



**South Devon**  
National  
Landscape

# **Partnership Meeting**

to be held at

**10am on Friday 17 July 2026**

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](mailto:enquiries@southdevon-nl.org.uk)

## South Devon National Landscape Partnership membership:

### **Members nominated by local authorities**

|                             |                                                                                 |
|-----------------------------|---------------------------------------------------------------------------------|
| Devon County Council        | Cllr Louise Wainwright<br>Cllr Mick Cockerham<br>(officer advising Doug Eltham) |
| Plymouth City Council       | Peter Hawking-Sach                                                              |
| South Hams District Council | Cllr Georgina Allen<br>Cllr John McKay<br>(officer advising Drew Powell)        |
| Torbay Council              | Cllr Christine Carter<br>(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            |
| South West Coast Path Association       | Julian Gray            |
| 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) | vacant                        |
| Landowning/farming community       | Leah Harris                   |
| Parish Councils                    | Peter Hinchliffe (Vice Chair) |
| 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<br>(5 mins)                                                                                                  | Introductions & apologies for absence                                                                                                                                                                           |         |
| Item 3                                                                                                              | Declarations of Interests                                                                                                                                                                                       |         |
| Item 4<br>(5 mins)                                                                                                  | Minutes of the last Partnership meeting (13 March 2026) for approval and any matters arising                                                                                                                    | Page 2  |
| Item 5<br>(5 mins)                                                                                                  | <b>Partnership matters</b><br>5a) Partnership Chair's report                                                                                                                                                    | Page 15 |
| Item 6<br>(15 mins)                                                                                                 | <b>National Landscape management</b><br>6a) Government decision on Local Government Reorganisation in Devon                                                                                                     | Verbal  |
| (5 mins)                                                                                                            | 6b) Start Bay update                                                                                                                                                                                            | Verbal  |
| (20 mins)                                                                                                           | 6b) Nature Recovery in the South Devon National Landscape and importance of mosaic habitats                                                                                                                     | Page 18 |
| (10 mins)                                                                                                           | 6c) Progress on National Trust nature recovery activity across South Devon National Landscape                                                                                                                   | Verbal  |
| (5 mins)                                                                                                            | 6d) Review of Development Management and Strategic Planning consultations and South Devon NL Planning Officer responses                                                                                         | Page 23 |
| (10 mins)                                                                                                           | 6e) Local Plan reviews and the South Devon National Landscape                                                                                                                                                   | Verbal  |
| (5 mins)                                                                                                            | 6f) South Devon NL Management Plan review update                                                                                                                                                                | Verbal  |
| Item 7<br>(25 mins)                                                                                                 | <b>Partner updates</b> – partner contributions to conserving and enhancing the natural beauty of the South Devon National Landscape and delivering on Management Plan priorities – recent, current and planned. | Verbal  |
| Item 8<br>(10 mins)                                                                                                 | <b>National &amp; Regional Matters</b><br>8a) Feedback from the 2026 National Landscapes annual conference: Exploring Vitality in our National Landscapes                                                       | Verbal  |
| Item 9<br>-                                                                                                         | <b>For Information</b><br>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 13 MARCH 2026**

**INTRODUCTIONS & APOLOGIES FOR ABSENCE**

## 1. Those present were:

|                             |       |                                            |
|-----------------------------|-------|--------------------------------------------|
| Cllr Georgina Allen         | GA    | South Hams District Council                |
| Cllr Jacqueline Fry         | JF    | Devon County Council                       |
| Cllr Louise Wainwright      | LW    | Devon County Council                       |
| Ellen Rodger / Josh Bennett | ER/JB | Devon County Council                       |
| Cllr Christine Carter       | CC    | Torbay Council                             |
| Tracy Brooks                | TB    | Torbay Council                             |
| Peter Hawking-Sach          | PH-S  | Plymouth City Council                      |
| Dave Shorten                | DS    | Environment Agency                         |
| Becky Hughes                | BH    | Natural England                            |
| Peter Sandover              | Chair | Independent                                |
| Richard Snow                | RS    | National Trust                             |
| Lorna Sherriff              | LS    | South West Coast Path Association          |
| Louisa Dean                 | LD    | Representative: community/vol groups       |
| Peter Hinchliffe            | PH    | Representative: parish and town councils   |
| Laura Campbell              | LC    | Representative: tourism                    |
| Lou Hoskin                  | LH    | Slapton Adaptation Manager (briefing only) |

## 2. National Landscape staff attending:

|               |     |                                                |
|---------------|-----|------------------------------------------------|
| Roger English | NLM | NL Manager                                     |
| Alice Wyness  | AW  | Farming in Protected Landscapes                |
| Rob Skinner   | RS  | Life on the Edge                               |
| Vanessa Gray  |     | NL Office Manager (meeting assistance & notes) |

## 3. Apologies for absence were received from:

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| Doug Eltham          | Devon County Council – <i>Ellen Rodger &amp; Josh Bennett attending</i> |
| Cllr John McKay      | South Hams District Council                                             |
| Drew Powell          | South Hams District Council                                             |
| Matthew Odgers-Brown | Forestry Commission                                                     |
| Ross Simmonds        | Historic England                                                        |
| John Martin          | University of Plymouth                                                  |
| Julian Gray          | South West Coast Path Association – <i>Lorna Sherriff attending</i>     |
| Pete Moore           | Representative: business community                                      |
| Richard Stones       | Representative: coast and marine                                        |
| Jane Nichols         | Representative: community/vol groups – <i>Louisa Dean attending</i>     |
| Leah Harris          | Representative: landowning and farming                                  |

## 4. Observers:

Observers were requested to follow the meeting live via YouTube.

**NO PUBLIC STATEMENTS****NO CONFLICTS OF INTERESTS DECLARED****START BAY WINTER STORM DAMAGE**

Lou Hoskin provided a private briefing for Partnership members on the 2025-26 winter storm damage across Start Bay, including Torcross and Beesands with the A379 road washed away and undermined, closing a stretch of the road.

5. Partnership expressed collective thanks to Slapton Line Partnership members for proactive response and recognised this is not a quick fix and will require significant time and due process.

Partnership also acknowledged increasing climate change threats to coast will continue, requiring adaptation strategies.

**ACTION 1 (NL MANAGER): Include a Slapton Line update at future Partnership meetings.**

**MINUTES OF THE 28 NOVEMBER 2025 PARTNERSHIP MEETING FOR APPROVAL & ANY MATTERS ARISING**

6. TO APPROVE THE MINUTES OF THE PARTNERSHIP MEETING HELD 28 NOVEMBER 2025

Proposed: Cllr Georgina Allen  
 Seconded: Peter Hinchliffe  
 Resolved: No objections, the minutes were approved.

7. Matters arising:

- i. Conversations with Tracy Brooks, specifically to do with Brixham Urban Fringe, the latest Local Plan and evidence the base for landscape character, is ongoing.
- ii. Access for All, Removing Barriers now renamed Access Management

***Carried forward action (all):** Let the NL Manager know of any suitable Access Management projects at the earliest opportunity. We are running a pipeline of projects so can also plan ahead to financial years 27/28 & 28/29.*

- iii. Plymouth Plan for Nature and People – 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.
  - a. ***Carried forward action (MO-B):** Matthew Odgers-Brown to ask the Woodland Officer to send details of the scheme to Cllr Jacqueline Fry.*

- iv. National Landscapes Association position statement on housing

***Carried forward action (NL Manager):** Circulate when publicly available.*

- v. Partnership Chair and Vice Chair roles
  - a. Peter Sandover is happy to remain as Chair of the SDNL Partnership for a further year.

No other nominations have been received.

**NO OBJECTIONS, IT WAS RESOLVED THAT PETER SANDOVER WILL CONTINUE AS CHAIR FOR A FURTHER YEAR.**

- b. John Martin is stepping down as Vice Chair but maintaining University representative position.
- c. Peter Hinchliffe is happy to stand as Vice Chair of the SDNL Partnership and clarified he is not committing to progression to Chair when Peter Sandover steps down.

No other nominations received.

**VOTE: UNANIMOUSLY IN FAVOUR OF PETER HINCHLIFFE TO TAKE UP THE ROLE OF VICE CHAIR WITH EFFECT FROM THE NEXT MEETING OF THE SDNL PARTNERSHIP, FOR A THREE YEAR TERM.**

- d. Peter Hinchliffe: Confirmed willingness to continue as Parish Council representative in addition to Vice Chair role, but open to someone else taking over parish representation.

vi. Floating pennywort

- a. NL Manager: A press release on invasive floating pennywort<sup>1</sup> is not ready however we are moving towards pennywort growth season when additional vigilance is needed. We have now secured sufficient funding to unlock the weevil release. It is planned to release a briefing on floating pennywort in the next 2-3 weeks.

*Carried forward action (NL Manager): Provide Jane Nicholls with a briefing on floating pennywort that Jane can circulate / create a press release from.*

vii. Natural England Strategy<sup>2</sup>

- a. Although Becky Hughes has not received direct feedback on the NE strategy from individual SDNL Partnership members, it is an ongoing conversation. Always happy to engage on NE strategy, approach and how we work with the National Landscape Partnership.

## 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.

Matters arising

8. Slapton Line / Start Bay storm damage

- i. The Chair thanked Lou Hoskin for her factual and comprehensive update on the Start Bay area and on behalf of the SDNL Partnership. The Chair also thanked Slapton Line Partnership on their work and the speed of response.
- ii. DCC has submitted a high level estimate of £18m to the Department for Transport; principally looking at repairing the section of road between Torcross and the Monument car park, plus some works at Torcross. The DfT have requested more details, plus a business case.
- iii. There are wider social and economic impacts and unfortunately no quick fix, plus there is a need to follow due process.
- iv. The local MP, Caroline Voaden is very proactive in Westminster on this area's behalf.

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<sup>1</sup> [Floating pennywort \[nonnativespecies.org\]](https://nonnativespecies.org/)

<sup>2</sup> [NE Strategy \[Gov.UK\]](https://gov.uk)

9. The Chair thanked Ed Parr-Ferris who has resigned as the Partnership representative for environmental organisations (NGOs) after around 15 years. Ed has moved on from Devon Wildlife Trust; we will speak with DWT to see if they wish to provide another representative.

## **FARMING IN PROTECTED LANDSCAPES PROGRAMME**

This item summarises the Farming in Protected Landscapes Programme as so far implemented in South Devon National Landscape. It reports on programme extension of three years, ambitions going forward and programme achievements to date.

Alice Wyness, SDNL Farm Engagement Officer for the FiPL programme, gave an update.

Main details and matters arising

10. The Programme is successfully delivering across nature, climate, people and place themes.  
Partnership working is essential for delivery, particularly with National Trust, Natural England, and local authorities.
11. Programme extended until March 2029 with £30 million nationwide commitment; South Devon to receive approximately £400,000 annually.
12. Three-year funding provides opportunity for longer term project planning and pipeline development. Themes not yet confirmed but expected to continue with nature, climate, people and place.
13. Additional £10 million committed for wildlife-rich habitat creation outside protected sites; South Devon allocated £120,000.
14. 375 inquiries from landowners to date; 139 developed into projects across over five years.
15. Key themes emerged including accessibility to local produce (meat vending machines, online farmers market, Hunts Cider mixing tank), rural education (interpretation boards, volunteer days, workshops), tree planting (infield trees, orchards, hedges), water quality improvements (Wild About the River farm audits, tow and fert machine for foliar nitrogen application), and grassland management (boreholes, rotational grazing infrastructure).
16. Developing farmer-friendly version of Management Plan to help with application process.  
**ACTION 2 [Alice Wyness]: Develop farmer-friendly version of Management Plan to assist with FIPL applications.**
17. Creating heat map overlaying existing farm holdings with priority habitat and agricultural grade soil to identify target areas for engagement.
18. Focus on engaging hard-to-reach farmers who haven't accessed FIPL yet.
19. John (Local Assessment Panel Chair): Welcomed 3-year extension; emphasized desire for applications from new entrants, young people, and succession planning projects.
20. Peter Sandover: Praised FIPL as highly valued program with easy access and strong engagement from landowners and farmers.
21. Becky Hughes (Natural England): Pleased with 3-year announcement; offered to meet with FIPL team to refresh understanding of SSSI consenting, EIAs, and permitting processes; wants to discuss Natural England priorities around protected sites and 30x30 integration.

Raised questions about eligibility criteria for wildlife-rich habitat funding; Alice confirmed they will know more following the training on new funding streams, scheduled for Monday and Tuesday.

**ACTION 3 (Becky Hughes): Contact AW next week; Push the projects we are confident wildlife-rich habitat funding supports.**

22. Chair: Having a farmer friendly version of the Management Plan is a great idea and important to do.
23. Cllr Louise Wainwright: There are crossovers with Blue print for rivers<sup>3</sup>; would love to meet and discuss synergies.

**ACTION 4 [AW]: Arrange a meeting with Cllr Wainwright to discuss crossovers between FiPL and Blue print for rivers.**

## **LIFE ON THE EDGE PROJECT**

This item provided an overview of progress, from the start of Life on the Edge (LotE) Delivery Phase (April 2024) to date; highlighting the processes, successes, and challenges as we approach the mid-term of this 5-year project.

Rob Skinner, Life on the Edge Project Manager, provided a comprehensive update on the five-year National Lottery Heritage (NLHF) funded project, now two years into delivery.

Main details and matters arising

24. LotE is successfully delivering across people, nature, and land management objectives.
25. Strong Partnership working is key; working with National Trust, Field Studies Council, Buglife, South Hams District Council and South West Coast Path Association among others.
26. Project area covers Plymouth to Torbay coastline with 5 hotspot areas (4,000 hectares); targeting 30 rare and threatened invertebrates.
27. NLHF holds LotE as an exemplar project for coastal nature recovery nationally.
28. 7,000 people engaged in first two years through extensive nature-based activities program
29. Staffing – providing valuable entry-level employment opportunities in conservation sector.
- i. Recruitment completed in phases: core team by July 2024, apprentices and communications assistant by August-September 2024, trainees by March 2025.
  - ii. 14 entry-level opportunities created to date: 6 apprentices (2 cohorts of 3), 6 trainees (3rd intake for summer), 2 communications assistants.
- Latest trainee recruitment received 114 applications for one role, breaking South Hams DC HR records.
- Apprentices hosted by National Trust and Field Studies Council (FSC, current cohort only); accreditation through Sparsholt College.
- Conservation Officer Sam employed through Buglife.
30. 880 hours of volunteer time logged; developing volunteer offer as new activity for the National Landscape.
31. Land management achievements: 26 hectares species-rich grassland creation (26% of 100ha target), 115 hectares invertebrate-friendly habitats created, 6 farm management plans advised.
32. Utilised £40,000 of DEFRA 30x30 funding alongside project funds.

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<sup>3</sup> [Blue print for rivers \[.ORG\]](#)



33. Discovery of new Mediterranean oil beetle populations at Froward Point and near Little Dartmouth by trained volunteers.
34. Small grants program
  - 17 grants approved totalling just under £20,000; conservation grants capped at £5,000, community grants at £2,000.
35. Pollinator plans emerging as successful community-based approach; Holbeton developed plan covering 10 different initiatives.
36. Highlights included Robberfly performance with Doorstep Arts and National Landscapes Nature Calling Program; touring theatre in second year.
37. All activities evaluated by external evaluator for health and wellbeing impacts.
38. Future focus on developing target audience work, branching out from Torbay-centric approach, working through groups for legacy, developing volunteer offer, creating "shovel-ready" plans.
39. Becky Hughes (Natural England): Praised project as gold standard for Coastal Wild Belt approach; wants to see Life on the Edge as catalyst for Coastal Wild Belt implementation; offered Natural England support to strengthen links with Local Nature Recovery Strategies and share learning
40. NL Manager: LotE project is instrumental in driving our Protected Landscapes Target and Outcomes Framework targets.

## REVIEW OF THE NATIONAL LANDSCAPE MANAGEMENT PLAN

The National Landscape Manager provided an update on Management Plan development and upcoming consultation process.

Main details and matters arising

41. Plan will provide strategic direction for next 5 years and beyond and takes different approach with two-generation vision, looking ahead 50 years.
42. Utilises case studies including Slapton Line, farm system changes, water quality and quantity challenges.
43. Strategic Environmental Assessment and Habitats Regulations Assessment being finalised as mandatory requirements.

### **ACTION 5 [NL MANAGER]: Finalise Strategic Environmental Assessment and Habitats Regulations Assessment for Management Plan.**

44. Writing team worked hard to build on robust evidence base; Risk of delaying for micro-improvements versus getting out for consultation.
45. Draft plan
  - i. At final check stage with local authorities before public consultation.
  - ii. Consultation period will be advised.
46. Chair suggested he and the newly elected Vice Chair Peter Hinchliffe may be able to offer some Q&A sessions for parishes during the consultation period.

### **ACTION 6 (Chair/newly elected Vice Chair): Consider offering Management Plan Q&A sessions to parishes during the consultation period**

47. NL Manager: Thanked partners for contributions including leading conversations, providing data, signposting, and convening stakeholder discussions.
48. NL Manager: Delivery phase will require strong collaborative action across all partners.

### **SDNL TEAM PRIORITIES FOR ACTION 2026/27**

The NL Manager presented overview of confirmed funding streams and budget allocations for the coming year.

Main details and matters arising

49. Funding [Defra indicative funding subject to final confirmation]
- i. Total funding approximately £1.7 million annually, compared to £350,000-360,000 in 2013-2019 period
  - ii. Core funding breakdown: DEFRA core £185,507 (3 years revenue), FIPL £408,086 (3 years capital and revenue), Access £102,692 (3 years capital), 30by30 on Land £191,519 (3 years capital), Creation of Wildlife Rich Habitat £120,092 (1 year capital)
  - iii. Life on the Edge £663,000 (complex multi-partner mix)
  - iv. Estuaries Partnership £67,000 plus intertidal habitat projects
50. Funding instrumental in driving Protected Landscapes Targets and Outcomes Framework targets. Partnership working essential as National Landscape team doesn't own land or assets.
51. All funding reviewed and approved by Core Funding Group meeting last week.
52. 3-year funding allocations allow return to project pipeline approach after years of hand-to-mouth annual announcements.
53. Additional projects not on list include Yealm to Dart Estuary work with Local Water Environment Grants.
54. 30x30 investment this year includes purchase of roboflail machine for coastal wildlife-rich habitat management; available for loan to partner landowners.
55. Priorities driven by funding streams but business-as-usual activities continue.
56. Retained 1.5 days per week of planning support through Cornwall National Landscape.
57. Busy period ahead with Torbay local plan review, South Hams local plan, and local government reorganisation.
58. Recruiting into vacant Project Officer role; expecting to onboard in coming weeks to get team back to full strength. Recruitment into this role is critical to unlocking full potential of funding.

### **ACTION 7 [NL Manager]: Recruit Project Officer to fill vacant position (expected onboarding in coming weeks).**

59. Chair: Acknowledged team working in difficult circumstances being one person down for over 18 months.

## PARTNER UPDATES

This item provided 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.

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

### 60. Josh Bennett, Devon County Council

- i. Local Nature Recovery Strategy submitted and awaiting sign-off from supporting local authorities; official publication expected end of April/start of May.
- ii. Beth Bird appointed as Local Nature Partnership Manager with University of Exeter intern support.
- iii. Biodiversity Duty Report<sup>4</sup> presented to Cabinet on Wednesday covering January 2024 to December 2025.

### 61. Cllr Georgina Allen, South Hams District Council

- i. Consumed with Local Government Reorganisation. Unknowns make it difficult to plan ahead.
- ii. We have one of the worst funding situations in the country; drawing back on potential projects; support for National Landscape continues.

### 62. Tracy Brooks, Torbay Council

- i. Local plan: carried out Regulation 18 consultation, thanks to SDNL for comments. Progressing toward Regulation 19 consultation hopefully in late summer, trying to meet deadline under current system.
- ii. Commissioned integrated management plan for Berry Head National Nature Reserve. Hope for consultation events in late April/early May. Will share details with Partnership.

### 63. Dave Shorten, Environment Agency

- i. River Basin Management Plans (RBMP) being reviewed and updated; includes developing a programme of measures at a waterbody level. Engagement for this will be via the South Devon Catchment Partnership. Draft RBMP will be out to public consultation December 2026; final publication December 2027.
- ii. As part of the River Basin Management Plan review and updating the Significant Water Management Issues (SWMI) consultation is still open until 20 May 2026. Partners are encouraged to put in a response<sup>5</sup>.
- iii. Completing Water Environment Improvement Fund projects this year; reduced funding for next year requiring reprioritisation.  
WEIF funded projects for South Devon for 2026/27 include work with the National Trust at Ringmore, Saltmarsh Restoration with Dart Harbour & Navigation Authority, Invasive control at Slapton with the Field Studies Council, Investigations of Fish passage on the River Erme.

### 64. Becky Hughes, Natural England

- i. Focused on Devon LNRS publication which is due in the coming months; will be area team point of contact as LNRS moves to formal publication.
- ii. Supporting National Landscapes on Management Plan reviews.
- iii. Working on National Lottery Heritage Fund Landscape Connections bids.

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<sup>4</sup> [Biodiversity Duty Report \[Devon.GOV.UK\]](https://www.devon.gov.uk/biodiversity-duty-report)

<sup>5</sup> [Significant water management issues \[Environment Agency GOV.UK\]](https://www.environment.gov.uk/significant-water-management-issues)

- iv. Landscape Recovery schemes reaching end of development phase; anticipating Round 3 of Landscape Recovery in next 12 months; keen to hear early expressions of interest.
  - v. Committed to FiPL panel representation despite resource constraints.
65. Richard Snow, National Trust
- i. Completed major tree planting at Wembury in partnership with Plymouth and South Devon Community Forest.
  - ii. Starting 105 hectares new tree planting at Ringmore and Kingston area over 3 planting seasons; 15 hectares planted this season; significant wood pasture component.
  - iii. Improving toilets at Wembury beach for wheelchair accessibility in combination with beach access improvements – funded through the South West Coast Path Association Access funding.
66. Lorna Sherriff, South West Coast Path Association
- i. Putting together bid with National Trails UK for part-time Coastal Wildlife officer for whole South West (3 days a week).
  - ii. New office and Coast Path centre opening at Royal William Yard. Moving in this month and the Centre will open later this year.
  - iii. Access projects going well with partners National Trust, Torbay and Devon County Council; Understand that National Trails are not receiving access funding next year, but still awaiting grant offer.
67. Louisa Dean, representative: community/vol groups
- i. Developing Rally for Nature campaign to bring together groups, projects and events under shared banner; focusing on connecting existing activity and helping communities get involved; South Hams District Council provided seed funding; currently in development stage, building core team and identity; first public moment at Rivers and Moorlands Festival in Ivybridge on 5 June co-curated with Dartmoor Dynamic Landscapes and Ivybridge Town Council; looking for partners to get involved.
68. Cllr Louise Wainwright, Devon County Council
- i. Ongoing work on water quality with cabinet member; planned conference in summer.
69. Laura Campbell, representative: tourism community (update provided by email)
- Relevant observations to Tourism from SDNL reports
- i. Coastal resilience is a major concern (Slapton Line storm impacts). This will influence visitor access, messaging, and community reassurance for tourism dependent areas.  
*South Hams Chamber (of which I am a member of the Exec) are actively working to support local businesses*
  - ii. Life on the Edge generates strong tourism aligned benefits: enhanced coastal trails, species rich landscapes, and community engagement activities that directly improve visitor experience.
  - iii. FiPL projects (farming in protected landscape) supporting local produce, rural skills, interpretation boards and landscape improvements enhance visitor offer and sense of place.
  - iv. Public events and festivals (SDNL Spring events, Rally for Nature launch, LotE arts programme) present opportunities to strengthen tourism partnerships.  
*AirBnB grant can utilise this as content, if successful. Announcement was due February - but we still wait. But still can be shared with local visitor outlets.*
  - v. Planning reforms may influence future tourism infrastructure, coastal development, and the protection of scenic character that underpins the area's visitor economy.

Attended the South Hams Tourism Symposium: Improved connection and collaboration required for the area for the Tourism Industry. Better operational and marketing support for small businesses required.

- vi. Positive Tourism Strategy & Business Tool Kit being launched by David Boocock Projects Officer for Conservation and Communities at the Dartmoor National Park Authority. Connecting to share best practice.

## ENVIRONMENTAL IMPROVEMENT PLAN

This item very briefly introduced and signposted the updated Environmental Improvement Plan 2025 and the subsequent Office for Environmental Protection Assessment of progress to improve the natural environment in England.

The NL Manager highlighted updated Environmental Improvement Plan 2025 and OEP progress report.

Main points and matters arising

- 70. Environmental Improvement Plan 2025 includes updated interim targets. All projects and activities described in meeting contribute toward meeting targets.
- 72. Office for Environmental Protection issued progress report with strong warning about being off track collectively.
- 73. Work described for next year becomes even more important in this context.
- 74. Partnership encouraged to review both documents, particularly targets and interim targets in EIP 2025 and OEP progression report.

## CONSULTATION ON DRAFT REVISED NATIONAL PLANNING POLICY FRAMEWORK

This item introduced the recent National Planning Policy Framework consultation, key protected landscapes matters, and the response made by the National Landscapes Association with extensive input from the national Planning and Placemaking Working Group.

The NL Manager highlighted the National Landscapes Association response to NPPF consultation and implications for protected landscapes.

Main points and matters arising

- 75. NPPF changes:
  - i. Changes fundamentally alter planning context for both strategic planning and development management.
  - ii. Headline concern is cumulative harm from multiple changes to protections, each individually minor but collectively significant.
- 76. National Landscapes Association submitted comprehensive response on behalf of all National Landscapes.
  - i. Provides useful reference material for local responses.
  - ii. Full text of response included in meeting papers and available on the NLA website<sup>6</sup>; Partnership are encouraged to reference the response and use their wording.

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<sup>6</sup> [National Landscapes Association NPPF consultation response \[ORG.UK\]](#)

77. Peter Hinchliffe: Raised concerns from South Hams District Council briefing about parish requirements to designate housing sites; questioned how National Landscape protection can help combat unreasonable housing requirements.

NL Manager: Explained challenge of delivering housing need versus practical reality; South Hams advice to parishes likely successful but untested at local plan inquiry; Partnership fully supportive of helping local authorities but assessment work must be funded by District Council.

78. Cllr Georgina Allen: Described "absolute mess" with housing targets of 800 houses per year without enough sites; concerns about pressure on areas adjacent to National Landscape; strip development from Torbay to Totnes; dense development around South Brent and Ivybridge; developers targeting undeveloped desirable areas.

NL Manager: Noted parallel situation across Devon; working together as National Landscapes; housing position statement in development similar to National Parks approach; South Devon in top 10 for development pressure nationally.

## **UK LIVING HERITAGE INVENTORIES – CALL FOR SUBMISSIONS**

The NL Manager flagged UNESCO Living Heritage call for submissions relevant to South Devon. Intangible cultural heritage is key component of special qualities.

Main points and matters arising

79. Many special qualities and key features not easily recordable or mappable, including cultures, traditions, oral histories.

80. UK government signatory to UNESCO Living Heritage proposal.

81. Call for submissions now open through UK Living Heritage Laboratory<sup>7</sup>.

- i. Relevant examples include regattas, sailing traditions, historic and current writers, wassails and other local events and activities.
- ii. Partnership can make individual submissions or work with National Landscape team for collective representation.

## **PROTECTED LANDSCAPES PARTNERSHIP: LANDSCAPE OBSERVATORY**

The NL Manager introduced the Landscape Observatory program supporting National Parks, National Landscapes and National Trails.

82. Landscape Observatory<sup>8</sup> provides network-wide capability for baseline mapping and monitoring; will inform Management Plan delivery and climate adaptation planning.

83. Three key strands of activity: mapping work using AI, habitat condition monitoring, and adaptive management for climate change.

84. Using 12.5cm resolution national aerial photography with AI interpretation.

85. Current hedge data sets vary wildly:

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<sup>7</sup> [Inventory of Living Heritage in the UK \[UNESCO.ORG.UK\]](https://unesco.org.uk)

<sup>8</sup> [Landscape Observatory \[ORG.UK\]](https://landscapeobservatory.org.uk)

- i. Rural Payments Agency shows 4 million metres, UK Centre for Ecology and Hydrology shows 2.7 million metres, University of Exeter data somewhere between.
  - ii. Need accurate baseline to measure progress and evaluate initiatives.
86. AI will map baseline then track changes in landscape and infer condition changes for hedges, land use, and cultural heritage features.
87. Climate change strand uses Resist-Accept-Direct approach from US National Park Service and Forestry Service.
88. Questions traditional conservation approach of restoring to past versus dealing with accelerated future change and tipping points.
89. Clare Downing at National Landscapes Association helping translate theory into Management Plan review and climate change adaptation plan for next Adaptation Reporting Round.
90. National Landscapes Association produced helpful opinion piece on approach – How National Landscapes are Preparing for Change<sup>9</sup>.

### **NATIONAL LANDSCAPES ASSOCIATION PRIORITIES FOR ACTION 2026/27**

The NL Manager went through the item.

91. The NLA team are working hard at Westminster and more broadly. Some results coming through i.e. funding decisions.
92. This year's National Conference<sup>10</sup>, Vitality of Place, is taking place in Norwich 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> July.
- i. Opportunity for Partnership members to attend.
  - ii. We have some funding available, should you wish to attend and your own organisation is unable to fund your place.

**ACTION 8 (all): Let the NL Manager know by Wednesday 22<sup>nd</sup> April if you wish to attend. Also confirm if you would seek to have your place funded from SDNL budget.**

### **SUMMARY OF ACTIONS**

93. NL Manager
- i. Carried forward: Circulate National Landscapes Association position statement on housing when publicly available.
  - ii. Carried forward: Provide press release/briefing on invasive non-native species to Jane Nicholls for onward circulation (within 2-3 weeks).
  - iii. Include a Slapton Line Partnership update at future Partnership meetings.
  - iv. Recruit Project Officer to fill vacant position (expected onboarding in coming weeks).
  - v. Finalise Strategic Environmental Assessment and Habitats Regulations Assessment for Management Plan.
  - vi. Launch Management Plan public consultation (dates tbd).

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<sup>9</sup> [How NLs are preparing for change \[NLA.ORG\]](#)

<sup>10</sup> [NLA Conference \[.ORG\]](#)

## 94. Chair and newly elected Vice Chair

- i. Consider organising question and answer sessions for parishes during Management Plan consultation period.

## 95. Alice Wyness

- i. Develop farmer-friendly version of Management Plan to assist with FIPL applications
- ii. Meet with Becky Hughes and Natural England colleagues to refresh understanding of SSSI consenting, EIAs, and permits
- iii. Meet with Louise Wainwright to discuss synergies with Blueprint for Rivers work

## 96. ALL

- i. Let the NL Manager know of any suitable Access Management projects at the earliest opportunity. We are running a pipeline of projects so can also plan ahead to financial years 27/28 & 28/29.
- ii. Review Environmental Improvement Plan 2025 and Office for Environmental Protection progress report
- iii. Review National Landscapes Association NPPF consultation response for reference material
- iv. Consider attendance at National Landscapes Association conference in Norwich (early July), advising the NL Manager of your intent to attend no later than 22<sup>nd</sup> April.
- v. Consider submissions to UK Living Heritage Laboratory call.

## 97. Richard Snow

- i. Present on National Trust activity at the July Partnership meeting.

## 98. Becky Hughes

- i. Contact Alice Wyness next week to arrange meeting to discuss understanding of SSSI consenting, EIAs, and FIPL priorities.

## 99. Tracy Brooks

- i. Share Berry Head integrated management plan consultation details with Partnership (late April/early May).

## 100. Matthew Odgers-Brown

- i. Carried forward action: Plymouth Plan for Nature and People – 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. Ask Woodland Officer to send details of the scheme to Cllr Jacqueline Fry.

**FUTURE MEETINGS**

## 101. Meetings in 2026

- i. 17 July at 10am, Repton room Follaton House
- ii. 27 November at 10am, Repton room Follaton House

MEETING CLOSED



## 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.<br><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> |           |                                                  |

### SLAPTON LINE

- At our March meeting we were grateful to Lou Hoskin the Slapton Adaptation Manager for her comprehensive briefing on the winter storm damage along the Slapton Line. A further update will be provided at this meeting.
- Environment Agency funding of £19.8m has been approved for a rock armour scheme to protect the community of Torcross. This funding should not be confused with the funding required for more coastal adaptation work including improving alternative routes, the Torcross Car park and the road beyond.
- In its capacity as the Coastal Protection Authority for much of the shingle barrier, an expression of interest bid by South Hams District Council has been submitted to the Coastal Adaption Pilot fund to complete adaptation readiness actions.
- Devon County Council are pursuing Department of Transport structures funding connected to the A379 road repairs.

### POSITION STATEMENT ON PLANNING FOR HOUSING WITHIN NATIONAL LANDSCAPES

- We have previously shared with Partnership members the updated National Landscapes Association's position statement on planning for Housing within National Landscapes. This reflects changes in legislation and national planning policy 'Planning for Housing in National Landscapes in England' Briefing<sup>11</sup>.
- We consider this document to be essential guidance for local planning authorities, relevant authorities and Partnership members in the context of the Levelling Up and Regeneration Act 2023 and the National Planning Policy Framework 2024.
- I imagine the briefing will be updated again in October this year once the further update to the NPPF is issued.

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<sup>11</sup> [Planning for housing in National Landscapes in England Briefing \[national-landscapes.org.uk\]](https://national-landscapes.org.uk/planning-for-housing-in-national-landscapes-in-england-briefing)

## SDNL - STAFF TEAM AND PUBLICATIONS

### 8. Projects Officer

- I am sure we will all be pleased that the additional project officer post has now been advertised<sup>12</sup>. Reports are that this has already attracted interest from strong candidates.
- Once appointed the new officer will help ease the workload of our current team.

### 9. South Devon National Landscape Explorer 2026 magazine<sup>13</sup> is out with lots of ways to enjoy our special landscape over the summer including events up to the end of October. Please share this with the groups you represent.

### 10. My thanks to the whole staff team, Life on the Edge project team and their volunteers for all the proactive engagement of the community over the summer months.

## LAND USE FRAMEWORK

### 11. Government has published their final version of the Land Use Framework<sup>14</sup>.

### 12. I personally found it a challenging read with little reference to the National Landscapes.

### 13. The set of Visions for each land use sector are interesting, but it is not clear what was learned from the consultation process or if the stated aim of providing a '*blueprint for smarter informed decisions*' on land use has been achieved.

### 14. However, we did find on page 53 the following; '*National Landscapes and National Parks also have vital roles to play in delivering our nature recovery, climate and health ambitions in a way that protects priority areas for food production. Their statutory management plans are crucial to coordinating cross-sector action needed to deliver these local and national priorities. They unite partners and communities around a shared vision for how these iconic places should function in the long-term. By aligning efforts at the landscape-scale, management plans maximise benefits including food, climate, nature and the socio-economic wellbeing of communities*'.

## PLANNING MATTERS

### 15. I am pleased that at this meeting there is an update on Planning Consultations and our officer responses. I am grateful to our officer Avril McNamara for the responses on our behalf.

## MANAGEMENT PLAN REVIEW

### 16. I reported last meeting that considerable work has been done preparing the consultation draft of our new Management Plan. Unfortunately, less progress than expected has been made since then and the 8-week consultation period is delayed awaiting Council member approval.

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<sup>12</sup> [Project Officer vacancy \[southdevon-nl.org.uk\]](https://southdevon-nl.org.uk)

<sup>13</sup> [Explorer 2026 pdf download \[southdevon-nl.org.uk\]](https://southdevon-nl.org.uk) or [flipbook version \[heyzine.com\]](https://heyzine.com)

<sup>14</sup> [Land Use Framework \[GOV uk\]](https://gov.uk)

17. I am grateful to Partnership members who have reviewed the draft and provided their feedback to date.

Item Ends.

## ITEM 6 National Landscape Management

### 6B. South Devon National Landscape's nature recovery and mosaic habitats

| ITEM FOR                      | INFORMATION & DISCUSSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | REPORT BY | Alex Scholefield, MP review consultant |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------|
| <b>SUMMARY</b>                | <p>This report provides an overview of work to update the Nature Recovery Plan for the South Devon National Landscape as an integral part of the Management Plan review process, responding to new and emerging information, strategy, policy and links to funding sources.</p> <p>The importance of habitat mosaics within the South Devon landscape is explored and the contribution these make to the area's natural beauty and their role in climate smart adaptive management.</p> <p>Alex will provide further detail during the meeting and be available to answer questions</p> |           |                                        |
| <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 report along with Alex's presentation; and</li> <li>provide feedback on the emerging approach</li> <li>assist where possible with ground truthing and targeting</li> </ol>                                                                                                                                                                                                                                                                                                               |           |                                        |

### BACKGROUND

1. The updated Nature Recovery Plan is currently in draft and continues to evolve through collaboration with partners. The partnership meeting will be an opportunity to share progress with you, gather feedback and help shape the next stage of the plan.
2. Our approach is centred on creating a Nature-first, Nature-rich and Nature-friendly National Landscape as outlined in the South Devon National Landscape Nature Recovery Plan 2023. The plan is guided by the principles set out in the Lawton Review—creating habitats that are bigger, better, more connected and managed as part of a coherent ecological network. It also builds on the South Devon National Landscape State of Nature Report, Devon Local Nature Recovery Strategy, habitat and species assessments, ecological network mapping and the knowledge of partners. Together, these provide the evidence base for restoring larger, more resilient landscapes that support wildlife, strengthen ecosystem resilience and create greater opportunities for people to connect with nature.

### UNDERSTANDING THE CHALLENGE

3. Our first phase of work with partners focused on identifying the National Landscape's 21 Habitats of Principal Importance and 71 priority species and species assemblages, alongside their recovery targets, the pressures they face, and the actions needed to

support their recovery. We also updated the State of Nature Report to understand the current drivers of change.

4. The evidence highlights the scale of the challenge:
  - 57% of priority habitats are declining in condition.
  - Only 19% of priority habitats are currently in moderate condition.
  - Just 47.3% of SSSI features are in favourable condition.
  - 71% of priority species are declining.
  - Only 10% of priority species have stable or recovering populations

These findings reinforce the need for coordinated, long-term action for nature across the landscape.

## **THE SOUTH DEVON NATIONAL LANDSCAPE NATURE RECOVERY NETWORK**

5. To help guide action, we have developed a draft Nature Recovery Network using GIS mapping. The network currently brings together:
  - Designated sites.
  - Irreplaceable habitats, including ancient woodland, coastal sand dunes and lowland fen.
  - Priority habitats identified in the Priority Habitat Inventory, including wood pasture, with a 100-metre buffer.
  - Important Invertebrate Areas.
  - County Wildlife Sites.
  - Local Nature Recovery Strategy woody habitat expansion areas.
  - Local Nature Recovery Strategy Coastal Wildbelt.
  - Riparian corridors (30 metres along primary rivers and 15 metres along secondary and tertiary rivers).
6. This mapped network covers around 57% of the South Devon National Landscape, representing a significant opportunity to contribute towards the national 30 by 30 commitment to protect and effectively manage 30% of land for nature by 2030. Partnership members will recall that earlier National Landscapes Association and Protected Landscapes Partnership led work on the potential South Devon contribution toward 30by30 included designated sites, priority habitat and surface water and only totalled 20.8% of the 'on land' area of the National Landscape.
7. However, there is an important distinction between land that has the potential to contribute and land that currently meets the national criteria. To count towards the 30 by 30 target, areas must demonstrate not only a clear purpose for nature conservation but also appropriate protection and effective management. At present, protected sites cover only 6.4% of the National Landscape, and not all are in favourable or recovering condition. Achieving nature recovery at the scale required will therefore demand sustained ambition, strong partnerships and significant investment.

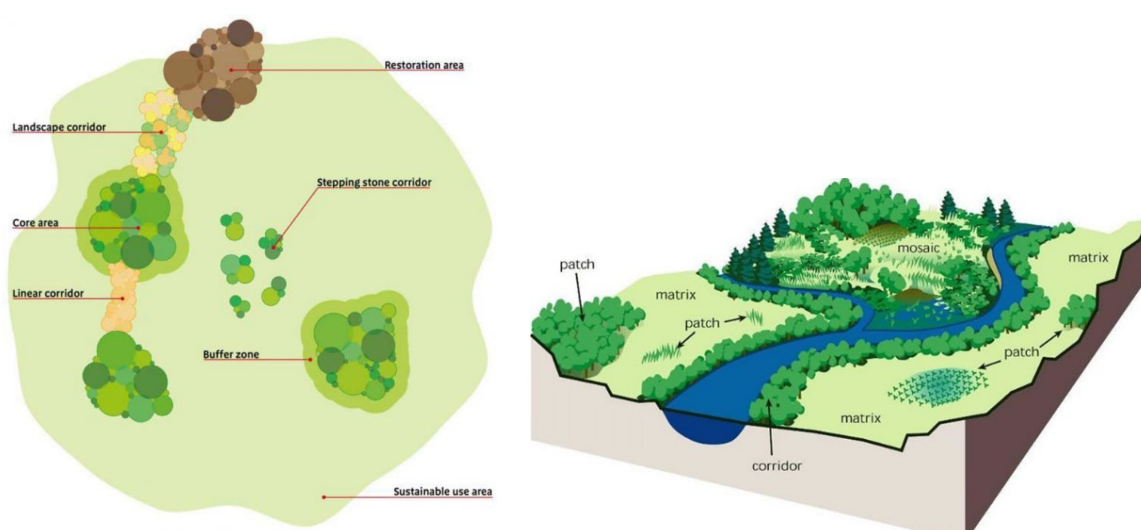
## **NATURE-FIRST: PROTECTING OUR MOST IMPORTANT PLACES**

8. Protected sites and irreplaceable habitats form the core of the ecological network and are our highest priority for action.

9. A key challenge is the lack of current evidence. Only 16 of the 74 protected site features have up-to-date condition assessments, making it difficult to identify where restoration is most urgently needed.
10. The same is true for irreplaceable habitats such as ancient woodland, coastal sand dunes and lowland fen. While alongside the Ancient Woodland Inventory (Natural England) the Priority Habitat Inventory provides the best available mapping, it has recognised limitations. Some habitats are not accurately mapped, and, in many cases, we do not yet have reliable information on their current condition. Improving this evidence base will be an important part of the plan.

## NATURE-RICH: RESTORING HABITATS OUTSIDE PROTECTED SITES

11. Nature recovery cannot rely on protected sites and irreplaceable habitat alone. Equally important is improving habitats across the wider landscape.
12. Our emerging approach applies the Lawton principles by strengthening habitat core areas (nodes), enhancing smaller habitat patches that act as stepping stones and improving ecological corridors that connect them.
13. One of the strongest messages emerging from our mapping and partner engagement is the importance of habitat mosaics. Many of the National Landscape's most valuable areas already function as interconnected networks of woodland, grassland, wetlands, scrub and other habitats. These mosaics are often more valuable than individual habitat types in isolation. Many species depend on moving between different habitats throughout their life cycle, while the transitions and edges between habitats can be especially rich in biodiversity. Healthy habitat mosaics also make ecosystems more resilient to climate impacts by providing a wider range of resources, conditions and opportunities for wildlife to adapt to environmental change.
14. Figure 1: The Lawton Approach from Making Space for Nature report 2010 and an illustrative landscape with patches, corridors, and mosaics of habitats, situated amongst non-habitat matrix from International Association for Landscape Ecology.



15. .

## CORE HABITAT NODES

16. Core habitat nodes should include designated sites, irreplaceable habitats but also take into account areas where fragmented habitat mosaics currently exist and more fragile habitats (where the SDNL has less than 100ha) e.g. lowland calcareous grassland, heathland, saltmarsh, coastal shingle, seagrass, arable plant assemblages, purple moor-grass and fragile sponge and anthozoan communities. We need to take the right habitat, right place approach and not deliver lower biodiversity combinations (it is not just tree planting).
17. The restoration of liminal areas or ecotones —the transitional zones between habitats such as woodland/grassland edges, riparian margins and coastal interfaces—are often particularly rich in biodiversity and will form an important component of the ecological network both within the core habitat nodes but also as stepping stones and corridors. By their nature these areas should be more dynamic, but they are much harder to manage in practice, and it will need in depth conversations with land managers and ecologists to ensure these areas are achievable and appropriately managed.

## **STEPPING STONES/PATCHES**

18. Smaller habitat areas between the core habitat nodes, such as CWS outside the core habitat nodes, will be recognized alongside smaller areas of PHI that are not within the core habitat nodes.

## **CORRIDORS**

19. Hedges, riparian corridors, water courses form a crucial part of the network. Hedgerows form an important part of the South Devon National Landscape and we currently are struggling to get an accurate picture of their extent and condition. A priority is to gather information through THaW (Tree, Hedge and Woodland mapping), PTES (People's Trust for Endangered Species), UKCEH (UK Centre for Ecology & Hydrology) and put together an action plan to improve our understanding of the SDNL hedgerows and how we can support better management.

## **NATURE-FRIENDLY**

20. The entire SDNL will be nature friendly and the SDNL will continue to promote nature friendly land management practices such as good hedgerow management across the whole landscape.

## **WHERE DO WE START AND NEXT STEPS?**

21. Using GIS we are mapping where the Core Habitat Nodes, Stepping Stones and Corridors are and this will need to be ever-evolving as new data appears or data improves. We also need to look at climate adaptive management and the Resist – Accept – Direct Framework within our approach. Habitat Mosaics are well suited to this approach offering complexity, structure and higher levels of resilience than large areas of single habitat.
22. One way the Nature Recovery Network could be targeted is through Focus Landscapes which consider the water catchment areas, hydrology, landscape character and LNRS data layers. At the moment the draft focus landscapes include the coastal strip (following LNRS Coastal Wildbelt, Important Invertebrate Areas and coastal Important Plant Areas), the River Dart, River Avon, The Gara and Slapton, Salcombe and Kingsbridge Estuary, the Erme, the Yealm and their tributaries. The

Heritage Coast 'at sea' area is also included in the draft Management Plan and the marine element will be included in the Focus Landscapes.

23. As an example the current mapping work has identified these areas as potential core habitat nodes, which vary in size, for the River Dart Focus Landscape (Hoodown and Waterhead brake, Greenway/Maypool and Longwood, Stoke Gabriel/Great wood/South Downs, Aish to Dart, Fleet Mill Marsh/Ham Copse, Raleigh Estate, East Cornworthy, Bow Creek, Sharpham and Torswood/Kennel Wood) and we have started to identify whether it is managed by an estate, cluster of landowners, cluster with areas currently not known, no landowners know or close to an urban area with greater potential for community engagement.
24. Alongside land management for each node we have identified if the designated site in the node is in unfavourable condition, if an up to date condition assessment has taken place, irreplaceable habitats, CWS, fragile habitats, habitat buffer overlap and mosaic habitats, IIA, riparian corridor, site supports river restoration. From this and with consultation with partners we are prioritising where funds need to be targeted first. Additionally, we are undertaking ecological ground-truthing of some of the core areas as we don't know the condition of PHI priority habitat. This will be both on the ground and using high quality aerial photos to inform how funds could be used to start restoring these areas.

Item Ends.



## 6D. Review of Development Management and Strategic Planning consultations and South Devon NL Planning Officer responses

| ITEM FOR                      | INFORMATION AND FEEDBACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | REPORT BY | Avril McNamara, SDNL Planning Officer |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------|
| <b>SUMMARY</b>                | <p>This report summarises the work undertaken by the SDNL Planning Officer since the introduction of the dedicated role in April 2025. The report outlines the varied work and reviews how the 1.5 days is allocated for planning consultations</p> <p>The Planning Officer's responsibilities are to respond to planning application consultations. When there are quieter times, advice is provided in relation to matters such as Pre-application, appeals, Local Plan consultations, woodland schemes; as these matters are also requirements set out in the adopted Planning Protocol (2023).</p> |           |                                       |
| <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:</p> <ol style="list-style-type: none"> <li>To seek to continue with the existing arrangement of 1.5 days/week dedicated to SDNL and being a shared post with Cornwall National Landscape.</li> </ol>                                                                                                                                                                                                                                                                                                                                                           |           |                                       |

### BACKGROUND

1. A dedicated Planning Officer role was introduced in April 2025 and continues to be funded for the equivalent of 1.5 days a week. The role was introduced as an initial 1 year contract and has subsequently been extended until April 2027.
2. The need for a dedicated Planning Officer has been long standing and following the provision of funding was established by the Core Funding Group in April 2022. Based on a five year average of 84 consultations per year, it was agreed that 1.5 days would be required to be able to satisfactorily provide consultation responses within the 28 days set out in the Planning Protocol (circulated by email, with the meeting papers, for reference).
3. At the time, the recommended 1.5 days was considered necessary for reviewing planning applications only, and specifically excluded additional responsibilities such as attending Development Management Committee meetings/appeals and Pre-applications, planning enforcement and AONB advice, consultation responses to Neighbourhood Plans, consultation responses to Local Plans.
4. Following the recommendation to seek a suitably qualified Planning Officer to fill this position, the most efficient and cost effective method was considered to be a shared post with another or number of other National Landscape units.
5. After exhausting other options, the managers of South Devon National Landscape and Cornwall National Landscape worked together to agree terms and draw up a partnership agreement. Since inception, this joint working partnership has worked successfully, enabling collaborative working on planning matters as well as sharing best practice in applying changes to relevant planning policy and legislation. This collaborative working has also benefitted both National Landscape teams across other

areas of work, such as in the preparation of the new Management Plans and funding proposals.

## **PLANNING APPLICATION RESPONSES**

For the period April 2025 to May 2026, the Planning Officer has successfully responded to 83 planning applications that SDNL has been consulted on by Local Planning Authorities. The majority of applications have been responded to within 28 days, whether this to be providing a full response, seeking alterations/further information, or advising that there is no objection. This represents a similar number of applications received by SDNL as previously assessed in April 2022 when evaluating the level of dedicated resource required.

6. The types of planning applications vary substantially in complexity and as such, time commitment. Planning proposals which have required considerable dedicated time include:
  - Matfield Road/Monksbridge Road outline planning consent for residential (175 dwellings) and commercial development;
  - Challonscombe Farm, Proposed wind turbine;
  - Fish Hoek & Waterside in Dartmouth, residential scheme;
7. Planning applications that SDNL are consulted on continue to be linked to the trigger points that are set out in the adopted Planning Protocol 2023. This does not list each of the development types that should come forward for consultation but leaves this to the judgement of the LPA Planning Officer, with the Officer needing to judge whether the proposal will have a significant impact on the statutory purpose of NL designation. As such a range of planning applications are submitted to SDNL for review. Having reviewed the planning applications that have come forward, it is clear however that these tend to be contentious and requiring specialist advice and although at times appear minor, such as an extension to a boathouse; such developments can have an adverse impact on the character of the landscape, the open interpretation that is currently available ensures that consultations encompass more than would be possible if an alternative approach was adopted.
8. It is not considered that an excessive number of planning applications are received by SDNL for review. The recommendation is therefore to continue with the trigger criteria that are contained within the current Planning Protocol. In addition, to ensure that this arrangement is satisfactory for each of the LPAs, it is recommended that they are consulted to establish the need for any further clarification or amendments to its application.

## **OTHER PLANNING RESPONSIBILITIES**

9. The Planning Protocol sets out the agreed responsibilities of the SDNL unit. This encompasses a wider range of requirements other than responding to planning applications, such as those referred to above (Appeals, Pre-applications, Local Plan consultations).
10. Given the fluctuations in the receipt of the number of consultations for planning applications, when there are quieter periods of time, the Planning Officer has also been able to assist with additional requests for Planning input. To summarise this has included:

- 17 Pre applications
  - 3 appeals including representing SDNL at an Informal Hearing. Please note that the SDNL Manager assisted Torbay Council at a Public Inquiry for the development at Copythorne Road, Brixham.
  - two EIA scoping opinions have been prepared – for development at Matfield Road, Brixham and for EA Flood Defences at Torcross.
  - Consultation responses provided for the draft Torbay Local Plan, the Torbay Heritage Plan, and the Brixham Neighbourhood Plan.
  - Responses to proposals for 13 woodland schemes. A site visit has been made to a newly planted scheme to review latest practices.
11. On occasion, South Hams District Council also requires a representative from SDNL at the Development Management committee meeting (to date the SDNL Manager has attended this).
12. The Planning Officer has also contributed to Management Plan preparation, including carrying out research for the Renewable Energy section and will assist with drafting Planning policy. In addition, given the Planning Officer's experience she has been able to assist Parish Councils and members of the public with relevant concerns, such as unauthorised development, within and in the setting of the SDNL.

## **UPDATE ON NATIONAL PLANNING POLICY FRAMEWORK**

13. Government planning policy has had two updates since 2022, with a draft National Planning Policy Framework currently under consideration and anticipated to be adopted later this year. SDNL is represented on the National Landscape Association's Planning and Placemaking Working Group and although there has not been capacity to make our own response to the draft NPPF, we have had the opportunity to review and contribute to the response from the NLA. The interpretation of new policy will become evident through the appeal process and it is important that we continue to keep abreast of this. Through collaboration and review of planning appeals, the Planning Officer and wider team are able to achieve this.

## **CONCLUSION**

14. It is clear that the current level of service exceeds what was originally anticipated, with the recommendation in April 2022 excluding additional aspects from the role. Working around the peaks in development management caseload and when capacity allows, the Planning Officer role will continue to provide assistance with other consultations and the preparation of the SDNL Management Plan, in addition to other aspects set out in the Planning Protocol.
15. It is considered that the current arrangement should continue as the evidence demonstrates that a dedicated Planning Officer is required to deal with the variety of planning related issues outlined above. Ideally, this should continue to be a shared post with Cornwall National Landscape, as it also lends itself to closer working relationships with another organisation.

Item Ends.



**South Devon**  
National  
Landscape

# **Partnership Meeting**

to be held at

**10am on Friday 17 July 2026**

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 30 June 26*

| ITEM FOR                      | INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | REPORT BY | Roger English, National Landscape Manager |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------|
| <b>SUMMARY</b>                | This report provides a brief update on Local Planning Authority development management consultations since the March 2026 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**

- In 2025/26, Local Planning Authorities (LPAs) formally consulted the National Landscape team on 58 applications. In addition, the team has been consulted on 10 pre-applications, the Torbay Local Plan 2025-2045, 1 Neighbourhood Plan, 3 Marine License applications, 1 dredging application, 15 woodland creation or felling/restocking licences, 4 transformer refurbishment consultations, 1 exemption consultation for tent pitches, one formation of a reference committee (Forestry Commission), the Torbay Heritage Strategy, and 2 planning appeals – one hearing, one written representation.
- In the rolling year 2026/27 to date, Local Planning Authorities (LPAs) have formally consulted the National Landscape team on 17 applications. In addition, the team has been consulted on 5 pre-applications, the Plymouth Local Plan, Brixham Neighbourhood Plan, 1 Marine License application, an EIA screening opinion, 1 woodland creation or felling/restocking licences and 2 planning appeals.
- In total, there have been 40 new consultations/re-consultations since the last update.
- Summary of activity since the last update:
  - 22 cases that LPAs have determined
  - 25 completed responses on cases that LPAs are yet to determine
  - 0 cases under consideration with responses currently in development
  - 5 pre-applications responded to / response in development
  - 1 Local Plan
  - 1 Neighbourhood Plan
  - 3 woodland creation or felling/restocking applications
  - 2 appeals
  - 1 EIA scoping opinion
  - 2 other consultations

5. Note the 13 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                                                              |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------|----------|-----------------------------------------------------------------------|
| <b>22 Applications - LPA decision made / application withdrawn</b> |                                                                                                                                                                                                                                                                                                                       |                                        |                                         |          |                                                                       |
| P/2025/0488                                                        | Land To The Rear Of 39 Wall Park Road Brixham<br>Construct two dwellings with detached double garages                                                                                                                                                                                                                 | <b>Permission with Legal Agreement</b> | No comment                              | N        | Not in SDNL or setting                                                |
| 3006/25/FUL                                                        | Horsewells, Parsonage Road, Newton Ferrers<br>Change use from agricultural to equestrian, including stable yard, turn out area, horse shelter, storage barn & associated works for private use                                                                                                                        | <b>Withdrawn</b>                       | Objection                               | N        |                                                                       |
| 3190/25/VAR                                                        | Paradise Point Ravensbury Drive Dartmouth<br>Variation condition 2                                                                                                                                                                                                                                                    | <b>Approved</b>                        | Emailed with questions                  | N        | Related application 2260/22/HHO                                       |
| P/2025/0779                                                        | Football Ground Haycock Lane Brixham<br>Single storey flat roof extension to Sports Pavillion. Form canopy South of existing football field                                                                                                                                                                           | <b>Approval</b>                        | No comments                             | N        |                                                                       |
| 3688/25/FUL                                                        | Black Torrs Chapel Road Yealmpton<br>Demolish existing & erect replacement dwelling                                                                                                                                                                                                                                   | <b>Approved</b>                        | Comments provided                       | N        |                                                                       |
| 3567/25/VAR                                                        | Bovisand Harbour (formerly Fort Bovisand)<br>Vary conditions 2 & 7                                                                                                                                                                                                                                                    | <b>Approved</b>                        | Comments provided                       | N        | Related application 4538/21/VAR                                       |
| 3721/25/VAR                                                        | Land at SX 719 490 Loddiswell<br>Vary condition 2, remove condition 3                                                                                                                                                                                                                                                 | <b>Refused</b>                         | Comments provided                       | N        | Related application 2063/25/FUL                                       |
| 0252/26/FUL                                                        | Trowbridge Farm Churchstow<br>Three new agricultural highway accesses & agricultural track                                                                                                                                                                                                                            | <b>Approved</b>                        | Comments provided                       | N        |                                                                       |
| 3669/25/FUL                                                        | Worden Farm Dartmouth<br>104 ground mounted solar panels                                                                                                                                                                                                                                                              | <b>Approved</b>                        | Offer to provide advice if required     | N        |                                                                       |
| 0292/26/TEC                                                        | Building Rear Of Kia Ora Wembury Road Wembury<br>New dwelling, garage outbuilding, and change of use of land to domestic garden                                                                                                                                                                                       | <b>Approved</b>                        | Comments provided                       | N        | Readvertised – amended description<br>Related application 0962/25/PIP |
| P/2024/0720                                                        | Landscope Holiday Village, Brixham<br>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. | <b>Approved</b>                        | -                                       | N        |                                                                       |
| 1561/25/FUL                                                        | Collapit Creek House & Old Coach House, Gerston<br>Demolish & replace Collapit Creek House, Coach House & associated annex & outbuildings, associated driveway, vehicular parking, new swimming pool                                                                                                                  | <b>Approved</b>                        | <b>Comments to officer</b>              | N        |                                                                       |
| 0516/26/FUL                                                        | <b>Haytor Swannaton Road Dartmouth</b><br><b>Construct funicular lift for Haytor</b>                                                                                                                                                                                                                                  | <b>Approved</b>                        | <b>Questions raised via officer</b>     | N        |                                                                       |
| 0150/26/HHO tick                                                   | <b>Burnside Torcross</b><br><b>Replacement garage with ancillary accommodation over</b>                                                                                                                                                                                                                               | <b>Withdrawn</b>                       | <b>Below threshold</b>                  | N        | <b>Raised by member of the public</b>                                 |
| 0474/26/FUL changed                                                | <b>Garden Cottage, Torcross</b><br><b>Demolish &amp; replace dwelling</b>                                                                                                                                                                                                                                             | <b>Approved</b>                        | <b>Concerns outlined to officer</b>     | N        | <b>Raised by member of the public</b>                                 |

| App Ref                                                                        | Application Type                                                                                                                                                                                                                                | Decision  | In accordance with NL advice / guidance | NL Major | Comments                                                                         |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------|----------|----------------------------------------------------------------------------------|
| 26/00351/PIP                                                                   | Land South West Of Court Gates Farm Staddiscombe<br>Permission in principle for erection 2no. dwellings (Class C3)                                                                                                                              | Refused   | Objection                               | N        |                                                                                  |
| 0533/26/VAR                                                                    | Harbour Watch East Portlemouth<br>Variation of Condition 2                                                                                                                                                                                      | Approved  | Comments provided                       | N        | planning consent 1003/24/HHO                                                     |
| 0506/25/FUL                                                                    | Telecommunication Mast, West Hill, Wembury Point<br>Demolish radar service room & construct 2 pre-fabricated GRP enclosures.                                                                                                                    | Approved  | No objection                            | N        |                                                                                  |
| 0701/26/FUL                                                                    | Weston Farm West Alvington<br>Change of use of agricultural land and construction of a padel court with lighting                                                                                                                                | Withdrawn | Objection                               | N        |                                                                                  |
| 0999/26/OPA                                                                    | Higher Ritson Farm Halwell<br>Agricultural dwelling                                                                                                                                                                                             | Approved  | Comments provided                       | N        |                                                                                  |
| 1020/26/FUL                                                                    | Produce shed Mount Folly Farm Bigbury<br>Retrospective application erect produce shed & associated change of use of land                                                                                                                        | Approved  | Comments provided                       | N        |                                                                                  |
| 1334/26/VAR                                                                    | One Gun Point Castle Road Dartmouth<br>Variation of Conditions 1 (Plans), 2 (Materials) and 7 (External Lighting) and removal of Condition 5 (Glazing screening)                                                                                | Approved  | Referred officer to previous objection  | N        | planning consent 1628/22/VAR                                                     |
| <b>25 Applications - Response submitted - LPA (or PINS) still to determine</b> |                                                                                                                                                                                                                                                 |           |                                         |          |                                                                                  |
| 2798/23/FUL                                                                    | North Embankment Dartmouth<br>Proposed new slipway                                                                                                                                                                                              | -         | Conditional Support                     | N        |                                                                                  |
| MLA/2025/00021                                                                 | Blackness Marine East Cornworthy<br>Create recreational access via gangway to existing island pontoon                                                                                                                                           | -         | Objection                               | N        |                                                                                  |
| 4276/22/FUL                                                                    | Field North Of Batson Cross Sx732394<br>Batson Hill Salcombe<br>Erect 21 units of affordable housing                                                                                                                                            | -         | Objection                               | Y        |                                                                                  |
| P/2025/0584                                                                    | Brixham Community College<br>Artificial Pitch, fence, hardstand, storage, floodlights, access footpath and topsoil bund                                                                                                                         | -         | Holding objection                       | N        |                                                                                  |
| MLA/2025/00199                                                                 | Harbour Watch East Portlemouth<br>Construct slipway to provide vessel access from a, to be constructed, boathouse to the estuary                                                                                                                | -         | Objection                               | N        |                                                                                  |
| 2835/25/CLE                                                                    | Primrose Meadow Loddswell<br>Certificate of lawfulness for existing use land for stationing of caravans for purpose of human habitation                                                                                                         | -         | Objection                               | N        | Raised by member of the public. Operations are linked to                         |
| 3341/25/FUL                                                                    | Fish Hoek South Town Dartmouth<br>Alter & Extend Fish Hoek & Waterside<br>Demolish Flat Roof Extension To Fish Hoek & Erect Two New Dwellings                                                                                                   | -         | Objection                               | N        |                                                                                  |
| 3700/25/FUL                                                                    | Historic Ruin at SX 573 468, Noss Mayo<br>Repair & reinstate historic belvedere at Beacon Hill & establish private tea house                                                                                                                    | -         | Objection                               | N        | Waiting for follow up                                                            |
| 3213/25/FUL                                                                    | Little Rowden Agroforest Noss Mayo<br>Yurt & washroom for temporary rural workers accommodation, proposed polytunnel & change of use of land to mixed use for agriculture, arboriculture, forest school & outdoor craft & music teaching centre | -         | Object and comment                      | N        | Retrospective                                                                    |
| 2982/21/FUL                                                                    | Land Opposite Butts Park Newton Ferrers<br>Erection of 20 residential units                                                                                                                                                                     | -         | Comments provided                       | Y        | Revised plans Sep'23 (NL objected to original plans)<br>Awaiting legal agreement |
| 0401/26/FUL                                                                    | Land At Sx503502 Renney Rd Down Thomas<br>Erect four dwellings                                                                                                                                                                                  | -         | Objection                               | N        |                                                                                  |

| App Ref                                               | Application Type                                                                                                                                                                                                                                                                      | Decision | In accordance with NL advice / guidance  | NL Major | Comments                                                                      |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------|----------|-------------------------------------------------------------------------------|
| 0056/26/FUL                                           | Development Site At Sx87735172 College Way Dartmouth<br>Erect 3no. dwellings with undercroft parking garages                                                                                                                                                                          | -        | Questions via officer                    | N        |                                                                               |
| 0818/26/VAR                                           | Gara Rock Hotel East Portlemouth<br>Variation of condition 1 (ancillary staff accommodation)                                                                                                                                                                                          | -        | Comments provided                        | N        | No longer visible on SHDC planning search<br><br>planning consent 1138/18/VAR |
| 0955/26/OPA                                           | Land at Sx588511 Dunstone Yealmpton<br>Agricultural dwelling                                                                                                                                                                                                                          | -        | Concerns outlined                        | N        |                                                                               |
| 0846/26/FUL                                           | Land At Sx 731 465 (Mary Mills Farm)<br>Sorley Green<br>Retrospective application siting temporary agricultural workers dwelling (mobile home)                                                                                                                                        | -        | Objection                                | N        |                                                                               |
| P/2026/0148                                           | Land At Mathill Road , Brixham<br>Outline application construct up to 175 dwellings and up to 0.6ha commercial land (Use Class E (a, b, d and g)).                                                                                                                                    | -        | Objection                                | Y        |                                                                               |
| 0772/26/FUL                                           | Land At Sx 717 376 (Former Hope Cove Bunker) Malborough<br>Convert bunker to 2 holiday units                                                                                                                                                                                          | -        | No objection, subject to conditions      | N        |                                                                               |
| 1051/26/FUL                                           | Blackness Marine, East Cornworthy<br>Install seasonal access point connecting mainland boatyard to existing island pontoon. Relocation of the Berth master Office, and amendments to previously approved design                                                                       | -        | No objection, subject to conditions      | N        | Now approved                                                                  |
| MLA/2026/00026                                        | Maypool Cottage, Kingswear<br>Repair and redesign river wall (c.110m in length)- cladding existing wall both sides, increase & tie into existing foundations. Works includes repair of jetty supporting column of existing boat house                                                 | -        | Partial objection (wall)                 | N        |                                                                               |
| 1144/26/FUL                                           | Pipiriki, Riverside Road, Dittisham<br>Demolish & build detached dwelling                                                                                                                                                                                                             | -        | Object                                   | N        | Now withdrawn                                                                 |
| 1542/26/FUL                                           | The Winking Prawn Cliff Road Salcombe<br>Retrospective change of use of cafe car park (Use Class E) for the siting of a commercial mobile sauna (sui generis)                                                                                                                         | -        | Comments provided                        | N        |                                                                               |
| 1350/26/ARM                                           | Development Site At Sx771485 East Allington<br>Reserved Matters application for appearance, landscaping, layout and scale in respect of the erection of 40 residential dwellings and discharge of outline conditions 4, 6, 7, 8, 9, 11, 12, 14, 15, 17, 19, 20, 21, 22, 23, 24 and 25 | -        | Forwarded 3 <sup>rd</sup> party concerns | N        | outline planning permission 2412/22/OPA                                       |
| 0488/26/FUL                                           | The Vinery Bennett Road Salcombe<br>Retrospective application for engineering & construction works to repair & reinstate garden retaining wall, pathway, steps & bank                                                                                                                 | -        | No objection                             | N        |                                                                               |
| 1152/26/FUL                                           | International Paint 101 Yealm Road Newton Ferrers<br>Develop former paint factory into 2 semi-detached houses & 1 detached house                                                                                                                                                      | -        | Comments provided                        | N        |                                                                               |
| 1425/26/HHO                                           | Waterside East Portlemouth<br>Raise roof height, install openings, rooflights & solar PV                                                                                                                                                                                              | -        | Objection                                | N        |                                                                               |
| <b>0 Applications - Responses under consideration</b> |                                                                                                                                                                                                                                                                                       |          |                                          |          |                                                                               |
|                                                       |                                                                                                                                                                                                                                                                                       |          |                                          |          |                                                                               |