members of the public who wished to access some of the areas in a sensible way. People were currently regulated by the Countryside Code, however it was felt Natural England needed to provide more information regarding land use in these areas.

- iv. It was stated that organisations such as the National Trust were providing a lot of help regarding coastal wildlife and providing suitable habitats. Wherever possible efforts were being made to improve habitats and allow wildlife in Devon to recover. It was felt one of the main aims regarding the coastal paths would be to maintain the paths, keep signage right, this would help manage the pressures of people and wildlife, this would be critical, particularly during breeding seasons. It was felt this should be a win, win situation, there was the coastal wild belt, paths for access, health and wellbeing. This was all very positive, however it was unfortunately very fragmented and the money was not there to sustain this at present.

6.10. Vice chair John Martin, University of Plymouth

- i. Last February, invited to present evidence at the Environmental Audit Committee for the Environmental Sustainability and Housing Growth Bill which was going through, this was in relation to the 1.5m houses the Government wanted to build. Meetings had taken place previously to get advice and examples from the NL Manager on the South Devon approach, discussions had also taken place with Policy Officer from the National Association who presented some ideals. It was not felt the process had been as successful as hoped, there had been a briefing previously regarding questions MPs were likely to ask, however not all these questions had been asked and the emphasis on National Landscapes had not been as high as expected. However subsequent written evidence had been provided in relation to the pressures and roles of Protected Landscapes in relation to house building targets, advice had also been taken from the National Association, it was felt it had been possible to get a strong view across regarding how the targets could be reached/not reached.

6.11. Penny Mills, Devon CPRE

- i. Concerns regarding the various planning reforms and house building targets and the threat to the countryside, both generally and in Protected Landscapes. CPRE had undertaken a lot of research on this over the years. There was enough brownfield ground/land in the country for a further 1.2m homes, also there were currently 1m homes which had been given permission to be built which had still not been built. It was felt considering this, the house building targets needed to be questioned. The CPRE continued to lobby on this, both locally and nationally.
- ii. There had also been a recent appeal decision regarding a solar farm in Torridge. Although not directly relevant to the south Devon area, the Inspector had stated in the report that there was harm to the landscape and the proposal did conflict with various national policies and Local Plan policies, there was also harm to some degree to heritage assets, however at the end of the day this was renewable energy and had therefore been approved. This was therefore a concern overall, also nearly 2/3 of the land used was 3a graded land. Putting all this together, there was a fear as to whether any land would be protected in the future.
- iii. There had been consultations regarding protection of landscapes, however in many cases these had come too late given some recent decisions which had been made. It was felt that overall there was a country-wide push to move forward, however it needed to be recognised that there were differences in land quality in and around protected landscapes, urban fringes within towns, etc. It was felt that protected landscape interests were not being acknowledged, the impact of large scale wind farms, etc. was not always considered in relation to protected landscapes. There had been an interesting article in the Planning magazine, this article appeared to suggest there would be national department management policies as set out in the Levelling Up Regeneration Act 2023 and consultations would be taking place. The suggestion was that a group of these national policies would be put together. Pressure was

being applied to see something specifically around protected landscapes, however there would be a whole series of other national development management policies generated, it was not known how these would relate to each other and whether priority would be given to any specifically. If handled correctly these policies could be very powerful, if given priority they could help considerably where there was conflict. It was felt it would be important for all organisations to work together in the future.

- iv. It was reported the SWCPA charity had managed to encourage a group of retired professional planning officers to get together as an ad-hoc Planning Working Group. Around the South West Coast Path, where the Group were alerted to a planning issue, this Group could then pull a submission together to either support or object to proposals. The main challenge was the Group does not receive the information automatically, they were reliant on the information being passed to them. It was felt that everyone could help by passing any details it was felt relevant to this Group.

6.12. Peter Moore, business representative

- i. Initial timing for an induction and the rearranged date did not work out. There will be an induction before the next Partnership meeting.

6.13. Jane Nichols, community or voluntary groups representative

- i. Network and knowledge sharing programme was continuing, anyone wishing to provide support was encouraged to do so. There were two specific events coming up in the future which may be of interest, the first would take place on 24 April: Planning for Climate and Nature. The second event was due to take place on 28 May, a networking walk for community led nature projects and will involve the Life on the Edge project team. Events would be taking place in the autumn regarding energy, it was hoped these events would bring communities together, discussions regarding energy in the future would therefore be useful.

ACTION 1 (JN): send SuSSH event details to Leah Harris⁶

- ii. A pilot which would be known as Within Community Networking was due. It was felt organisations were currently good at cross community networking but not necessarily within community networking. There were a number of enthusiastic groups within communities, the aim would be to get these groups working together. Group members were requested to give consideration to any communities they felt may be able to take part in this pilot.
- iii. It was reported Avon River Champions had just received funding for their blueprint catchment plan for the Avon, Gara, Kingsbridge Estuary and Slapton Ley. Support was requested from farmers and land users/owners who may be interested in working with the Group around nature based solutions.
- iv. A request was asked for regarding an update from South Hams District Council regarding South Hams Festival, primarily whether or not this was going to happen. The Council reported this was still part of the Council's delivery plans, a meeting was scheduled between the two portfolio holders, external expertise and relevant officers within the Council, it was hoped this meeting would take place within the next month, this project would need to support the work which was already going on rather than being a top down approach. The Council needed to get itself aligned on what it was going to do and how it would do this, it was anticipated a full report would go to the Executive in June. This project had been overshadowed by larger/wider

⁶ [SuSSH events page \[sussh.org\]](https://sussh.org)

events. There were ongoing conversations regarding this taking place in the background, the project had certainly not been dropped.

6.14. Ed Parr Ferris, representative environmental organisations

- i. It was stated responses to consultations regarding byelaw changes regarding fisheries and nature recovery had been limited, only a few responses on the fisheries side were received and very few responses were received on the nature recovery/conservation side. Everyone was encouraged to respond to these consultations.
- ii. It was reported a few avian flu outbreaks had been reported in the Southwest, with the migration season approaching everyone was requested to be vigilant for cases of avian flu, any dead birds should not be approached. Advice regarding what should be done could be found online.
- iii. There had recently been an announcement regarding the successful introduction of beavers to various areas. Although this was a complicated process, however this was now available to those exploring the possibility. Pine martins had also been introduced in the National Landscape. Conversations had been taking place regarding implications for woodland management. It was hoped the introduction of pine martins would help impact the grey squirrel population. There would be a transition period, it was stated that kill trapping of grey squirrels was not recommended by the Forestry Commission and Natural England, support was being provided to land owners, awareness of the situation needed to be raised in the area. Champions were involved in raising awareness and discussing the situation with land owners, illegal trapping of squirrels unfortunately resulted in a lot of other species being mistakenly caught.

6.15. Leah Harris, landowning and farming representative

- i. It was felt that the general picture for agriculture is quite depressing at the moment. As an industry, agriculture is facing so much uncertainty. There are a number of changes going through plus inheritance tax which add massively to that, so a sensitive approach is advised. The Farming in Protected Landscapes Programme being extended by a year is positive and gives an opportunity for the National Landscape to work with farmers and landowners, building relationships and trust. Interested in having conversations with the National Landscape on working together, building on what has already been done with FiPL.

7. LAND USE FRAMEWORK

Item 7a in the meeting papers introduces the current national consultation on a vision for Land Use in England and how to deliver it.

Partnership members are recommended to note the urgency and importance Government and Defra attaches to this area of work, relevance to the protected landscape network and Management Plan priorities; and to offer feedback on responding to the current consultation and implications for the Management Plan review process.

- 7.1. Documents regarding this had been circulated. It was felt the main document was very interesting and consisted of a number of different parts, everyone was encouraged to read it if they had not yet done so. From a National Landscapes Association perspective, various partners should have an input into the consultation. It was felt it would be interesting to hear people's views on this. Any points people wanted to make could then be passed on to the relevant people for consideration. There was a specific question in the document relating to protected landscapes, this had been highlighted, this was regarding changes which needed to be made by 2030, it also looked at the

challenges faced to reach the requirements. One of the consistent messages coming from the Government through Defra was the challenge to reach targets and also take everything else into account. All other plans being produced by organisations such as Local Plans, Management Plans, etc. would also form important parts to the whole picture. The deadline for responses was 20 May, any feedback would be useful. Everyone was encouraged to have their say on the document, although this was a long document people did not have to answer all the questions. It was felt that the coastal margin/coastal wild belt was a great opportunity to fill the gaps in the 30 x 30.

8. INDEPENDENT WATER COMMISSION INTO THE WATER SECTOR AND ITS REGULATION

This item (7b in the meeting papers). Given the continued importance to the National Landscape of all aspects of the water environment including water quality and water quantity, this item introduces the Independent Water Commission (Cunliffe review) into the water sector and its regulation.

Partnership members are recommended to note the scope of the Cunliffe review, feedback views and insight on the call for evidence where this aligns with national landscape management priorities and to take the opportunity to contribute to the consultation/call for evidence and advocate for the South Devon National Landscape, its catchments, waterbodies and the South Devon Heritage Coast.

- 8.1. The reason for discussing this was to ensure people were aware, given the water bodies in the area, particularly in South Devon due to the downstream components of the catchment systems, the ability of the submission to shape things in a positive way was important at present. It was reported a recent Workshop held had been focused around the Dart and stakeholders involved in the policy and the changes required. This had been an interesting day. The process was currently about halfway through. Defra were hosting a number of events nationally and had an opportunity to host one in the Southwest, the day had been a Defra invite day for stakeholders, etc to help them formulate their response. There was also an expectation that the information collected and feedback on how things were working at the moment and what would like to be seen in a future framework, it was likely all would be included in any future response. It was felt had been good to have this opportunity, it was felt it had been a very open question and people had been interested to hear what people had to say, it was felt it had been a good opportunity to change things dramatically. It would now be necessary to see what would happen through Government regulations, it was felt this would present a good opportunity to shape water garden structures and have voices heard about what was important and what needed to be considered as part of the governance arrangement. This was quite far reaching, it was not just around sewage and water companies, this could also various involve various matters already discussed such as nature recovery, planning, infrastructure/housing, etc. The evidence call was for information to support proposals. Everyone was encouraged to read the information provided. Again it was recognised this was a large document and would take quite a while to read through. There were currently a large number of consultations taking place, it was stated the National Landscape Association were not involved with this particular one, however they would be in support of the combined response from all organisations concerned.
- 8.2. The role of regulators is within the remit of the review and provides a good opportunity to feed back any concerns.

9. LOCAL GOVERNMENT DEVOLUTION AND NATIONAL LANDSCAPES

- 9.1. As a Partnership everyone needed to be aware of devolution; it would be important to think about what future governance may look like and what would be best for the National Landscape and its enhancement in the future.

10. FARMING IN PROTECTED LANDSCAPES (FiPL) PROGRAMME

This item (8a in the meeting papers) summarises the Farming in Protected Landscapes Programme as so far implemented in South Devon National Landscape. It reports on staffing appointments, programme extension of one year and programme achievements so far. The FiPL farm Engagement Officer was present at the meeting to provide further detail on funded projects and their impacts.

Partnership members are invited to note the scope of the delivery to date and continuing opportunity for the South Devon National Landscape, its farmers and land managers and to advocate for the programme in discussions with the area's farmers and landowners to drive high quality, innovative and well developed proposals.

- 10.1. A presentation was given. There had been some role changes within the organisation which were explained to the Group. This programme had been created and funded by Defra and is part of the Government's agricultural transition plan. The programme provided funds to help support farmers and other land users to help keep them in line with the Management Plan priorities. The programme had initially been set to run for three years from 2021-2024, then extended by a further year. It had recently been announced the programme would continue to run from to March 2026. A large amount of money was committed nationwide to the programme, the South Devon National Landscape would receive around £400,000, this was similar to the amount received in year 3. The programme would continue with the same themes supporting activities which improved nature, climate, people and place. Analysis is underway to identify thematic and geographic gaps in engagement that could be targeted. There had been around 279 enquiries to date, 128 of these had been developed into projects. A graph was then shown giving information on how many projects had fallen into the different categories, this showed an even spread with nature and people being the most popular ones.
- 10.2. The Group were then shown a selection of projects which had been given funding including water vole reintroduction, natural flood management schemes, grassland improvement etc.
- 10.3. It was felt likely there were a lot of older people in the farming community that may benefit from help but may not have heard of the project and its work. Even if they did not want to become involved in projects they could be offered help and advice/guidance. Efforts would also be made to put on Young Farmer's talks, host stalls at agricultural shows and other events.
- It was felt that those who had already received help and funding from the project could help by spreading the word and inviting others to become involved in future projects.
- 10.4. Assessment panel members, who consider and approve projects were then thanked as well as all those who had been involved over the course of the project.

- 10.5. The Group were then shown the farming section on the South Devon National Landscape website⁷, this also contained a list of all the projects which had been funded. Some of the newer projects and those still in progress did not yet have pictures available. The site contained information on projects and their aims and how much had been provided to each.

11. HERITAGE AT RISK AND THE SOUTH DEVON COASTAL HERITAGE PROJECT

This item (8b in the meeting papers) provides an overview of work and achievements to date through the South Devon Coastal Heritage Project. Special thanks to the many volunteers, South Devon National Trust team, Andy Crab of Historic England, Oakford Archaeology and Bill Horner of Devon County Council for their support, guidance and making the project possible.

Partnership members are recommended to note the scope of designated heritage features within the National Landscape and focus of Target 10 to the Protected Landscapes Targets and Outcomes Framework; to note the scope of partnership work achieved through the South Devon Coastal Heritage Project with primary funding from Historic England's Repair Grant for Heritage at Risk and provide feedback and endorse continuation of South Devon Coastal Heritage project work focused upon keeping sites off the Heritage at Risk Register and improving the condition of sites currently on the register so that they may be removed for positive reasons.

- 11.1. A report had been prepared, it was proposed to circulate relevant documents/photos to Group members, these would be distributed with the meeting notes. Whilst the project has successfully removed some scheduled monuments from the Heritage at Risk Register over the last three years, it was stated that others had also been added. The aim was to try and stop items getting on the Heritage at Risk Register in the future.
- 11.2. There was very little funding available at present for such projects/programmes. It was reported that Historic England funding for the Area Heritage at Risk Officer position is now itself at risk. The project was now therefore considering what should be done next based on what had been learnt and all the volunteer experience.

12. YEALM AND DART ESTUARIES SALTMARSH PROJECTS

This item (8c in the meeting papers) introduces partnership work on the saltmarsh resource found within the Dart and Yealm estuary systems aimed at improving the extent and condition of this important and often overlooked estuarine habitat.

SDNL Partnership members are recommended to note and endorse the collaborative project work underway to better understand, celebrate and improve the extent and condition of saltmarsh habitat within South Devon's estuary systems and to feedback on future project considerations and opportunities.

- 12.1. A report had been provided and circulated. It was recognised that some of the information in the report may be difficult to fully understand. In discussion it was suggested that a site visit could be arranged in future, to visit the edge of a salt marsh. This would help explain things more clearly.
- 12.2. A feature of South Devon estuaries was how much they were lined with trees, it had been realised that these trees were important to the ecology of the estuary. In some places they did limit the amount of salt marsh present, however it was strongly felt they did act as a natural feature.

⁷ [Farming in Protected Landscapes \[SDNL.org.uk\]](https://www.sdnl.org.uk)

- 12.3. Photos showed an area of saltmarsh, they also showed there was some erosion taking place, however it was felt the line of erosion was currently very stable; there was also a new area of saltmarsh outside this. There were however instances around the estuaries where erosion was happening. On the whole, if conditions were right, salt marsh would grow however it was also quite sensitive to things such as over trampling and misuse.
- 12.4. The next stage had been to look more carefully at saltmarshes, looking at vegetation and condition and using expert advice on this. Help had been obtained from the DBRC for habitat surveys and the Centre for Ecology and Hydrology to help with advice on condition. A number of options had then been put forward to help protect, conserve and enhance the saltmarshes.
- 12.5. Work was now taking place involving trialling the use of bundles of vegetation tied in a naturally biodegradable rope, pegging these in place across areas where there appeared to be erosion and gullies between the saltmarshes, to see what impact this would have on sediment behind. The hope was the bundles of vegetation would slow the water behind them, encouraging the water to drop its sediment, raising this level to a level which would then re-support salt marsh. The impact the bundles would have on the outside of the salt marshes where there appeared to be lines of erosion would also be considered. Some small monitoring stations had been set up to enable levels to be monitored regularly. The hope was that over time the sediment would rebuild and create more salt marsh. A photo was shown of what the marshes would look like during the winter, as well as sand and mud there was also a lot of organic material, this was one of the reasons saltmarshes were so important in carbon reduction. The level of interest had been raised, there had been an item on local regional television which had proved useful.
- 12.6. There was an area at Longmarsh where there was an eroded footpath, this ran along the edge of the saltmarsh. The path was now being improved, it was hoped this would encourage more people to visit the area without having to stand on the salt marsh but still able to see the area, this would also help make the area as a whole more sustainable.
- 12.7. There were several other aspects to the project. At Sharpham there was a manmade seawall outside an area of saltmarsh which had degraded over time; there was now an ongoing project to repair this wall gradually and see what impact this had on the saltmarsh behind. There was a new project, mainly sponsored by the Dart Harbour and Navigation Authority and the Environment Agency looking to see what could be done on a larger scale. The area known as The Gut had historically been an area of saltmarsh and is being evaluated to look at whether this area could be restored back to saltmarsh.
- 12.8. It was reported a number of celebratory events would be taking place at the end of the month, these included the opening of the new board walk and a number of events within Totnes celebrating saltmarshes. It had been decided and agreed that more needed to be done to promote and look after existing saltmarshes.
- 12.9. On the Yealm, work was still taking place to assess condition with the help of the Centre for Ecology and Hydrology.

13. REVIEW OF THE AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLAN

This item built upon information in earlier reports provided to the Partnership.

- 13.1. It was reported a public survey was due to go live shortly on the SDNL website⁸, there would then be an event arranged for Partners to get together. Further discussions would then take place around May to look at what the results meant to South Devon. Key stakeholders and partners were being emailed for initial input. Two contractors are supporting this work.
- 13.2. Management Plan review work was accelerating, input from everyone would be important. A number of workshops regarding the plan and the review would be taking place in May. This work would all be taking place between now and the next meeting in July, when some of the headline key areas, advice and considerations would be presented.
- 13.3. It was felt everyone had something useful to contribute as well as ideas and opportunities.

14. KEY DEVELOPMENT MATTERS FOR FEEDBACK

- 14.1. The relationship between housing numbers / housing needs / housing requirement was raised and is being considered by the Local Planning Authorities. It was felt this would be instrumental regarding the degree of pressure or otherwise on protected landscapes and rural settings. Conversations were already taking place with Local Authorities and Strategic Planning Teams regarding the issues involved. There would be a key strand within the Management Plan to look at planning guidance documentation and updating this, particularly reflecting what came out in terms of national development management policies.
- 14.2. Numbers of consultations from Local Planning Authorities had been relatively stable recently, however it was felt likely to increase in the future. It remains important that Partnership members raise applications with the potential to affect the National Landscape with the team at the earliest opportunity.
- 14.3. Regarding the joint planning role, it was noted East Devon had pulled out which had an impact on the terms of reference, etc. There had been 2 options on the table, both of these would result in a 1 April start.

Post meeting update: Avril McNamara started work for the National Landscape team on 2 April, in the role of SDNL Planning Officer providing Development Management support (part time role, 1.5 days per week).
- 14.4. Consultation triggers were very important. It is not possible to respond to every single application which could affect the area.
- 14.5. Parish Councils should be encouraged to raise any issues seen, particularly if they felt their views were not being taken into account, there was never any harm in raising a potential concern with the LPA, even if the outcome of such enquiries was not always what was hoped for. Parish Councils could also make use of the South Devon National Landscape Planning Guidance document⁹, for relevant information and may sometimes answer questions without having to make contact with the LPA.

⁸ [Management Plan review survey \[SDNL.org.uk\]](#)

⁹ [SDNL website \[org.uk\]](#)

15. FUTURE MEETINGS

Remaining meetings in 2025:

- 18 July at 10am in the Repton room, Follaton House
- 28 November at 10am in the Repton room, Follaton House

MEETING CLOSED

These minutes, produced on the Partnership's behalf by South Hams District Council transcription service, remain as draft until approved at the next meeting of the South Devon National Landscape Partnership.

ITEM 5 South Devon National Landscape Partnership Matters

5A. Partnership Chair's Report

ITEM FOR	INFORMATION, FEEDBACK & ACTION	REPORT BY	Peter Sandover, South Devon NL Partnership Chair
SUMMARY	This report provides a summary of activity over the last few months undertaken on behalf of the National Landscape Partnership by the Chair, Peter Sandover		
MANAGEMENT PLAN THEMES	All PARTNERSHIP: Awareness & communication; Management, organisation & partnerships. Others – underpins and links to all other Management Plan themes.		
RECOMMENDATION	Partnership members are recommended to: <ol style="list-style-type: none"> i. Note the report and are encouraged to provide brief reports where possible in advance of scheduled meetings to assist with Item 6 Partner updates. 		

Parish Council Meetings

1. Since the last Partnership meeting, I have met Parish Councils at South Huish and Dittisham.

Other meetings

2. I attended the Devon Local Nature Recovery Strategy Conference in Exeter
3. I attended and presented to the Sustainable South Hams Changemakers event on 24th April covering Planning for Climate and Nature. I spoke on Neighbourhood Planning and the SDNL Management Plan and encouraged all to complete the online survey.

Management Plan Review

4. As mentioned in earlier reports my involvement this year will focus on engagement of all the parishes on the Management Plan review. Towards this end I have had discussions with the team particularly Alice Lewthwaite our consultant responsible for bringing the new management plan together.
5. I chaired an introductory online meeting with Parish Chairs and Clerks on 22nd April. This meeting, attended by around 17 representing 14 parishes, explained the existing Management Plan and presented the timetable, issues and challenges facing us in the production of the new Plan including the enhanced legal purpose. Initial questions raised included the Partnership's latest position on the future of the Slapton Line, the impact of Neighbourhood Plans and the effect of the increased housing growth numbers accompanying the latest iteration of the National Planning Policy Framework (2024) on the designation. We also used this meeting as an opportunity to introduce Sustainable South Hams to the Parishes. Three follow up online meetings were held in July and August for the clusters with between 10-15 representatives attending.
6. I have encouraged all parishes to complete and promote to their communities the online survey produced by team member Jess Mudge. The online survey is now complete with over 200 responses some very useful input. However the responses show that we have struggled to

engage young people in the process. I with other members of the team are planning future initiatives to address this

7. In place of the July Partnership meeting, we held a productive discussion/ workshop with members to provide input to the future Management Plan content.

Planning matters

8. Welcome to shared Planning officer Avril McNamara who joined us in April and has already completed 21 representations including for an appeal.
9. The appeal hearing for the major development of 77 dwellings at Copythorne Road Brixham also involved considerable time from the NL Manager and adviser Jane Knight. We are very disappointed with the result of the appeal and are concerned this sets a dangerous precedent locally and nationally on the integrity of National Landscapes. We, together with the National Landscapes Association, will not be giving up on this.
10. The planning application for the Bigbury Wind Turbine was submitted in early July, and involved considerable input to scrutinise the submission, address its impact on the NL with due consideration of 'conserving and enhancing' the natural beauty of the SDNL. The application was subsequently withdrawn in early September.

Defra funding

11. We are pleased that the DEFRA grant funding settlement for 2025/26 has been confirmed; the Core grant remains unchanged for the last four years and continues to present a challenge however additional 30by30 on land funding specifically for nature recovery together with further awards on Access for All and Farming in Protected Landscapes are more positive. Similarly, funding for Life on the Edge is secure for the remainder of the project programme but is specifically allocated to project streams.

Item Ends.

ITEM 6. National Landscape Management

6A. 'Access for All' removing barriers programme

ITEM FOR	INFORMATION, FEEDBACK & SUGGESTIONS	REPORT BY	Diane Lethbridge, SDNL Communications Officer & Jess Mudge SDNL Communications Assistant
SUMMARY	This report provides a summary of delivery through the Defra funded Access for All programme in the South Devon National Landscape over the last three years in support of area of outstanding natural beauty Management Plan priorities. A further allocation of funds has been provided for the current financial year.		
MANAGEMENT PLAN THEMES	PEOPLE: Tourism, Access & Recreation; Community & Culture PARTNERSHIP: Awareness & communication;		
RECOMMENDATION	Partnership members are recommended to: <ol style="list-style-type: none"> 1. Note the wide range of improvements undertaken throughout the National Landscape 2. Offer suggestions of further opportunities to pursue that align with the Defra Access for All programme funding requirements. 		

Background

1. In August 2022 Defra developed a new £7.8m Access for All grant to protected landscapes with contract documentation issued in January 2023 for an initial three-year programme. A further year was added following last year's government spending review.
2. The programme contributes towards:
 - The Environmental Improvement Plan's ambition to connect more people from all backgrounds with the natural environment for their health and wellbeing. And the commitment that everyone should live within a 15-minute walk of a green and blue space and to work in parallel to reduce other barriers which prevent people from accessing green and blue spaces, such as physical challenges, lack of confidence, and lack of information.
 - The 2018 Glover Review recommendations on 'Landscapes for Everyone,' that called for the removal of barriers to access for groups who are often less well served but most in need of the health and wellbeing benefits of spending time in nature; providing better information and signs to guide visitors; and expanding volunteering in our national landscapes.
3. Access for All funding has been provided by Defra to all protected landscapes in England over the last four years as a capital grant addition to core funding. The grant is specifically targeted at removing barriers to access in protected landscapes. Allocations were set by Defra and calculated by applying a funding formula based on:
 - total area,
 - total population within the landscape,
 - total population within a 25km radius of the landscape and
 - the Multiple Deprivation Index.
4. Parallel funding was provided to the SW Coast Path Association through Natural England to support access for all improvements within the National Trail corridor. The SW Coast Path

Association and South Devon NL staff team have worked closely together to ensure optimal benefit from projects delivered in South Devon.

5. Funding has been made available for physical and digital infrastructure improvements to enhance the accessibility of protected landscapes for people of all ages, abilities, and socio-economic backgrounds, making them 'places for everyone'.
6. The goal of the fund is to welcome more people to the countryside and at the same time serve the interests of local communities and grant recipients.

Process

7. Access for All funding is administered locally by individual National Landscapes, which evaluate proposals and award funding according to the fund criteria:
 - Public, private, voluntary, and community groups are eligible to apply. Individuals and businesses may also apply if they can demonstrate that their project will improve public access within the South Devon National Landscape.
 - Proposals must be for capital expenditure (one-off, itemised costs).
 - Projects must increase access to and within South Devon National Landscape for people of all ages, abilities, and socio-economic backgrounds
8. Grants and payments:
 - Proposals should be between £2,000 and £20,000, however increased funding may be considered in exceptional circumstances depending on the scale and impact of the project proposed.
 - Match funding is not an essential requirement but is welcomed.
 - Payments are made upon completion, not upfront.
9. Conditions of funding:
 - Planning permissions or consents must be in place before applying.
 - Grant funded work must be completed within the year of allocation.
 - Must meet requirements for publicity, reporting, and other conditions laid out in the funding agreement

Access for All in South Devon National Landscape

10. Over the first three years of funding, we allocated £152,787 of capital funding to 26 projects, with an additional £102,692 of planned work taking place in 2025-2026.
11. Each project helps to remove barriers that residents and visitors encounter when accessing and enjoying the SDNL.
12. Funding breakdown:

Year	Financial Year	Amount	Projects	Months to deliver
1	2022-23	£59,586	12	3
2	2023-24	£30,000	6	3
3	2024-25	£62,931	8	8
4	2025-26	£102,692	tbc	8
Total		£255,209		

Year 1 (2022-2023) projects, £59,856

- Audience Development Report (The Audience Agency Services)
- Target audience surveys for populations of Plymouth, South Hams and Torbay to inform future access promotion, including future funding bids.
- Following consultation with and advice from representatives of Devon Disabled Ramblers:
 - Upgrading, widening, resurfacing, and improvements to drainage of paths at Coleton Fishacre and linked countryside paths
 - Creation of the South Milton beach access and viewing platform including consultation with disability representatives.
- Installing fully accessible gateways and countryside furniture (seating) at two sites, creating accessible routes to viewpoints along a section of the South Devon Coast.
- Accessible signage and visitor information for Collaton and Scabbacombe lane.
- Removing digital barriers through the incorporation of 'Recite Me' into the SDNL website upgrading existing web presence and providing tools that improve digital access for visually impaired, neuro-divergent, and non-English speaking users.
- Accessibility audit of five Life on the Edge project hotspot sites – Wembury, Erme Estuary, Prawle Point, Bolt Head to Bolt Tail, and Berry Head. Upgrade works then followed to address priorities for action at:
 - Berry Head Easy Access Path: scraping and resurfacing to improve access and drainage along footpath between Berry Head and Gillard Nature Reserve.
 - Lower Mill Meadow, Wembury
- Sharpham Marsh boardwalk access upgrade.
- South Milton Sands: creation of an accessible viewing platform.

Year 2 (2023 – 2024) projects, £30,000

13. Although zero funding was allocated to protected landscapes for the scheme's second year, following an invitation to bid into a national Defra underspend pot, additional funding of £30,000 was secured for South Devon and six projects were delivered by the end of March 2024:

- With the help of Countryside Mobility, who carried out an access audit and risk assessments, an All-terrain 'Tramper' with additional adaptations was purchased for use from Coleton Fishacre, a National Trust property near Kingswear. Staff training was scheduled for the next financial year. The tramper is a free to hire resource and will allow a greater range of visitors to access areas within the Trust property and linked parts of the South Devon coast.
- 'Crossing the Erme Estuary' video advising walkers where and how to safely cross the Erme Estuary, which must be waded. See the full video on the SDNL website or the SDNL YouTube channel¹⁰.

¹⁰ [SDNL Crossing the Erme \(YouTube\)](#)

- Wheelchair accessible path with access gates installed at Wishings Field, Brixham. Funded by SDNL and Brixham Town Council (50/50). Further nature-improvement projects to take place as part of the Life on the Edge project.
- Binoculars for use by young people in holiday activities and food schemes at Play Torbay, allowing better nature connection experiences for children who might otherwise lack the opportunity.
- Dart Harbour visitor pontoon - wheelchair accessible hoist – facilitating access by wheelchair users and others to boats within Dart Harbour.
- Access Improvements at Longmarsh, Totnes, including clearing of encroaching vegetation along a link footpath.

Year 3 (2024-2025) projects, £62,950

- Set up costs for Trampler hire (purchased Year 2) - located with National Trust at Coleton Fishacre.
- Two access for all beach boardwalks at Blackpool Sands .
- Start Point - Hallsands Path: surfacing, fencing and installation of interpretation boards covering the story of South Hallsands.
- Longmarsh boardwalk,: contribution towards costs through project lead Dart Harbour and Navigation Authority.
- 360 camera, tripod, Esri module – to go on a new interactive map (Esri) enabling site and route information to be accessed in advance of visits.
- 11 accessible picnic benches for Parish Councils to install at suitable sites.
- Berry Head - works to make an accessible path, together with plants and seed for areas immediately adjacent to the new Access for All path and hedging material for banks.
- Chillington Community Orchard footpath surfacing upgrade, working with the Chilliwold volunteers group.

Year 4 (2025-2026) projects, budget £102,692

Potential projects include:

- Further accessible picnic tables for Parish /Town Councils who did not apply in Year 3.
- Website upgrades with accessible walks as a key focus.
- Recite me subscription – website.
- Further Trampler(s) at suitable location(s).
- Audit, replacement and upgrade of key interpretation panels .
- Improvements to Avon Estuary and Greenway walking routes.
- Bolberry to Hope Cove new access route
- All access wash, changing, shower and toilet room at Common Flora, Diptford

Eligibility: Capital only in 2025-2026

14. The above list is not exhaustive and new proposals for suitable projects that deliver on the programme requirements are very welcome.

15. Grant funding will be for capital spend only in the 2025/26 financial year. Capital spend is a one-off itemised cost where funding is provided to purchase or invest in a physical item or asset (capital item) to achieve a stated outcome, in this case to improve accessibility for all users.
16. Some examples of what would be classed as capital expenditure (Access infrastructure, buildings, machinery and equipment):
 - Disabled toilet/changing facilities
 - Replacement or upgrades of gates to accessible gates
 - Additional access for all seating areas
 - Improved access to waterways for people with mobility-impairments
 - Widening and resurfacing of paths for multi-user use
 - Adapting a minibus or visitor centre
 - Purchase of trampers, mobility scooters, electric bikes and storage/charging facilities
 - Purchase of specially adapted tools and personal protective equipment for volunteers
 - Provision of accessible signage and visitor information (physical and digital)
 - Staff time which directly contributes to creation of an asset
17. Some examples of what would not be classifiable as capital:
 - Removal of a stile- unless it's being replaced by an accessible gate
 - Hire of a minibus
 - Staff time that is not directly attributable to creation of asset

Key considerations

18. Consult with and obtain advice from disability representatives for any planned works in order that proposals are appropriate, secure the greatest level of access achievable and are tackled in the most appropriate phasing if works cannot be completed within this financial year.
19. Any accessibility infrastructure change or intervention should be accessible for all users, and, where possible to do so, should avoid the requirement of extra tools to use (for example, gates locked with RADAR keys) and consider safety, value for money and sustainability.
20. Spend must improve public access to and within the protected landscape and should serve the broader interests of the Grant Recipient and their communities.

Connecting with nature

21. The physical and mental health benefits of being in nature are well evidenced and documented.
22. While there are many barriers to accessing nature throughout the UK, and this is no different in South Devon, we are always actively working with our partners to improve access to nature throughout our National Landscape.

Item Ends.

6B. Plymouth Plan for Nature and People

ITEM FOR	INFORMATION, FEEDBACK & ACTION	REPORT BY	Roger English, South Devon NL Manager
SUMMARY	This report provides a summary of Plymouth City Council's 'Plymouth Plan for Nature and People' and highlights the current open round of consultation. The plan will direct actions across the city including land within the national landscape and its marine, urban and peri-urban setting.		
MANAGEMENT PLAN THEMES	<p>ALL PLACE:</p> <p>PEOPLE: Tourism, access & recreation; Community & culture</p> <p>PARTNERSHIP: Awareness & communication; Management, organisation & partnerships.</p> <p>Others – underpins and links to all other Management Plan themes.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> Note the vision, aims and priorities of the Plan, Take the opportunity to submit a survey response 		

Background

1. Plymouth's Plan for Nature and People ¹¹plan outlines how Plymouth City Council will place nature at the heart of the city's identity, growth, health, and economy over the next five years.
2. The new Plan for Nature and People will act as a blueprint for how Plymouth City Council manages its natural spaces and aims to ensure that every resident can benefit from connecting with the outdoors.
3. To shape the plan, a programme of engagement activities including Focus Groups and Summer of Nature events generated input from over 650 residents and stakeholders.

Vision

4. The Plymouth Plan for Nature and People sets out a vision for a greener, healthier and more inclusive Plymouth – where natural spaces are treated as essential infrastructure, like road, housing and healthcare.

Plan Aims

5. The plan outlines clear aims and a delivery plan to create:
 - a nature-rich city
 - a playful, active and healthy city
 - inclusive nature spaces for everyone
 - a nature-connected and empowered community
 - an innovative Investment city
6. delivered through:
 - Partnership working across sectors, communities, and institutions

¹¹ <https://www.plymouth.gov.uk/plymouth-plan-nature-and-people>

- Innovative funding including biodiversity net gain and social investment
- Robust governance through a new cross-sector Steering Group
- Transparent monitoring using shared data, citizen science, and academic insight
- Inclusive communication that inspires trust and involvement citywide

Nature Recovery Network

- At the heart of the plan is a better connected nature network. The following map extract shows the current network and action is being targeted to create better quality wildlife-rich places in parts of the city where they are needed the most, the network seeks to help address the 3 challenges of biodiversity loss, climate change, and public health and well-being.



Consultation

- The public consultation on the Plan for Nature and People is live currently and closes Monday 22 September. The survey is open to public and partner feedback.

Item Ends.



South Devon
National
Landscape

Partnership Meeting

to be held at

10am on Friday 19 September 2025

Repton Room at Follaton House and via Zoom

Annex to Meeting Papers

South Devon National Landscape team, Follaton House, Totnes, TQ9 5NE
Telephone 01803 229330 Email enquiries@southdevon-nl.org.uk

Agenda item 9A: Planning applications consultations *updated 12 September 2025*

ITEM FOR	INFORMATION	REPORT BY	Roger English, National Landscape Manager
SUMMARY	This report provides a brief update on Local Planning Authority development management consultations since the March 2025 Partnership meeting that are pertinent to the South Devon National Landscape.		
MANAGEMENT PLAN THEMES	<p>All PLACE: Landscape character; Natural resources & climate; Biodiversity & geodiversity; Historic environment; Farming and land management; Coast & marine; Rivers & estuaries.</p> <p>All PEOPLE: Tourism, access & recreation; Planning & sustainable development; Transport & highways; Rural economy & services; Community & culture.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> Note the level of resource commitment currently applied to the type of development management consultations, bearing in mind the South Devon National Landscape Planning Protocol, in addition to strategic and neighbourhood plan demand across the local planning authority areas. Keep this under review. Continue to provide early notification of significant planning matters to the National Landscape Manager to enable timely and appropriate action to be taken. 		

Key Activity**Planning Caseload**

- In the rolling year 2025/26 to date, Local Planning Authorities (LPAs) have formally consulted the National Landscape team on 19 applications. In addition, the team has been consulted on 7 pre-applications, 2 Marine License applications, 7 woodland creation or felling/restocking licences, 4 transformer refurbishment consultations, 1 exemption consultation for tent pitches and 2 planning appeals – one hearing, one written representation.
- Closing summary of activity for the financial year 2024/25, Local Planning Authorities (LPAs) formally consulted the National Landscape team on 36 applications plus 3 appeals. In addition, the National Landscape team was consulted on 6 pre-applications, 2 Marine License applications, 1 listed building consent, 6 woodland creation or felling/restocking licences, 1 communications installation application, 1 planning application validation checklist, 3 transformer refurbishment consultations, 1 IFCA consultation and 1 Water Act land disposal consultation
- In total, there have been **20** new consultations/reconsultations since the last update.
- Summary of activity since the last update:
 - 10** cases that LPAs have determined
 - 1** appeal decision
 - 5** completed responses on cases that LPAs are yet to determine
 - 1** completed response to an appeal that PINS is yet to determine
 - 3** cases under consideration with responses currently in development
 - 4** pre-applications responded to / response in development
 - 6** woodland creation or felling/restocking applications
 - 5** transformer refurbishment consultations
 - 1** Exemption certificate consultation for five tent pitches

- **1 Marine Licence application**

5. Note the applications with completed responses and an LPA decision as at the March Partnership meeting are treated as closed and are not reported again in the table below. Wording in 'normal' text signifies this appeared on the last planning update, with any changes/updates noted in '**bold**' text
6. The following table lists the planning cases pertinent to the period:

App Ref	Application Type	Decision	In accordance with NL advice / guidance	NL Major	Comments
18 Applications - LPA decision made					
3451/24/FUL	Maudelayne 4 Ravensbury Drive Warfleet Dartmouth Creation of new retaining wall & sea wall to shore up & reinforce damaged riverbank, improvement of quayside area & replacement of septic tank	Conditional Approval	Objection	N	
0345/24/FUL	Stoke Gabriel Boating Association Clubhouse Construct accessway & secure concrete 'bridge head' on foreshore for onshore connection to gangway linking a new permanent pontoon	Conditional approval	No objection	N	
0259/25/ARC	Curlew Point, Curlew Drive, West Charleton Application for approval of details reserved by condition 6 (CEcoMP) and 7 (CEnvMP) of planning consent 3334/22/HHO	Approved	No Objection	N	
3995/23/FUL	Baltic Wharf Boatyard St Peters Quay Totnes Mixed-use development comprising marine workshops (Use Class B2) and boat storage, offices (Use Class E), care home (Use Class C2), houses and apartments (Use Class C3), mixed commercial uses (Use Class E).	Refusal	-	N	Development as a whole was NL major development
2666/24/FUL	Land At Sx 534 496, Wembury Creation of a multiuser trail	Conditional approval	-	N	Related application 1724/25/ARC
0492/25/HHO	Ferncliff House East Portlemouth Householder application for erection of boathouse & retaining wall with associated landscaping enhancements	Conditional approval	-	N	
0467/25/FUL	Pebble Cove, Hallsands Installation of timber, pedestrian access steps to property	Withdrawn	-	N	Retrospective
APPEAL AP/2024/0074	Land To The Southwest Of Copythorne Road Brixham Outline planning application for 77 dwellings with all matters reserved apart from access. This application is a departure from the Development Plan.	Appeal allowed	-	Y	Related application P/2023/0480
3821/24/FUL	Land At Sx 588 511 Dunstone Yealmpton Provision of a temporary agricultural worker's dwelling	Withdrawn	-	N	
0687/25/FUL	Public Conveniences, Bigbury On Sea Ground floor extension with additional floor above to existing Facilities Building, to provide additional accommodation falling under Use Class E	Refusal	Holding objection	N	
0694/25/FUL	SX 881 559 Dartside Quay Galmpton Relocate cafe to a new building with associated stores and parking	Refusal	Holding objection	N	Retrospective
0189/25/FUL	Land & Buildings Opposite Bickham Farm Diptford	Conditional approval	Holding objection	N	Related application 1896/25/ARC

App Ref	Application Type	Decision	In accordance with NL advice / guidance	NL Major	Comments
	Erect 3 x agricultural buildings, roof over existing silage pit, demolish storage shed & construct agricultural storage building & demolish parlour building to construct livestock building				
1182/25/FUL	Land at SX 680 433, (Court Park Farm), Thurlestone Erect farm shop (Use Class E) & parking	Withdrawn	Objection	N	
1021/25/FUL	Bickham Farm Diptford Change of use, reorder & conserve repair existing listed agricultural barn, to include 2 residential units, improved office space, processing & storage facility, associated plant & new gateway	Approved	No objection	N	
0330/25/FUL	The Old Rectory Dittisham Change of use of from dwelling (C3) to mixed use, including dwelling, training/learning centre & work retreat	Refused	No objection	N	
1420/25/VAR	Land At Sx 823 418 Torcross Variation of condition 2 (approved plans) of planning consent	Refusal	Objection	N	Related application 53/3160/11/F
3282/24/FUL	Land At Sx 544 479, Yealm Road, Newton Ferrers Reinstatement of landing & step access	Withdrawn	Objection	N	
1974/25/FUL	Land At Sx 667 483 (Challonscombe Farm) Oldhouse Lane Kingston Install wind turbine, landscaping, access tracks and other associated infrastructure for a temporary period	Withdrawn		Y	Application withdrawn on 2.9.25 prior to submission of SDNL consultation response
8 Applications - Response submitted - LPA (or PINS) still to determine					
P/2022/0339	Site Adjacent To Brixham Cricket Club Change of use from agricultural land to outdoor football pitch.	-	Objection	N	Part retrospective. Respond by 26.4.23 Reconsulted 3.4.23
2798/23/FUL	North Embankment Dartmouth Proposed new slipway	-	Conditional Support	N	
2040/25/ARC	Maudelayne, 4 Ravensbury Drive, Warfleet, Dartmouth Approval of details reserved by conditions 3 (CMP) and 4 (CEMP)	-	Objection	N	Related application 3451/24/FUL
1923/25/HHO	Cob Cottage Thurlestone New ancillary building to rear of GII listed thatched cottage + amendments to access driveway and parking.	-	No Objection	N	
0755/25/FUL	Brownstone Road Car Park (Coleton Fishacre) Kingswear Additional car parking & associated pedestrian improvements	-	No objection	N	
0151/25/FUL	Blackpool Sands Application to site of 3 mobile saunas (one existing)		Objection	N	Part Retrospective
APPEAL APP/X1165/W/25/3368343	Land Off St Mary's Road, Brixham Demolish industrial buildings, erect 28 residential dwellings		Objection	N	Related application P/2023/0553 Appeal being dealt with via written representations
MLA/2025/00021	Blackness Marine East Cornworthy Create recreational access via gangway to existing island pontoon		Objection	N	
6 Applications - Responses under consideration					
2982/21/FUL	Land Opposite Butts Park Newton Ferrers Erection of 20 residential units	-	-	Y	Revised plans Sep'23 (NL objected to original plans) Awaiting legal agreement
P/2024/0562	Land Off Pilgrim Close Brixham Outline application for up to 20 dwellings	-	-	Y	

App Ref	Application Type	Decision	In accordance with NL advice / guidance	NL Major	Comments
P/2024/0720	Landscape Holiday Village, Brixham Part demolish facility building & remove swimming pool. Single storey extension for new swimming pool, gym and plant room. Alteration of roofline from hip to gable, new raised terrace, openings, maintenance building and altered electrical building + 8 new parking spaces.	-	-	N	
MLA/2025/00250	Stoke Gabriel Mill Point Pontoon Replace existing 'temporary' Pontoon with new all-tide pontoon. The existing pontoon does not reach the shore at high water and is of a relatively wobbly Aquadock ('Lego') construction.				In conjunction with Stoke Gabriel Boating Association (SGBA), who will provide shore access, with some modifications and improvements of the area around the pontoon bridge head
1561/25/FUL	Collapit Creek House & Old Coach House, Gerston Demolish & replace Collapit Creek House, Coach House & associated annex & outbuildings, associated driveway, vehicular parking, new swimming pool				
2092/25/FUL	Hansel Hansel Landscape works to create three drystone walled vegetable garden terraces with dry laid stone access steps, re grade existing lawn to give a level surface & plant a native hedgerow				

Item Ends.