



**South Devon**  
National  
Landscape

# **Partnership Meeting**

to be held at

**10am on Friday 28 November 2025**

Repton Room at Follaton House and via Zoom

## **Agenda & Papers**

## South Devon 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 Council	Chris Avent Cllr Georgina Allen Cllr John McKay (officer advising Drew Powell)
Torbay Council	Cllr Christine Carter (officer advising Tracy Brooks)

### **Members nominated by statutory agencies**

Environment Agency	Dave Shorten
Forestry Commission	Matthew Odgers-Brown
Historic England	Ross Simmonds
Natural England	Becky Hughes

### **Members co-opted by the Partnership Committee**

Independent	Peter Sandover (Chair)
National Trust	Richard Snow
Plymouth University	John Martin (Vice Chair)
South West Coast Path Association	Ken Carter
Devon Campaign to Protect Rural England	Penny Mills

### **Community Representatives**

Business community	Peter Moore
Coast and marine sector	Richard Stones
Community/voluntary groups	Jane Nichols
Environmental organisations (NGOs)	Ed Parr-Ferris
Landowning/farming community	Leah Harris
Parish Councils	Peter Hinchliffe
Tourism community	Laura Campbell

### *National Landscape team staff attending*

Manager	Roger English
Office Manager	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 (19 September 2025) for approval and any matters arising	Page 2
Item 5 (5 mins)	<b>Partnership matters</b> 5a) Partnership Chair's report	Page 13
Item 6 (20 mins)	<b>National Landscape management</b> 6a) Update on the review of the National Landscape Management Plan	Verbal
(10 mins)	6b) Protected Landscapes Targets and Outcomes Framework: initial apportionment and phasing	
(15 mins)	6c) Draft update to the SDNL Partnership's Position Statement on Renewable Energy	
(5 mins)	6d) Cessation of Torbay Coast and Countryside Trust – implications for the National Landscape	
(5 mins)	6e) Invasive non-native species	
Item 7 (25 mins)	<b>Partner updates</b> – 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)	<b>National &amp; Regional Matters</b> 8a) National Landscapes Association vision of thriving landscapes in 2050	Page 15
(5 mins)	8b) Nature South West	Verbal
(5 mins)	8c) Your Natural Partner	Verbal
Item 9 -	<b>For Information</b> 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 19 SEPTEMBER 2025**

**1. INTRODUCTIONS & APOLOGIES FOR ABSENCE****Those present were:**

Cllr John McKay	JMc	South Hams District Council
Cllr Jacqueline Fry	JF	Devon County Council
Doug Eltham	DE	Devon County Council
Tracy Brooks	TB	Torbay Council
Chris Avent	CA	Plymouth City Council
Matthew Odgers-Brown	MOB	Forestry Commission
Becky Hughes	BH	Natural England
Peter Sandover	Chair	Independent
Julian Gray	JG	South West Coast Path Association

**National Landscape staff attending:**

Roger English	NLM	NL Manager
Vanessa Gray		NL Office Manager (meeting assistance & notes)

**Apologies for absence were received from:**

Cllr Georgina Allen	South Hams District Council
Chris Brook	South Hams District Council
Cllr Christine Carter	Torbay Council
Dave Shorten	Environment Agency
John Martin	University of Plymouth
Ken Carter	South West Coast Path Association (Julian Gray attending)
Richard Snow	National Trust
Penny Mills	Devon CPRE
Pete Moore	Representative: business community
Richard Stones	Representative: coast and marine
Jane Nichols	Representative: community or voluntary groups
Ed Parr Ferris	Representative: environmental organisations (NGOs)
Leah Harris	Representative: landowning and farming
Peter Hinchliffe	Representative: parish and town councils
Laura Campbell	Representative: tourism

**Observers:**

Observers were requested to follow the meeting live via YouTube.

**Changes to Partnership:**

Cllr Jacqueline Fry was welcomed to her first Partnership meeting by the Chair.

Chris Brook, Director of Place and Enterprise at South Hams District Council and advising officer to SHDC Members on the South Devon National Landscape Partnership, is moving on to a new role. Chris will leave South Hams District Council early December.

## 2. PUBLIC STATEMENTS

No public statements.

## 3. DECLARATIONS OF INTERESTS

No conflicts of interest declared.

## 4. MINUTES OF THE 14 MARCH 2025 PARTNERSHIP MEETING FOR APPROVAL & ANY MATTERS ARISING

### 4.1. TO APPROVE THE MINUTES OF THE PARTNERSHIP MEETING HELD 14 MARCH 2025

Proposed: Tracy Brooks

Seconded: Doug Eltham

Resolved: No objections, the minutes were approved.

### 4.2. The NL Manager clarified that advising officers are able to vote on substantive matters if the elected Member(s) for the council are not able to attend and have given their authority for the officer to vote at the meeting.

### 4.3. Matters arising:

- i. National Marine Park 'State of' report – Elaine Hayes to provide a copy.

**ACTION carried forward:** it is important to chase and to have this record.

- ii. Management Plan – Partnership members were reminded it is useful to have everyone's thoughts, particularly regarding priorities as this would help in shaping workstreams. DCC response received in written form, no others received to date.

**ACTION carried forward:** it is important for all partners to contribute.

- iii. Share Sustainable South Hams events with the landowning and farming representative Leah Harris - NL Manager confirmed this was done; note that a link to the SuSSH events page was also included in the minutes from the March meeting.

- iv. Distribute the slides from the Management Plan review update meeting held on 18 July. Done.

- v. Circulate a snapshot of Management Plan review survey responses to date. Done.

- vi. Arrange a meeting with Julian Gray for a deeper dive to go through what he would like in the Management Plan. Done.

- vii. NL Manager to speak with Cllr Louise Wainwright about the process Devon County Council went through to identify risks to their plan, in the context of finding a way of cutting through the process for the SDNL Management Plan. Done: a brief conversation took place at Yealmpton Show.

- viii. Special Qualities set wording has occasionally been misinterpreted. This is key evidence base so Partnership members are requested to thumb through these; pick a favourite spot and do some sense checking, does this do what it needs to do?

**ACTION carried forward:** Partnership members to feedback to the NL Manager by mid-October.

ix. The NL Manager confirmed the indicative timetable for the Management Plan review was dependant on what was found, stakeholder feedback and updates on key deliverables by Government. Although a number of these are still unresolved, the review process is underway. There is around a 3 month slip from the initial indicative timetable.

**ACTION 1** (NL Manager): The consultation draft is in early stages of preparation and will be brought to the November meeting. There will be a series of rounds with Local Authority partners to approve the consultation draft for public consultation early in the new calendar year. The Chair assured Partnership members that a draft will be on their desks just before Christmas.

**ACTION 2** (NL Manager): Contact Kate Hind to assist with notifying Defra to obtain an extension beyond the 31 December 2025 deadline. Kate was involved with assisting successful extensions for North Devon and Tamar Valley National Landscapes.

*Post meeting update: Kate has forwarded a copy of the letter submitted on behalf of North Devon and Tamar Valley to the NL Manager.*

x. The Management Plan is in two parts, the Strategy and the Delivery Plan. In conversations with partners, we have already flagged a series of items as actions. Let the NL Manager know any action orientated items orientated on South Devon. To be discussed in the workshop that follows this meeting.

xi. The Local Nature Recovery Strategy has slipped from the original timetable and although this is running later than the Management Plan review timetable, there is sufficient detail emerging from that to be able to weave into the review. Likewise for the Plymouth Plan for Nature and People.

xii. Chair: we have had a number of useful online engagement sessions with parish councils. They have flagged:

a. Engaging young people in the process.

We have struggled to engage young people to date. Trying to set-up a workshop with students at Kingsbridge Community College and talking with how young people were engaged in the Devon Carbon Plan.

b. Slapton Line and how the Management Plan impacts on discussions about it.

NL Manager: The Management Plan and the purpose of the South Devon National Landscape Partnership is very clearly connected to the statutory purpose set out in the Countryside and Rights of Way Act (2000) and the duty to further the purpose of conserving and enhancing natural beauty. Whilst aware of some parishes concerns, fundamentally we cannot support any approach that goes against the reasons for designation, the purpose of Partnership and the way the Management Plan has to be written.

Where there is a difference in approach being taken between a parish and the Plan for the Protected Landscape and the policy set within, the issue would have to be addressed when it comes to making decisions, in this case on road protection, reinstatement, path management and all other activities connected to the Slapton Line Partnership and Strategy. At present, although there is a published strategy for the Slapton Line, modified in 2023,

amongst the partners involved there is no full agreement on the stance that should be taken.

A position has been adopted by some parish councils that does not fit with the duty to further the purpose of conserving and enhancing natural beauty. The strengthened duty applies to all relevant authorities which includes parish councils, so there is a question as to whether the parish councils concerned understand the purpose of designation and legal duty they are bound to, given the stance adopted by them.

The forces for change component of the SDNL Management Plan can articulate the challenges of coastal change in key areas, that some interventions would not be possible to support, but that the Partnership has a role to enable discussions to find feasible and deliverable alternative solutions consistent with the statutory purpose.

xiii. The application for the Bigbury wind turbine has been withdrawn. Management Plan policies, corresponding Planning Guidance and renewable energy position statements need to be updated to reflect what is consistent with Conserving and Enhancing natural beauty and what would result in harm.

## 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.

## 6A 'ACCESS FOR ALL' REMOVING BARRIERS PROGRAMME

This item 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.

Partnership members are recommended to note the wide range of improvements undertaken throughout the National Landscape and offer suggestions of further opportunities to pursue that align with the Defra Access for All programme funding requirements.

The NL Manager gave a presentation.

6a.1 The Hallsands story can be found on the SDNL website<sup>1</sup>.

### 6a.2 Discussion

- Accessible picnic benches come in kit form, to be assembled and installed by the parish / town council. If the locations were publicised it may help communities who prefer family picnics with views to family walks. It would be useful to approach communities on the list of demographics we wish to encourage into the SDNL.

---

<sup>1</sup> [Explore Start Bay - Hallsands \[SDNL website\]](#)

**ACTION 3 (NL Manager):** Map locations of accessible picnic benches within the SDNL that have been funded with Access for All grants and publicise. Endeavour to approach ethnic communities in the demographics listed in the NL Manager's presentation and ask what would break down barriers for them.

- Joe at North Devon National Landscape is preparing a risk register that could be shared with SDNL.

**ACTION 4 (NL Manager):** speak to Joe at North Devon NL to request a copy of the risk register template is sent to him when it becomes available.

- Defra have requested Natural England generate a project pipeline with a strategic look across the whole of Devon. The National Landscape could then almost pick projects from that LNRS pipeline. Centralised strategic management of future projects could work out well.

6a.3 **ACTION 5 (NL Manager):** Share presentation slides.

*Post meeting update: A file will be circulated with these minutes.*

6a.4 **ACTION 6 (all):** Let the NL Manager know of potential Access for All projects worth pursuing as soon as possible.

## 6B PLYMOUTH PLAN FOR NATURE AND PEOPLE

This item 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.

Partnership members are recommended to note the vision, aims and priorities of the Plan and take the opportunity to submit a survey response.

Chris Avent talked through the Plan.

6b.1 Discussion

- Responding to a question on how much of the Plan recognises connection to rural areas, it was confirmed that whilst there are no direct spatial relationships within the Plan, this is broadly captured within the Delivery Programme. This picks up on accessing natural space within and outside the city and also has a refresh on partnership working in and outside of the city.
- Via meeting chat: In relation to improving public access to nature and the landscape, just to flag that via EWCO, landowners are incentivised to establish woodland close to settlements and to provide site access. Additional contribution (i.e. above and beyond capital costs and maintenance) available £3,700 per ha).

**ACTION 7 (MO-B):** Ask the FC Woodland Officer to send details of the scheme to Cllr Jacqueline Fry.

6b.2 There was an in-meeting action to provide feedback to the consultation using the link provided in the papers. The link was also circulated the afternoon of the meeting in an email.

The consultation closed on 22 September.

6b.3 **ACTION 8 (JG):** Contact Chris for engaging with SWCPA Coastal Wildbelt team.

## 6C UNDERGROUNDING OF OVERHEAD POWERLINES

This item provides an update on activity actioned through the South West Protected Landscapes Network Undergrounding National Grid Steering Group to remove intrusive overhead powerlines and infrastructure from the South Devon National Landscape.

Partnership members are recommended to note the report and provide feedback on potential power line locations for consideration of future works.

The National Landscape Manager gave a presentation.

6c.1 If you think an area would benefit from undergrounding, broadly think about:

- Any other negative landscape elements in the scene – generally if there are lots of other clutter it would not qualify
- If this is the sole element that is not natural and draws attention, particularly if part of a framed view or viewpoint, it would be worth considering.

**ACTION 9 (all):** Forward potential locations for undergrounding to the National Landscape Manager.

## 6D KEY DEVELOPMENT MANAGEMENT AND STRATEGIC PLANNING MATTERS

Alongside a presentation, the National Landscape Manager talked Partnership through some key development and strategic development matters.

6d.1 Torbay Local Plan review, Tracy Brooks

Hoping to go out with a further Regulation 8 consultation, the first public stage.

- Expecting to go to a Local Plan working party and then cabinet with a consultation to go out this autumn/winter, possibly over the Christmas period, for a Regulation 19 submission next year.
- 940 homes a year are a challenge in Torbay: a constrained area in a number of respects. At the moment we are at 400 a year, but this is still a big challenge.

6d.2 South Hams Local Plan review, Cllr John McKay

Plymouth have now left the Joint Local Plan. We are expected to build around 900 homes a year, roughly double the number planned for. The timescale is such that it will extend beyond the likely demise of South Hams District Council. There is a duty to cooperate with a Joint Local Plan review, so councils will talk to each other and adopt in due course.

6d.3 Copythorne Road, Brixham appeal

The appeal was allowed. Tracy Brooks thanked the National Landscape Manager and team for assisting with the hearing. What has come out of this is the lack of a 5 year housing supply and lack of affordable homes are weighed more heavily in planning balance than the National Landscape as a designation. This is a troubling decision that will have further ramifications. The inspector also seemed to be persuaded by the argument put forward by the appellants of the lack of quality of land in the development site and the lack of special qualities in evidence there. In summary this would seem to support a landowner to degrade their land and is a worrying move from looking at the purpose of designation for natural beauty to instead focus on the presence or absence of any special quality and the degree to which that special quality is outstanding in the context of that field, that site,

that feature. We need to keep this in mind as part of the advice that we prepare in the new Management Plan.

6d.4 There were discussions at the National Landscapes Conference this year, and also follow up conversations with Defra, following a series of High Court decisions and also Planning Inspectorate decisions. We understand that the Secretary of State for Environment, Food and Rural Affairs is not minded to follow up on the provisions that LURA provided and issue Statutory Instrument regulations that would direct relevant authorities on their duties.

6d.5 On 27 March 2025 there was a first judgement on the scope of s.245 Protected Landscapes Duty in a High Court case heard by Justice Mould. A key part of the judgement can be found in paragraph 79:

- Where a planning application proposes development of land in a National Park which is found at least to leave the Park's **natural beauty, wildlife and cultural heritage unharmed**, that **provides a proper basis** for the decision maker to **conclude that the development will further the** section 5(1)(a) **purpose of conserving and enhancing** those characteristic features of the Park. That conclusion suffices as a proper discharge of the decision maker's duty under section 11A(1A) of the 1949 Act in determining that planning application

There are a number of things that we must bear this in mind when drafting Local Plan and Management Plan policies, there are also really important processes and procedures to be undertaken by LPAs in the decision process and it is important National Landscapes are clear on guidance provided in Management Plans. The designation references natural beauty not special qualities, although these are one way of talking about natural beauty. We must be clear and consistent on level of harm.

**ACTION 10 (NL Manager):** Share the slide of a High Court case heard by Justice Mould: New Forest National Park Authority v Secretary of State for Housing, Communities and Local Government [2025] EWHC 726 and the subsequent slide where he reiterated his position in another case whilst reinforcing the position considering whether the duty has been complied with and where it hasn't how they have decided that planning should be granted and what sort of mitigation and compensation might be required.

*Post meeting update: A file containing the two slides will be circulated with these minutes.*

6d.6 The National Landscapes Association had a working group looking at general advice to LPAs and general advice to relevant authorities. The NLA are now looking at a position statement on housing that will hopefully assist in making a case that there are significant areas of constraints within administrative areas that have National Landscapes within their boundaries that restrict the amount of development that can take place.

**ACTION 11 (NL Manager):** Circulate the National Landscapes Association position statement between meetings, as soon as a draft becomes available.

## **6E SOUTH DEVON ESTUARIES ENVIRONMENTAL MANAGEMENT PLAN**

The Estuaries Environment Management Plan is an embedded component of the Management Plan review process.

6e.1 There is a great deal of work happening around this area already including the Catchments Partnership, Wild River Dart Action Plan, Dart Harbour's Port Master Plan, Blueprint for Nature project, Catchment Sensitive Farming programme, Wild About the Erme River

(WATER), Yealm Estuary to Moor (YEM) etc. All of these are doing great work; the SDEEM and the main Management Plan are picking up on the policy requirements where each of those mentioned, and more, require a proper hook in the statutory Management Plan.

**ACTION 12 (all):** If there is something you are aware of from a water environment point of view that is taking place that has not been mentioned in this list, or if there is a specific issue you wish to test, make the Estuaries Officer Nigel Mortimer, or the NL Manager aware.

## 7. 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.

*Cllr Jacqueline Fry, Chris Avent and Matthew Odgers-Brown all had other commitments so had to leave the meeting at the scheduled end time of 12pm, just at the start of the partner updates agenda item.*

### 7.1. Doug Eltham, Devon County Council

- i. DCCs new strategic plan prioritises young people and a greener Devon – good links to the National Landscape.
- ii. LNRS due for public consultation 29<sup>th</sup> September<sup>2</sup>.
- iii. Local Area Energy Plan is dormant whilst we await a consultation from the National Energy System Operator about how new Regional Energy Strategic Plans will be prepared. We need to understand how we can make RESPs do what we need them to do locally.

### 7.2. Matthew Odgers-Brown, Forestry Commission

Although Matthew had left meeting by this point, the update was via online chat. This update was circulated the afternoon of the meeting via email.

- i. An application for a small England Woodland Creation Offer planting scheme (3.4ha) overlooking Dartmouth has been submitted hoping the NL Manager is aware and have had an opportunity to comment.

**ACTION 13 (NL Manager):** Contact MO-B regarding the planting scheme.

- ii. Recently published case studies
  - Deer and Squirrel<sup>3</sup>
  - Tree Nursery<sup>4</sup>
- iii. Woodland access

<sup>2</sup> [LNRS Consultation \[naturerecoverydevon.org.uk\]](http://LNRS Consultation [naturerecoverydevon.org.uk])

<sup>3</sup> [Honcote Estate case study \[GOV.UK\]](http://Honcote Estate case study [GOV.UK])

<sup>4</sup> [Tree production capital grant case study \[GOV.UK\]](http://Tree production capital grant case study [GOV.UK])

- EWCO Manual (incentive). Criteria and guidance<sup>5</sup>
- Woodland access guidance – people and public<sup>6</sup>
- Woodland access guidance – visitors with dogs<sup>7</sup>

iv. Other

- Temperate Rainforest event<sup>8</sup>
- Plymouth & South Devon Community Forest webpages<sup>9</sup>

### 7.3. Cllr John McKay, South Hams District Council

- i. LGR: We are pursuing the 1-4-5 model, and we understand DCC are pursuing 1-8-1. Devon have stated that the 5 in the 1-4-5 model would not be sustainable as council tax does not cover the service costs.
- ii. There is a conversation on the future of Sustainable South Hams as an organisation. They have worked with us and do great work, and I am concerned that they continue to have a future beyond the demise of SHDC.
- iii. The Life on the Edge Robberfly play was effective and informative; lots of feedback received from that. The South Hams Festival concept now Rally for Nature, will be a wonderful way of communicating about climate and nature. The idea is for SusSH to pick this up and use this to drive community interest. The hope is that the festival becomes an embedded cultural event. The council has connected with Exeter University plus a team member who runs Envirovolution<sup>10</sup> who have resources on how festivals can be utilised to inform and help people understand about nature.
- iv. Water Quality Monitoring<sup>11</sup>: We are using local company Teledyne Valeport for the monitors. Sensors are £20,000 each and we now have five installed providing real time monitoring telemetry. The University of Plymouth will analyse the data and provide a dashboard of water quality data.

### 7.4. Becky Hughes, Natural England

- i. Personnel changes:
  - Eamon Crowe has left NE (retired). Owen Standen is the Principal Manager for Devon. I will continue to be the National Landscape Partnership contact.
  - In terms of a redesignation of Slapton NNR, Simon Tame originally did a lot of that work, Andy Baker one of our NNR managers, is overseeing that aspect now. Simon is now involved in Tree Action Plan Delivery (TAP-D) along with a Cornwall colleague to provide advice and support & guidance, boosting NE involvement in woodland creation / woodland planting.

---

<sup>5</sup> [England Woodland Creation Offer Grant Manual \[GOV.UK\]](#)

<sup>6</sup> [Managing people and public access in your woodland \[GOV.UK\]](#)

<sup>7</sup> [Managing visitors with dogs in your woodland \[GOV.UK\]](#)

<sup>8</sup> [Rainforest Event \[Exeter Corn Exchange\]](#)

<sup>9</sup> [Plymouth and South Devon Community Forest \[psDCF.com\]](#)

<sup>10</sup> [Envirovolution \[org.uk\]](#)

<sup>11</sup> [Water Quality Monitoring project \[southhams.gov.uk\]](#)

- The protected sites and agri-environment teams are undergoing change. The best contacts for conversations, for example on SSSIs, will be confirmed after this process concludes.
- ii. The agri-environment Higher Tier window is now open. We have a pipeline of expressions of interest that we will start strategically looking at. The senior officer involved is Ant Ravenscroft, based in North Cornwall. Ant will take a strategic look across our patch on how we use Higher Tier agreements and resources that we have to support our partnership plans. In the future we could come to Partnership or to the farming team about Higher Tier and how it can be used to best effect.
- iii. For awareness: the Protected Landscapes Partnership have launched the Landscape Observatory website<sup>12</sup>.
- iv. We are having a few small scale EIA requests but applicants have not been successful in getting responses from National Landscapes.  
NL Manager: we are on top of these with one awaiting scheme submission. On the specific examples, Avril McNamara provided comment but were told our feedback was too late.

**ACTION 14 (Becky Hughes):** To arrange to extend these applications, as the SDNL has comments to make.

#### 7.5. Julian Gray, South West Coast Path Association

- i. Spending £95,000 in the National Landscape on access improvements via the Access for All programme, above and beyond what has been spent on establishing the King Charles III England Coast Path.
- ii. The KCIII Coast Path - Route now all identified and drawn out for Devon; not fully open in South Devon with some parts awaiting works.
- iii. The impact of the KCIII England Coast Path is creation of coastal margin – 950 square miles for whole of England.
- iv. We are supporting the International Union for the Conservation of Nature (IUCN) who have a definition of a trail corridor. The IUCN World Conservation Congress is next taking place in Abu Dhabi. The LNRS in Cornwall have a piece on what this can deliver for wildlife.

I understand conversations should be taking place between Devon LNRS and Kate Jury, Project Officer National Trails UK. If not, Doug to flag this up with Julian.

#### 7.6. Dave Shorten, Environment Agency

Update provided via email and delivered by NL Manager in the meeting

- i. Staffing update  
Dave Shorten has taken over from Emma as the EA South Devon Catchment Co-ordinator – e-mail [alex.shorten@environment-agency.gov.uk](mailto:alex.shorten@environment-agency.gov.uk).
- ii. EA Water Environment Improvement Fund (WEIF)  
Partnership projects currently in progress across the area include Torbay source to seagrass, Dart Salt Marshes, Yealm and Erme non farming land owners projects as

---

<sup>12</sup> [Landscape Observatory \[landscapeobservatory.org.uk\]](http://landscapeobservatory.org.uk)

well as other EA funded Projects Dartmoor Peat and fish passage improvements on the River Lemon.

- iii. Currently looking to develop the WEIF pipeline projects for future years dependent on funding allocation, contact Dave if you think you have potential projects to be included.
- iv. The review process for the updated River Basin Management Plans which are due to be published in 2027 has started with the response to the recent working together consultation now published<sup>13</sup>. The next stage will be the challenges and choices consultation expected in November with input from partnerships.
- v. There have been lots of reviews and reports over the recent months including the Independent Water Commission Report and the EA is working closely with the government on its response to the report -so watch this space!

## 8. NATIONAL MATTERS

As the meeting was overrunning, the NL Manager suggest that items 8a to 8c on the agenda are sent out in a roundup email.

**ACTION 15 (NL Manager):** Send out updates on items:

- 8a) Feedback from the National Landscapes Association conference<sup>14</sup>.
- 8b) Your Natural Partner<sup>15</sup>
- 8c) Nature Calling programme<sup>16</sup>

*Post meeting update: links on these are contained in the minutes.*

8.1. The NL Manager gave one update from the NLA conference: Mary Creagh, Under-Secretary (Department for Environment, Food and Rural Affairs), spoke at conference. Some positive comments were made by Mary. Headlines are:

- Protected Landscapes are more important now than ever
- Health and well-being, greener, wilder and more accessible were all consistently referenced.
- Cornerstones of our heritage and essential to our future and 30 by 30 were reinforced

## 9. FUTURE MEETINGS

Remaining meeting in 2025:

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

**MEETING CLOSED** at 1230

---

<sup>13</sup> [River Basin planning working together 2024 \[GOV.UK\]](#)

<sup>14</sup> [Annual Conference Summary \[National Landscapes Association\]](#)

<sup>15</sup> [Your Natural Partner \[org uk\]](#)

<sup>16</sup> [Nature Calling \[org uk\]](#)

## 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
<b>SUMMARY</b>	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		
<b>MANAGEMENT PLAN THEMES</b>	<b>All PARTNERSHIP:</b> Awareness & communication; Management, organisation & partnerships. <b>Others</b> – underpins and links to all other Management Plan themes.		
<b>RECOMMENDATION</b>	Partnership members are recommended to: <ol style="list-style-type: none"> <li>Note the report and are encouraged to provide brief reports where possible in advance of scheduled meetings to assist with Item 6 Partner updates.</li> </ol>		

#### Management Plan review

1. The team are working towards a consultation draft of our new Management Plan drawing together considerable evidence gathered by Alice Lewthwaite and Alex Scholefield.
2. We are pleased to introduce to the team Deborah McCann who will help shape our planning policies and Nathan Nelson who will ultimately bring the document together.
3. We are aware that there has been limited input so far into the draft from young people and a programme to engage local schools and youth groups is being planned in parallel with the other tasks.

#### National Landscapes Association Chairs and Lead Officers Conference

4. On 20 November Roger and I attended the NL Chairs and Managers Conference and AGM in London.
5. This is an opportunity to compare notes with our counterparts and address collectively the ongoing funding and planning challenges facing National Landscapes.
6. Discussions and presentations will be led by the Better Planning Coalition exploring what the latest planning reforms mean for landscape and nature, the President of CPRE giving their perspective on the mission of National Landscapes, the Office for Environmental Protection to account on how the natural environment is being protected and improved and the Nature Friendly Farming Network on what their initiatives mean for protected landscapes .
7. We shall report on the outcomes of the event at our Partnership Meeting.

#### Life on the Edge project Progress Report

8. I hope members of the Partnership have read the recently issued Year 2 Quarter 2 Progress Report for the Life on the Edge Project.
9. Congratulations to Rob and team for the impressive work on seedbank sites, conservation grants, interpretation information for each Hotspot, support to farmers and landowners on sustainable management practices, development of pollinator plans, community and learning events and much more.

### **Clean maritime charging infrastructure**

10. On 14 November I participated in a workshop hosted by South Hams District Council and Duku EV<sup>17</sup> for a government funded programme to help harbours like Salcombe, the Yealm and Dartmouth deliver clean maritime charging infrastructure for EV craft.
11. The workshop was well attended from both the public and private sectors addressing local needs and priorities.
12. I hope the outcomes of this study can aid improvement of the water quality in our rivers, estuaries and rias.

Item Ends.

---

<sup>17</sup> [Duku EV \[Duku-EV.com\]](http://Duku-EV.com)

## ITEM 8. National & Regional matters

### 8A. National Landscapes Association vision of thriving landscapes in 2050

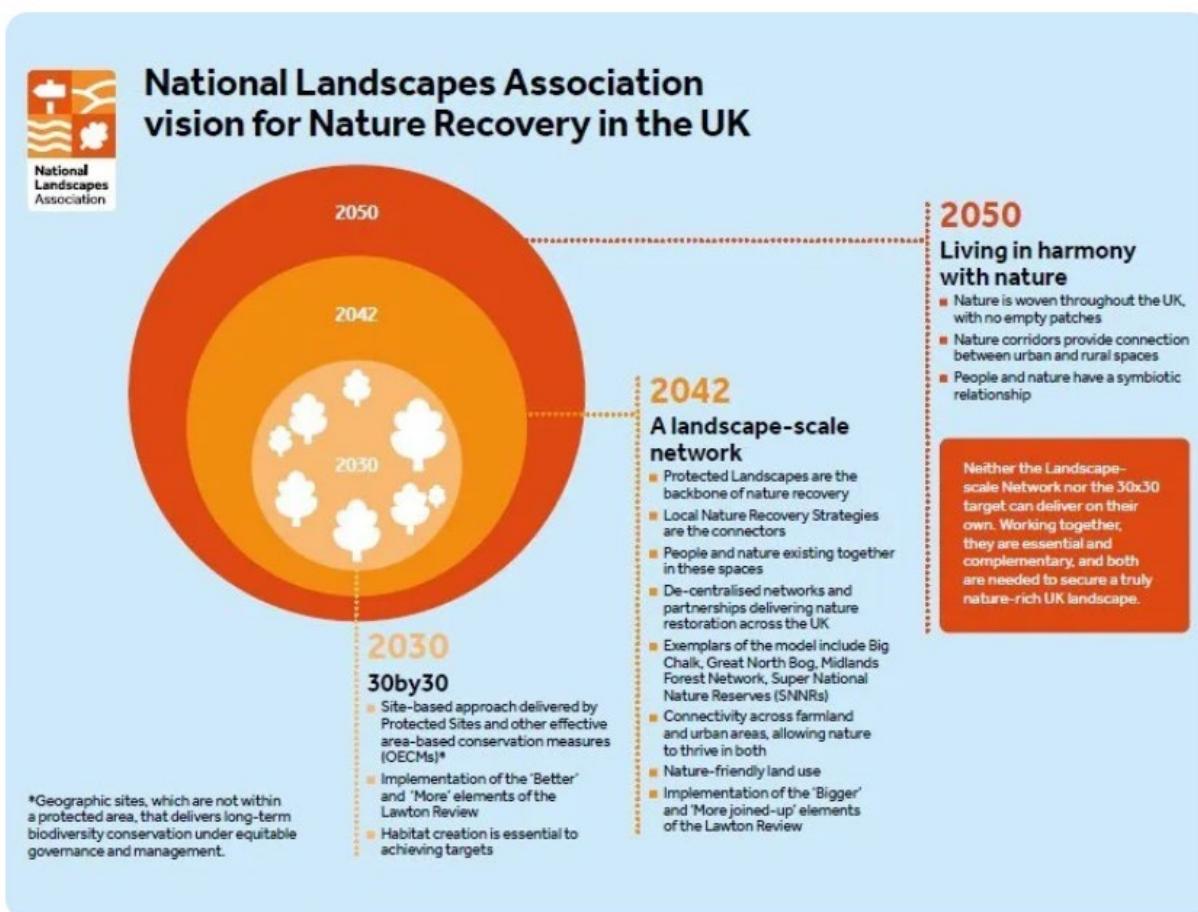
ITEM FOR	INFORMATION & FEEDBACK	REPORT BY	Roger English, National Landscape Manager
<b>SUMMARY</b>	This report introduces the National Landscapes Association 25 year vision of thriving landscapes in 2050 and		
<b>MANAGEMENT PLAN THEMES</b>	<p><b>All PLACE:</b> Natural resources &amp; climate; Biodiversity &amp; geodiversity; Farming and land management; Historic Environment &amp; Local Distinctiveness; Coast &amp; marine; Rivers &amp; estuaries; Landscape Character.</p> <p><b>All PEOPLE:</b> Tourism, access &amp; recreation; Planning &amp; sustainable development; Transport &amp; highways; Rural economy &amp; services; Community &amp; culture.</p> <p><b>All PARTNERSHIP:</b> Awareness &amp; communication; Management, organisation &amp; partnerships.</p>		
<b>RECOMMENDATION</b>	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> <li>Note the leadership and advocacy being undertaken by the National Landscapes Association on behalf of the network and wider protected landscapes</li> <li>Consider opportunities for advocacy amongst member networks</li> </ol>		

#### Background

1. National Landscapes Association 'Working Papers' explore current thinking around a landscape theme, presenting early research and ideas to generate feedback and discussion.
2. This working paper looks ahead 25 years and presents a vision of what National Landscapes can do and be in 2050 if adequately resourced now.

#### A vision for 2050

3. National Landscapes in 2050: Our vision for the future can be found at [National Landscapes - A vision for 2050 – are we going to be good ancestors?](#)
4. A key pillar of the National Landscapes Association's vision for 2050 is 'no blank space for nature': a nature-rich nation with every part of the UK map coloured in as a space for nature and wildlife.
5. Core to the 'no blank space' idea is a connected landscape-scale network with National Landscapes, National Parks and National Trails forming a 'backbone' with active restoration where species can establish strongholds by 2042.
6. The natural beauty of a place is what makes it unique, characteristics derived from the geology, landform, nature and cultural heritage. The interplay between these factors dictates the species that thrive, the industries that grow, and the heritage, culture and language of the area – all shaped and influenced by waves and generations of people. National Landscapes are places we all have a stake in, and we can all feel invested in. These places have always changed and developed, but in 2050, their distinctiveness remains and is valued and protected for the nation.



## National Landscapes Strategy 2025-2031

- The National Landscapes Association is a charitable company limited by guarantee. It operates under Memorandum and Articles of Association and is governed by a board of trustees. It has three objects for Place, People, & Partnerships:
  - Place** to promote the conservation and enhancement of natural beauty including the physical, natural, cultural and built environment in and around Areas of Outstanding Natural Beauty, other Protected Areas, and those areas for which such designation might be pursued
  - People** to advance the education, understanding and appreciation of the public in relation to the conservation and enhancement of natural beauty including the physical, natural, cultural and built environment of Areas of Outstanding Natural Beauty, other Protected Areas and those areas for which such designation might be pursued
  - Partnerships** to promote the efficiency and effectiveness of those organisations promoting or representing Areas of Outstanding Natural Beauty, other Protected Areas and those areas for which such designation might be pursued
- The full strategy can be found at [NLA Strategy-2025-to-2031\\_spreads.pdf](#)

Item Ends.



**South Devon**  
National  
Landscape

# **Partnership Meeting**

to be held at

**10am on Friday 28 November 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](mailto:enquiries@southdevon-nl.org.uk)

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

<b>ITEM FOR</b>	<b>INFORMATION</b>	<b>REPORT BY</b>	Roger English, National Landscape Manager
<b>SUMMARY</b>	This report provides a brief update on Local Planning Authority development management consultations since the September 2025 Partnership meeting that are pertinent to the South Devon National Landscape.		
<b>MANAGEMENT PLAN THEMES</b>	<p><b>All PLACE:</b> Landscape character; Natural resources &amp; climate; Biodiversity &amp; geodiversity; Historic environment; Farming and land management; Coast &amp; marine; Rivers &amp; estuaries.</p> <p><b>All PEOPLE:</b> Tourism, access &amp; recreation; Planning &amp; sustainable development; Transport &amp; highways; Rural economy &amp; services; Community &amp; culture.</p>		
<b>RECOMMENDATION</b>	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Continue to provide early notification of significant planning matters to the National Landscape Manager to enable timely and appropriate action to be taken.</li> </ol>		

### Key Activity

#### Planning Caseload

1. In the rolling year 2025/26 to date, Local Planning Authorities (LPAs) have formally consulted the National Landscape team on 34 applications. In addition, the team has been consulted on 8 pre-applications, 3 Marine License applications, 8 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.
2. In total, there have been **18** new consultations/re-consultations since the last update.
3. Summary of activity since the last update:
  - **11** cases that LPAs have determined
  - **6** completed responses on cases that LPAs are yet to determine
  - **13** cases under consideration with responses currently in development
  - **1** pre-applications responded to / response in development
  - **1** woodland creation or felling/restocking applications
  - **1** Marine Licence application
4. Note the applications with completed responses and an LPA decision as at the September 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
5. 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
<b>11 Applications - LPA decision made</b>					
2040/25/ARC	Maudelayne, 4 Ravensbury Drive, Warfleet, Dartmouth Approval of details reserved by conditions 3 (CMP) and 4 (CEMP)	Approved	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.	Approved	No Objection	N	
0755/25/FUL	Brownstone Road Car Park (Coleton Fishacre) Kingswear Additional car parking & associated pedestrian improvements	Approved	No objection	N	
0151/25/FUL	Blackpool Sands Application to site of 3 mobile saunas (one existing)	Refused	Objection	N	Part Retrospective
P/2024/0562	Land Off Pilgrim Close Brixham Outline application for up to 20 dwellings	Permission With Legal Agreement	-	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.	Completed	-	N	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
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	Approved	No objection (with conditions)	N	
2460/25/HHO	<b>Spring Shaw Higher Batson TQ8 8NE Conversion of double garage to bedroom annexe (ancillary accommodation)</b>	Withdrawn	No comment	N	<b>Below threshold Part retrospective</b>
2580/25/HHO	<b>Waypark East Portlemouth Erect two outbuildings</b>	Withdrawn	Objection	N	
2650/25/VAR	<b>Cowrie House Ilbert Road Thurlestone Application for variation of condition 2 (approved plans)</b>	Approved	No objection (with conditions)	N	<b>Related application 3954/22/FUL</b>
2654/25/FUL	<b>Land At Sx 544 479, Yealm Road, Newton Ferrers Reinstatement of landing &amp; associated step access</b>	Approved	Objection	N	
<b>6 Applications - Response submitted - LPA (or PINS) still to determine</b>					
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	
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	
4276/22/FUL	<b>Field North Of Batson Cross Sx732394 Batson Hill Salcombe Erect 21 units of affordable housing</b>	-	Objection	Y	
P/2025/0584	Brixham Community College	-	Holding objection	N	

App Ref	Application Type	Decision	In accordance with NL advice / guidance	NL Major	Comments
	<b>Artificial Pitch, fence, hardstand, storage, floodlights, access footpath and topsoil bund</b>				
<b>1.3 Applications - Responses under consideration</b>					
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/2024/0720	Landscove 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	
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	-	-	N	
2063/25/FUL	<b>Land at SX 719 490 Loddiswell</b> <b>Change of use from builders yard to Class B8 open air storage, close existing vehicular access, form new vehicular access</b>	-	Further information required	N	
1709/25/FUL	<b>Overbecks Sharpitor Salcombe</b> <b>Create new path to improve accessibility at East Soar</b>	-	-	N	
2816/25/FUL	<b>Land At Sx 649 485 (Langston Farm) Kingston</b> <b>Erect 2 agricultural buildings, midden building</b>	-	-	N	
MLA/2025/00199	<b>Harbour Watch East Portlemouth</b> <b>Construct slipway to provide vessel access from a, to be constructed, boathouse to the estuary</b>	-	-	N	
2967/25/ADV	<b>Car Park Wembury</b> <b>Advertisement consent for 1 free standing information board</b>	-	-	N	
P/2025/0488	<b>Land To The Rear Of 39 Wall Park Road Brixham</b> <b>Construct two dwellings with detached double garages</b>	-	-	N	
2870/25/ARC	<b>One Gun Point, Castle Road, Dartmouth, Application for approval of details reserved by condition 3</b>	-	-	N	Related application 0751/18/FUL
P/2025/0701	<b>Land At Mathill Road &amp; Monksbridge Road Brixham</b> <b>Scoping Opinion for up to 175 dwellings, a 105 bedroom hotel and a 85 bedroom care home</b>	-	-	Y	<b>NO PROVISION FOR PUBLIC COMMENTS TO BE TAKEN INTO ACCOUNT DETERMINING SCREENING/SCOPING OPINIONS</b>
2835/25/CLE	<b>Primrose Meadow Loddiswell</b> <b>Certificate of lawfulness for existing use land for stationing of caravans for purpose of human habitation</b>	-	-	N	Raised by member of the public. Operations are linked to
0937/25/FUL	<b>Overbecks Sharpitor Salcombe</b> <b>Access track to improve accessibility</b>	-	-	N	

Item Ends.