

AONB Partnership Committee Meeting

to be held at

10am on Friday 23 June 2023

Hybrid Meeting

Repton Room at Follaton House and via Zoom

Agenda & Papers



South Devon AONB Staff Unit, Follaton House, Totnes, TQ9 5NE
Telephone 01803 229330 Email enquiries@southdevonaonb.org.uk

AONB Partnership Committee Membership

Members nominated by local authorities

Devon County Council	Cllr Roger Croad Cllr Jonathan Hawkins (officer advising Peter Chamberlain)
Plymouth City Council	Mike Oxford
South Hams District Council	Cllr Georgina Allen Cllr John McKay (officer advising Graham Swiss)
Torbay Council	Cllr Christine Carter (officer advising Tracy Brooks)

Members nominated by statutory agencies

Environment Agency	Emma Magee
Forestry Commission	Jacob Taylor
Historic England	Ross Simmonds
Natural England	Eamon Crowe

Members co-opted by the AONB Partnership Committee

Independent	Peter Sandover (Chair)
National Trust	Richard Snow
Plymouth University	John Martin (Vice Chair)
South West Coast Path Association	Ken Carter

Community Representatives

Amenity groups	Penny Mills
Business community	Gary Jolliffe
Coast and marine sector	Natasha Bradshaw
Community/voluntary groups	Vacant
Environmental organisations (NGOs)	Ed Parr-Ferris
Landowning/farming community	Vacant
Parish Councils	Liz Hitchins
Tourism community	Laura Campbell

AONB Unit staff attending

AONB Manager	Roger English
AONB Office Manager	Vanessa Gray

Agenda

Item 1	Public statements	
The formal meeting and live recording to YouTube immediately follows the public statement session		
Item 2 (5 mins)	Introductions & apologies for absence	
Item 3	Declarations of Interests	
Item 4 (5 mins)	Minutes of the last Partnership Committee meeting (10 March 2023) for approval and any matters arising	Page 2
Item 5 (5 mins) (10 mins)	South Devon AONB Partnership matters 5a) Partnership Chair's report 5b) Community Representatives for: Community & Voluntary Groups; and the Landowning and Farming Community	Page 15 Page 17
Item 6 (15 mins) (10 mins) (15 mins) (10 mins) (5 mins)	South Devon AONB Management 6a) Devon Local Nature Recovery Strategy and the South Devon AONB Nature Recovery Plan 6b) Devon Tree and Woodland Strategy and South Devon AONB Woodland Visioning 6c) Devon Climate Change Adaptation Strategy 6d) Summary of South Devon AONB Financial position for 2023/24 6e) Factual revisions to the South Devon AONB Planning Protocol	Page 24 Page 30 Page 34 Page 36 Page 39
Item 7 (15 mins)	National Matters 7a) National Association for AONBs and National Landscapes, Parks and Trails Partnership, including national work to rebrand AONBs	Verbal
Item 8 (25 mins)	Partner updates – partner contributions to conserving and enhancing the South Devon AONB and AONB Management Plan priorities – recent, current and year ahead.	Verbal
Item 9	For Information 9a) Planning update, including current and recent key planning applications	Annex

ITEM 4 APPROVAL OF MINUTES & MATTERS ARISING

MINUTES OF THE MEETING OF THE SOUTH DEVON AREA OF OUTSTANDING NATURAL BEAUTY PARTNERSHIP COMMITTEE HYBRID MEETING HELD AT FOLLATON HOUSE AND VIA ZOOM ON FRIDAY 10 MARCH 2023

1. INTRODUCTIONS & APOLOGIES FOR ABSENCE

Those present were:

Cllr Roger Croad	RC	Devon County Council
Cllr Jonathan Hawkins	JH	Devon County Council
Peter Chamberlain	PC	Devon County Council
Cllr Nicky Hopwood	NH	South Hams District Council
Cllr Bernard Taylor	BT	South Hams District Council
Graham Swiss	GS	South Hams District Council
Cllr Anne Brooks	AB	Torbay Council
Tracy Brooks	TB	Torbay Council
Eamon Crowe	EC	Natural England
John Green	Chair	Independent
Richard Snow	RS	National Trust
Jonathan Fisher	JS	National Trust
John Martin	Vice-chair	Plymouth University
Ken Carter	KC	South West Coast Path Association
Penny Mills	PM	Representative: amenity groups
Peter Sandover	PS	Representative: community/voluntary groups
Ed Parr Ferris	EPF	Representative: environmental organisations (NGOs)

Also attending (to present):

Chris Shears	CS	South Hams District Council
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AONB staff attending:

Roger English	RE	AONB Manager
Vanessa Gray		AONB Office Manager (to take notes)

Apologies for absence were received from:

Mike Oxford	Plymouth City Council
Emma Magee	Environment Agency (<i>does not work Friday's</i>)
Natasha Bradshaw	Representative: coast and marine
Liz Hitchins	Representative: parishes
Laura Campbell	Representative: tourism

Observers

Observers were requested to follow the meeting live via YouTube.

2. PUBLIC STATEMENTS

- 2.1 No public statements.

3. DECLARATIONS OF INTERESTS

- 3.1 No interests were declared.

4. MINUTES OF THE 25 NOVEMBER 2022 PARTNERSHIP COMMITTEE MEETING FOR APPROVAL & ANY MATTERS ARISING

4.1 Minutes of the last meeting were accepted.

4.2 Progress on Actions:

4.2.1 ACTION 1: Arrange a call with Bob Mark to discuss marine aspects in further detail.

The AONB Project Officer is working closely with Dominic Acland to go through a full suite of marine information that has been received since the November meeting. A call will be arranged once an understanding of what has been received is reached.

4.2.2 ACTION 2: Follow up the potential handover of resources and offer of trained volunteers with FSC.

The Life on the Edge Project Officer has had a good meeting with the FSC on this.

4.2.3 ACTIONS 3 and 4 both related to the 2023 Partner Conference planned for 25 January 2023.

The Partner Conference has been postponed for a number of reasons. A new date will be announced along with clear guidance on what type of partner presentation would be useful at conference.

4.2.4 ACTION 5: Contact Bob Marks to discuss Devon Local Nature Partnership Naturally Healthy Campaign.

The AONB Community Projects Officer Nicky Bailey has been liaising throughout with Lorna Sherriff, who represents the South West Coast Path Association on the Naturally Healthy Forum, who should be able to bring Bob up to speed.

5A UK SHARED PROSPERITY FUND

Chris Shears, South Hams District Council, gave a presentation providing an update on the UK Shared Prosperity Fund, part of the Government's Levelling Up Agenda.

5a.1 Additional resources

- i. South Hams District Council investment plan programme, approved by Government in December 2022, can be found at

https://www.southhams.gov.uk/media/7210/UK-Shared-Prosperity-Fund-Investment-Plans-South-Hams/pdf/UKSPF_Investment_Plan_-_South_Hams_.pdf?m=638108614759700000

5a.2 **Questions and in discussion**

- i. JH: Many village and community halls are keen for solar panels on the roofs. Would funding be available for this?

CS: The work looking at decarbonisation plans for businesses can also be applied to village and community halls. Where the audit of infrastructure identifies opportunities for renewable technologies to be integrated to the facilities or energy efficiency measures, there may be grant support. It is a limited pot of funding, so likely to be looking at making small scale grants from this pot. Continuing to look for other funding opportunities to bid into.

- ii. PC: Two comments to make

- The themes are great because they link well with some of the priorities for the AONB; there are good opportunities to engage with the AONB Partnership.
 - All of the districts, including South Hams District Council, engaged with the County Council in the early stages in the development of the investment plans to try to look at whether there were opportunities / scope for joining up across the various districts. This offers the opportunity for linking in with wider programmes.
CS: Regular county wide discussions between the district and the County Council take place. The Devon Agri-Tech Alliance (DATA) ¹ is a group of organisations led by DCC with delivery directly through the County Council to ensure projects engage with the other programmes DCC is delivering.
- iii. JM: Recently successful with a Ukrainian Researchers at Risk grant; we have an Environmental Economist who's interest is protected landscapes and rural areas circular economy. Would this be of help in some of the work you are doing and are you interested in collaboration? We have funding for two years.
CS: More than happy to have a conversation outside of this meeting to explore opportunities to link together. JM will contact CS.
- iv. PS: Two points
- South Pool village hall is a warm bank. The issue is being able to fund continued use so any support for villages like ours from the scheme would be helpful.
 - Is there is an opportunity to match fund money from this programme to Farming in Protected Landscapes?
AONB Manager: One of the key aspects of the programme is ensuring there is no duplication of funding. We are working closely with CS and his wider team on the programme and will be part of the working group. This agenda item is showcasing the great work SHDC has done and recognising how those areas of activity deliver on a range of Management Plan priorities and the complimentary work with a number of other bodies, including ourselves, in delivering. Opportunity to ensure there are no gaps, in addition to ensuring there are no overlaps.
- v. CS: As mentioned in the presentation, groups are being set-up to oversee the programme, one for each theme. Would be wise to include AONB representation on those groups to make sure that everything is linking up with the programme of activities AONB are engaged in.

5B FARMING IN PROTECTED LANDSCAPES

The AONB Manager summarised the item in the papers that provides an update to Partnership on the Farming in Protected Landscapes programme. The update was provided by the AONB FiPL Officer, Henry Lucas, who was unable to attend the meeting due to training. The AONB Manager also provided a presentation on the programme, ending with the key priorities for 2023/24.

5b.1 Additional resources

- i. Year one projects are available to view on the South Devon AONB website

¹ <https://www.devon.gov.uk/economy/business-support/current-business-support-projects/devon-agri-tech-alliance/>

<https://www.southdevonaonb.org.uk/fipl-funded-projects-2021-2022/>

- ii. Year two projects will be loaded to the website in the new financial year.

5b.2 Questions and in discussion

- i. PS: Of the themes, Climate, Nature, People and Place, you mentioned the People projects are lower than the others, is there a requirement to deliver on this and is there anything we can do to help encourage more People focussed ones?
AONB Manager: At the end of the programme we need to show that we have delivered well across all four themes. The FiPL Officer has provided a very helpful overview selecting a single main theme that is delivered by each project. In reality, projects typically delivers across more than a single theme.

5C ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The AONB Manager went through the updated provided in the meeting papers.

5c.1 Observations and in discussion

- i. EC: I have been involved in the first round of Landscape Recovery. One of the successful applications is on Dartmoor and is in the passing its enrolment stage, ready to start on 1st April. This is an exciting species recovery project. Becky Hughes also had experiences of the first round from before joining Natural England. We are slightly ahead on this and can offer support. The key is to get a Project Manager to drive Landscape Recovery forward.
- ii. KC: SWCPA have been in contact with Defra and are lobbying at a national level to look at how coastal wild belt could be included within the ELM programme. With the England Coast Path going all the way around the England coast, the addition of Coastal Margin provides a great opportunity to improve access to nature and increase the biodiversity value of the area. Could the Life on the Edge project extend to this?

AONB Manager: This is the ambition, with a clear coastal focus to the project. There is a long lead in however we hope that this could be in year four or five of the LotE programme. The question is how far we go inland, ideally it would be a mix. The AONB coastal belt is separated by five estuaries so I think the argument could be made.

KC: There is an opportunity to make improvements for nature on a landscape scale however the challenge is the parcels of land are in a number of different ownerships. It is however an area we would like to see included. The SWCPA sees this area as a pilot for other National Trails and this is why we are talking to Defra.

- 5c.2 Although exact dates are not yet confirmed, round two is expected to open for applications from Spring for a period of sixteen weeks.

ACTION 1 (All): CONTACT THE AONB MANAGER RAPIDLY WITH YOUR VIEWS ON PRIORITIES AND AREAS OF FOCUS, BEARING IN MIND THE SECOND ROUND REQUIREMENT FOR NET ZERO, PROTECTED SITES AND HABITAT ENHANCEMENT.

5D ACCESS FOR ALL FUNDING TO PROTECTED LANDSCAPES

The AONB Manager summarised the item in the papers provided by the AONB Project Officer, Adam Davison, who was unable to attend the meeting due to annual leave.

- 5d.1 The list of projects currently being undertaken on page 26 of the meeting papers was verbally corrected within the meeting: Berry Head NNR and Gillard Road Nature reserve were incorrectly listed under the Wembury beach work but should have been listed as a separate project instead.
- 5d.2 Partnership are requested to provide feedback on potential year three (2024/25) project activity and are encouraged to have conversations with their wider colleagues and partner organisations to discover opportunities.

ACTION 2 (All): NOTING THE EXAMPLES LISTED ON PAGE 27 OF THE MEETING PAPERS, PROVIDED TO ASSIST WITH DEVELOPING IDEAS FOR PROJECT ACTIVITY, CONTACT THE AONB PROJECT OFFICER ADAM DAVISON WITH POTENTIAL SCHEMES FOR YEAR THREE FUNDING.

5d.3 **Questions, observations and in discussion**

i. BT:

- a. We need to protect what we already have. Looking at Slapton Line, it is one of the things in our area that really needs protecting. Is there a way to put pressure on the authorities to ensure we do not lose both the road and freshwater ley?

AONB Manager: The Access funding is a relatively small pot of funding. Given the uncertainty for the future of the existing footpath, it may be possible for some funding towards that. The SWCPA have worked with the Field Studies Council and National Nature Reserve team to look at options for disability access in and around the reserve area which could attract Access funding.

KC: The Slapton Line Partnership would probably have a view and may wish to contact SWCPA to discuss funding.

ii. KC:

- a. An example of SWCPA access work undertaken by the SWCPA is at Start Point where, working with Devon Disabled Ramblers, improvements have been made to create an accessible route. There may also be an opportunity to relocate the Hallsands viewing platform to this area.
- b. All National Trails have had Access funding and we have funding for each of the three years. Although a relatively small fund, we can discuss this with the AONB.

AONB Manager: Lorna Sherriff on behalf of the SWCPA has been sharing intelligence ensuring there are no overlaps.

- iii. TB: Torbay has received funding for Changing Places providing changing facilities in Brixham ² and there may be an opportunity to fund signage for these.

5E SOUTH DEVON AONB UNIT PRIORITIES FOR 2023/24

The AONB Manager provided a presentation to Partnership.

ACTION 3 (AONB MANAGER): CIRCULATE THE PRESENTATION WITH THE MINUTES OF THIS MEETING.

² <https://www.torbay.gov.uk/news/pr8632/>

5e.1 Observations and in discussion

- i. AONB Manager:
 - a. The full programme is detailed in the Management Plan Delivery Plan which following some minor amends will be ready to upload to the South Devon AONB website in the beginning of the new financial year. Speak to me if you would like any further detail on the listed projects.
 - b. Preparation of a Climate Action Plan will be on the agenda for the June meeting.

6A ENVIRONMENTAL IMPROVEMENT PLAN

The AONB Manager provided a verbal update.

6a.1 Main points

- i. This is a pivotal piece of work that has come out of the Office for Environmental Protection set up on the back of the Environment Act.
- ii. There are some Challenging outcomes and findings from the first period looking at performance against the 25 Year Environment Plan.
- iii. There is a call for all sectors to up their game in terms of delivery against the 25YEP.
- iv. A critical component is about landscape and natural beauty, shining a spotlight on the importance of a timely response from Government to the Landscapes Review and to see delivery on the proposals and recommendations made.
- v. There are a number of programmes the AONB is actively involved in, both as lead and as partner, that dovetail into the Environment Improvement Plan.
- vi. Expect to have clarity on our expected contributions to the targets included Environmental Improvement Plan via an Outcomes Framework that is being set across England's Protected Landscapes.
- vii. We will be able to report more on the nature of those when we have the final framework and when the documentation has been published.

6B NATIONAL ASSOCIATION FOR AONBS NEWS

The AONB Manager provided a verbal update.

6b.1 AONB BRANDING

- i. One of the central proposals of the Glover Review was the recommendation to rebrand AONBs as National Landscapes.
- ii. The National Association for AONBs has received £90k funding from Defra to look at rebranding. The rebrand will be used to simplify and amplify what an AONB is all about and create a strong collective identity.
- iii. Working with a brand agency, Nice and Serious, to help shape a brand identity for the NAAONB and network.
- iv. Opportunities for AONB Partnership engagement will be provided by the National Association in due course. The AONB Communications Officer Diane Lethbridge will share details as soon as we have them. All are encouraged to attend.

6b.2 LAND USE FRAMEWORK

- i. A number of partners have been involved in the Devon pilot.
- ii. A report will be available in due course. We will email details when available.

ACTION 4 (AONB MANAGER): SHARE REPORT WITH PARTNERSHIP COMMITTEE MEMBERS WHEN AVAILABLE

6b.3 NATIONAL LANDSCAPES, PARKS AND TRAILS PARTNERSHIP

- i. Work has been taking place to develop and move the National Landscapes, Parks and Trails Partnership forward with the NAAONB part of the conversation.
- ii. Key strands of activity include establishing Communities of Practice across the Protected Landscapes family; particularly around green investment, financial diversity, nature recovery and equality, diversity and inclusion. More aspects to the programme will come on stream in the new financial year.
- iii. Connected to this is some funding from Defra made available to the AONB network – Green Finance Accelerator Programme. With specialist support over the next two years, regional groupings of AONBs are working together with specialists looking for investment opportunities.

6b.4 NAAONB BUSINESS PLAN

- i. A new business plan is due to be signed off by the national board shortly. This will be circulated to Partnership as soon as this is available.

ACTION 5 (AONB MANAGER): SHARE REPORT WITH PARTNERSHIP COMMITTEE MEMBERS WHEN AVAILABLE

6b.5 NAAONB SUBMISSION TO NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION

- i. The NAAONB submission is the result of a joint effort across the National Landscapes family.
- ii. The full submission can be read here:
https://landscapesforlife.org.uk/application/files/6816/7776/9804/NAAONB_Levelling_Up_and_Regeneration_Bill_NPPF_consultation_response_2.3.2023.pdf

6b.6 AONB ANNUAL CONFERENCE 2023

- i. Being held Tuesday 5th to Thursday 7th September at Bath University ³.
- ii. Committee members are encouraged to attend, and wherever possible to cover costs from own budgets. If unable to cover the cost the AONB has a limited budget that may be able to extend to cover your place, with priority given to the new Chair.
- iii. Earlybird tickets are available until 16th June.

ACTION 6 (ALL): LET THE AONB MANAGER KNOW SWIFTLY IF ABLE TO ATTEND CONFERENCE AND WHETHER YOU ARE ABLE TO COVER OWN COST

7 PARTNER UPDATES

³ <https://landscapesforlife.org.uk/events/landscapes-life-conference/landscapes-life-conference2023>

An opportunity for Partners to update Partnership Committee on their projects contributing to conserving and enhancing the South Devon AONB and work towards AONB Management Plan priorities.

7.1 Penny Mills, representative for amenity groups

- i. Great British Spring Clean takes place 17th March to 2nd April. Community litter picks will be taking place. Litter picking kit can be borrowed from Clean Devon ⁴, a county wide partnership of organisations working together to tackle litter and fly tipping.
- ii. Q: Should the planning protocol be reviewed?
A: AONB Manager – Recently performed due diligence on the planning protocol; still fit for purpose. What the AONB requires is resource to be able to deal with development management caseload effectively.

7.2 Richard Snow, National Trust

- i. Land Outdoors and Nature Strategy continues to move forward. Recently the focus has been on farmland at Wembury with a number of changes having been implemented. The largest of which is the creation of a Community Forest; in collaboration with Plymouth City Council and South Hams District Council Community Forest teams. This will be the largest forest in the South West, with 84Ha of new woodland and pasture planned. The first phase is underway with 30,000 trees planted. A further 64,000 will go in the ground over the next two planting seasons.
- ii. Also at Wembury around the nature agenda, benefitted from FiPL funding to help support establishment of wildflower donor sites at Wembury. These sites have been set-up to harvest wildflower seed; the first harvest yielded seed worth thousands of pounds.
- iii. Another element of Wembury project work is for people. Keen to improve access by improving existing routes for people with a range of abilities and also looking at opportunities to open new routes.
- iv. The Land Outdoors and Nature Agenda started in 2015. Farm management at Southdown Farm changed in 2018 and it is going well: there is a good success rate with farmland birds including a 52% increase in Cirl Bunting numbers since 2018 and Skylark numbers are increasing rapidly. Areas of grassland on the farm that border the SSSI Coastal Fringe Strip, are now almost at SSSI level themselves. This proves that farming and improvement for nature can go hand in hand.
- v. Happy to report back at a future Partnership Committee meeting to present further information on the Land Outdoors and Nature work.

7.3 John Martin (Vice-chair), Plymouth University

- i. Successful with a two year fellowship from a grant application to Researchers at Risk. Working with a Ukrainian researcher in Plymouth, the area of focus is Protected Landscapes, rural areas and circular economies. Would like to include South Devon AONB in this study.

ACTION 7 (JM): CONTACT THE AONB MANAGER REGARDING THE TWO YEAR RESEARCH PROJECT.

⁴ <https://cleandevon.org/>

7.4 Cllr Bernard Taylor, South Hams District Council

- i. Farming in Protected Landscapes Programme has allowed more nature to come in.
- ii. High winds have contributed to litter, spreading rubbish from recycling bins on bin day. We have an initiative, Marigolds day, a litter pick where rubber gloves (and other equipment) are supplied.
- iii. Bigbury Golf Club has recently won a national award for their work on rewilding, planting and carbon reductions.

7.5 Eamon Crowe, Natural England

- i. Higher-tier Countryside Stewardship applications go to 28th April. Steady flow of enquiries for the last year of the scheme and now expect to be busy following the increase to payment rates, especially as there could possibly be a 12-month gap before the next scheme comes on stream.
- ii. Facilitation Fund: there will be two further rounds, this year and next year. The latest is that Defra will still use the current schemes as part of transition arrangements.

7.6 Peter Sandoover, representative for community and voluntary groups

- i. Two Neighbourhood Plans are at referendum stage, with the count taking place in the room next door. Pleased to report that the Kingsbridge, West Alvington and Churchstow NP and the Dartmouth NP were both approved at referendum. A large part of South Devon AONB is now covered by Neighbourhood Plans, that form part of development plans and hopefully planning considerations.
- ii. In discussion with a Not for Profit organisation that covers the South West. It is a blind charity that encourages the Visually Impaired to go out on walks etc. Meeting the AONB Community Projects Officer in May to see if this can interface with AONB work. Currently in preliminary discussions for a pilot Coast Path walk with the Visually Impaired to take place in September.

7.7 Graham Swiss, South Hams District Council

- i. The Government consultation on planning reforms closed on 2nd March.
 - a. Although not a great deal specifically relating to AONBs, the reforms could potentially have impacts across the District.
 - b. The Levelling up and Regeneration Bill is now having final readings in the House.
 - c. South Hams District Council worked with Plymouth City Council and West Devon Borough Council to submit a substantial joint response ⁵.
 - d. The Government is envisioning a new planning system will be introduced in late 2024. Once the Bill is finalised, further substantial proposed changes to the NPPF are envisaged.
- ii. Some changes are taking place in parallel to proposed national planning reforms:

⁵ https://www.plymouth.gov.uk/sites/default/files/media-uploads/Plymouth_SW_Devon_Response_to_Planning_Policy_Consultation.pdf

- a. Substantive proposed changes to the NPPF (mid-year)
 - b. Changes to planning policy guide.
 - c. New infrastructure levy to be introduced.
 - d. Government will be devising National Development Management policies. Rather than each LPA having its own policies, for example potentially on National Landscapes, there will be a set of national policies. Although there may be benefits to this, there should be the facility for local flexibility.
 - e. Current consultation on planning fees.
 - f. Increased focus on previously developed land.
 - i. Involves changes such as the housing delivery test.
 - g. Potential changes in calculation for housing need - 5 year housing supply. No detail on this yet but there are indications the Government has a more realistic approach.
- iii. Transition arrangements will need to be in place.
 - a. The JLP falls into a gap. Although there is protection for Plans due for review from November 2024, our Joint Local Plan is due March 2024. Nine local authorities nationally have lobbied and sought support from MPs on this oversight.
 - iv. Questions and in discussion
 - a. Q: Chair - when will we hear from Government in terms of the JLP and protection for Plans due for review between now and November 2024 and will there still be time to conduct a rapid review?

A: Basic preparatory work has started but no formal review of the JLP is yet in train having held back due to these changes. The Local Government Association is on board and sympathetic. Potentially a quick review may be possible but would remain a challenge.

7.8 Cllr Jonathan Hawkins, Devon County Council

- i. There is a lot of hard work carried out by the AONB unit. I sit on eight Parish and Town councils and do not hear much about AONB work through these. A regular, perhaps monthly, newsletter sent out to Parish and Town Councils would be a good way to keep them informed and get them more involved. It may be useful to have them involved from the perspective of any funding opportunities.
- ii. Litter is disgusting and shows a lack of respect for the countryside. Perhaps the AONB or SHDC can assist schools with educating our young people and encourage them to take pride in where they live. There are local groups, such as the Dartmouth Literacy Group, that go out regularly to litter pick in their local area.

7.9 Ken Carter, South West Coast Path Association

- i. The South West Coast Path Association is actively involved at a national level, with National Trails UK, with all that is happening with the National Landscape Partnership.
- ii. The England Coast Path designation - still awaiting the outcome of the section at Stoke Fleming which is the last part of the Cremyl to Kingswear stage. Some works have been completed at Torcross to re-establish the route that had been diverted.
- iii. 50th Anniversary Trailblazing Walk – May/June 2023

- a. Relay walk along the entire 630 mile route.
 - b. Thanks to the AONB unit for signing up to the Trail that routes through the AONB.
 - c. Walks culminate with an event in Plymouth on 15th June.
 - d. Partnership members are also encouraged to join a section on the walk. See link to sign-up ⁶.
 - iv. Coast Path Connectors initiative – NLHF funding to breakdown barriers to access and improve equity of access. Recently recruiting staff for Plymouth and Torbay and hope to work with AONB and local authorities to deliver better access to the Coast Path in those areas.
 - v. Just completed the monitoring of all 630 miles of the South West Coast Path with volunteers. This condition report is something we have to provide to Natural England as part of the grant. This year's grant offer was only confirmed 9 months into the financial year, leaving only 3 months to complete delivery. Very challenging, particularly with the capital programme, but getting there. Hope for a much earlier grant confirmation in 2023/24 allowing time for completion of delivery of improvements to the Coast Path and working with partners more effectively.
- EC: Speaking for the local team that has very limited resource, remind landowners, even during consultation, to prepare for SSSI consents. We have had 11th hour consent advice where the team would usually have 2- 3 months for this. We are running into some last minute hurdles, particularly where there are grants involved.

7.10 Peter Chamberlain, Devon County Council

- i. DCC facilitates a number of initiatives, a few highlights:
 - a. Devon Local Nature Partnership
Key focus is the development of a Local Nature Recovery Strategy for Devon. There will be an Introduction for a wider audience at the DLNP Conference taking place on 13th June at Exeter Racecourse ⁷ (not open for booking yet).
 - b. Wild About Devon ⁸
Providing support to community groups interested in taking action for wildlife. Awards were held for the first time last year and will be repeated this year. If you have community groups in your area who have done or are planning action for wildlife, encourage them to put themselves forward for an award. If they need a small amount of funding to assist them with those projects, there is also a grant scheme available ⁹.
 - c. Devon Climate Emergency Partnership ¹⁰
The first stage of the Devon Carbon Plan, how Devon can achieve net zero, is in place. The second document, Devon Climate Adaptation Plan, is being developed. This will signpost what needs to be done to face the inevitable and unavoidable

⁶ <https://www.southwestcoastpath.org.uk/Get-involved/50th-anniversary/>

⁷ <https://www.devonlnp.org.uk/upcoming-events/lnp-conference/>

⁸ <https://www.devonlnp.org.uk/get-involved/wild-about-devon/>

⁹ <https://devoncommunities.org.uk/~devoncommunities/index.php/projects/wild-about-devon-community-wildlife-grant-scheme-2023>

¹⁰ <https://devonclimateemergency.org.uk/>

consequences of climate change. This plan is being produced for Devon, Cornwall and Isles of Scilly and is nearly complete. Public consultation in May, post local government elections.

ii. Plymouth Sound National Marine Park

A Delivery Plan is being developed, setting out what the Marine Park can deliver in future years, focussing on four key themes:

- Blue / green economy
- Science and citizenship
- Placemaking
- Nature Recovery

As well as producing a Delivery Plan, also looking at Governance arrangements for the National Marine Park. Currently have an interim shadow board in place, which is very Plymouth centric. They realise this needs a wider focus and also appreciate the need to deal with overlaps in Governance arrangements for the designations across the area.

7.11 Tracy Brooks, Torbay Council

- i. NPPF – would add that there is greater emphasis on work AONBs do and greater emphasis on best and most versatile agricultural land.

This is something Torbay is looking at in terms of updating the Local Plan.

A concern is that at the moment it seems that greater weight will be applied to National Development Management policies when they come along, rather than Local Plan policies.

- ii. National Green Infrastructure Framework ¹¹ is a useful mapping tool with a wealth of information, produced by NE.
- iii. Torbay is engaged with the Devon Trees and Woodland Strategy, workshop took place this morning. Looking forward to seeing what emerges and how this can relate to the AONB Management Plan.
- iv. Torbay Local Plan is in the process of being updated. It is possible that a further regulation 18 issues and options consultation will emerge later this year.
- v. Public Spaces Protection Order Berry Head consultation ¹². Anti-social behaviour related.

7.12 Cllr Anne Brooks, Torbay Council

- i. Agree the amount of litter is appalling; several litter picks are taking place cross Torbay.
- ii. The Newsletter to Parish and Town councils in the AONB is a good idea, very worthwhile and will raise the profile of the AONB.
- iii. Really appreciate how much work the AONB Partnership does and especially the staff unit and AONB Manager.

7.13 Roger English, South Devon AONB

- i. The AONB Manager used this agenda item to provide a brief update from the Core Funding Group meeting held immediately prior to this meeting.
- Main points included:

¹¹ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

¹² <https://yoursay.torbay.gov.uk/pspo-hopes-nose-and-berry-head>

- Across the Core and Projects budgets, we are forecasting to achieve a balanced budget in 2022/23.
- In 2023/24, there is a significant squeeze on the operating budget, in particular for Core activities, with a heavy reliance on external income to balance the budget and deliver on Management Plan priorities and programmes.
- Planning role update: We have not been able to bring in consultant support to bridge the planning support gap. On one hand we have not been able to meet the high hourly rate and for those that may have been more affordable there have been conflicts of interest. This means that for the majority of this year we have been entirely reliant upon inhouse staff only. We have also until recently been unable to get confirmation of funding for 2023/24 which has contributed to delays in recruiting the shared planning officer role. We do now have the funding in place thanks to an £8,000 contribution from SHDC, tied to an Service Level Agreement. We are also at an advanced stage of negotiation for the Partnership Agreement between ourselves, the other two AONBs and host authorities. We are now close to being able to move forward with recruitment.

8A VOTE OF THANKS FOR JOHN GREEN, OUTGOING AONB PARTNERSHIP CHAIR

- i. The AONB Manager expressed gratitude to the outgoing Partnership Committee Chair on behalf of the Partnership, Partners and staff unit. John has been a fantastic addition to the team whose support, energy and knowledge has been invaluable.
- ii. A presentation of a gift was made: A framed picture with glass beetles, made by the Community Projects Officer Nicky Bailey.
- iii. Peter Sandover was formally welcomed as the new Chair.

PARTNERSHIP MEETING DATES IN 2023

- Friday 23 June, online via Zoom
- Friday 24 November, Repton Room Follaton House and online via Zoom

Item Ends.

ITEM 5 SOUTH DEVON AONB PARTNERSHIP MATTERS

5A. Partnership Chair's report

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

Welcome and thank you

1. I would like to express my personal thanks to outgoing Chairman John Green for all the hard work and commitment he gave during his term and the time he shared with me before I took over. Chairing the Partnership over the Covid pandemic was a challenging time, thank you John.
2. A warm welcome to Cllrs. John McKay and Georgina Allen representing SHDC and Cllr. Christine Carter representing Torbay Council and our sincere thanks go to outgoing members Cllr. Nicky Hopwood, Cllr. Bernard Taylor and Cllr. Anne Brooks for their contribution to and support of the Partnership
3. Condolences have been sent on behalf of the staff team and Partnership to the family of Charlie Wreford-Brown our Landowning and Farming representative who sadly passed away on the 13th May 2023.

Report

4. Over the first few months of my term, I have set out to improve engagement with the communities and organisations who enjoy our special landscape. My intention in a programme of visits is to articulate the work of the Partnership, the staff team and explain the special qualities, purpose of the AONB designation, planned projects priorities, and the changes envisaged as a result of the Glover Review. Towards this aim I have:
 - With the AONB Manager met with the new SHDC Leader Cllr. Julian Brazil and members of his Executive (Cllr. John McKay and Cllr. Dan Thomas) At this brief meeting we agreed to 'reset' the relationship between the AONB and the new Council and develop a positive and supportive stance. We also agreed to provide a briefing to members and key officers of the new Council at their

meeting in September. This meeting will cover our future projects and our shared obligations under the Planning Protocol.

- Met with Parish Councils, - thus far North Huish, Stoke Fleming and Newton and Noss. I have a further 11 meetings scheduled, so it will take a while to meet all the 45 parishes within the AONB.
 - Met with representatives of the Amenity Groups hosted by the Chair of the South Hams Society. I am happy to meet separately with all the Partnership representatives so please let me know if you would like this.
 - In liaison with the AONB's Community Projects Officer, I have organised a walking weekend in early September with a visually impaired group from the Malvern Hills. It is hoped with the help from Dartmouth Caring to involve representatives of local visually impaired community in this pilot project.
5. It is clear from my discussions that many of our projects and duties can benefit from the Partnership's (and their representative groups') shared working; including delivering on our commitments to achieve an increase in biodiversity, landscape recovery, carbon reduction, farm and landscape connectivity and achieving better quality outcomes through the planning system.
 6. My report is a new initiative to be more succinct and concentrate at our meetings on matters relating to the purpose of the Partnership and allow members more time to raise questions. Could I ask that in future meetings all members, if possible, provide brief reports in advance of the meeting (within 14 days please). The reports should be no more than one page, preferably shorter.

Item Ends.

5B. AONB Partnership Community Representatives

ITEM FOR	CONSIDERATION AND FEEDBACK	REPORT BY	Roger English AONB Manager and Nicky Bailey AONB Community Projects Officer
SUMMARY	<p>This report comprises two parts:</p> <ol style="list-style-type: none"> 1. Updates AONB Partnership Committee members on current vacancies for Community Representative roles, presents options for consideration and invites feedback. 2. Seeks agreement for the proposed role of AONB Community Representatives in awarding Community and Conservation grants for the Life on the Edge Project between April 2024 and March 2029. 		
AONB MANAGEMENT PLAN THEMES	<p>PLACE: Farming and land management. PEOPLE: Community & culture. All PARTNERSHIP: Awareness & communication; Management, organisation & partnerships. Others – underpins and links to all other Management Plan themes.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> i. Provide advice on a way forward for filling three Community Representative vacancies. ii. Indicate particular specialisms, knowledge and skills to be sought (bearing in mind current and future priorities for protected landscapes) in order to strengthen the AONB Partnership Committee. iii. Approve the arrangements described for operating the Life on the Edge project Community and Conservation Grants. 		

Background

1. Community Representatives continue to be an important component of the South Devon AONB Partnership and make a valuable contribution to conserving and enhancing the natural beauty of the AONB.
2. The current suite of eight roles have evolved since the formal establishment of the AONB Partnership in 2003, post enactment of the Countryside and Rights of Way Act 2000, and a substantive governance review of the time. Inclusion of the roles with the AONB Partnership represents best practice and further detail is provided within the South Devon AONB constitution documentation, specifically its Terms of Reference.

Part 1 – Recruiting to vacant roles

3. Events and changed circumstances over recent months have altered the current composition of the Partnership Committee's Community Representative roles. Three of the eight roles have been affected and are now effectively vacant. For completeness all roles are covered in the following table to represent the current situation:

Role	Current Rep	Notes
Amenity groups	Penny Mills	Joined the South Devon AONB Partnership in Oct 2021
Business	Gary Jolliffe	Joined the South Devon AONB Partnership in Oct 2021
Coast & Marine sector	Natasha Bradshaw	Joined the South Devon AONB Partnership in Oct 2021
Community & Voluntary Groups	Vacant	Position vacated in mid-March 2023 following the appointment of Peter Sandover to Partnership Chair
Farming and Landowning	Vacant	Position vacant following the sad and recent death of Charles Wreford-Brown
Parish & Town Councils	Liz Hitchins	Liz is no longer able to continue in this role
Professional Non-Governmental Environmental Organisations	Ed Parr-Ferris	Joined the South Devon AONB Partnership in 2012
Tourism sector	Laura Campbell	Joined the South Devon AONB Partnership in Oct 2021

4. The last round of AONB Community Representative elections were held in October 2021 with roles taken up in advance of the November 2021 Partnership meeting. To fall ahead of the end of the current three year term, the next scheduled elections for AONB Community Representatives would be circa October 2024.
5. Advice from the Partnership is sought before moving to fill the three vacant roles of:
 - Community and Voluntary Groups
 - Farming & Landowning
 - Parish Councils
6. Roles vacated between elections for Community Representatives have historically been filled via co-opting for the period remaining until the next scheduled election. With three roles currently vacant a decision is needed on the approach to recruitment and term.

Matters to consider include:

7. Monetary and staff time costs - incurred when running elections for AONB Community Representatives. Additionally, the AONB Team is heavily committed this year, particularly up to the end of October 2023.
8. Duration of the roles - a key factor to consider as recruiting to three-year roles at this stage would result in two election cycles in the future. This comes with ongoing administrative and cost burdens.
9. Defra review of AONB governance - Following publication of the Glover Landscapes Review final report, proposals for improved AONB governance have been worked on

by Defra with support from Natural England. The documentation has not yet been consulted upon or published but is anticipated within the next six months to a year.

10. Opportunity for Governance enhancement - Despite the above, recruitment to the three roles at this point in time provides an opportunity to improve equality, diversity and inclusion of representation and respond positively to Glover Landscapes Review proposals relating to governance.
11. Opportunity to match to Partnership needs – an opportunity prior to the October 2024 main election of AONB community representatives to further improve the mix of skills, knowledge and experience within the Partnership and match to both current and expected future areas of work.

Options review

12. The following is a non-exhaustive list of options for the Partnership to consider along with the main pros and cons:

Option	Description	Pros	Cons
1a	Open election for 3 vacant posts, for a 16 month term (now to Nov 2024)	<ul style="list-style-type: none"> • Seen as open. • Term would align with next substantive election for Community Reps saving some money and admin burden post Oct 2024. • Would provide some flexibility to respond to Defra guidance on Governance when published. 	<ul style="list-style-type: none"> • Will incur cost and admin burdens. • Slow process with a degree of inertia involved.
1b	Open election for 3 vacant posts, for a 3 year term	Seen as open. Term would enable new reps to get up to speed and feel able to contribute meaningfully	Will incur cost and admin burden. Slow process with a degree of inertia involved. Term would not align with next substantive election for Community Reps resulting in 2 election cycles in the future. Would restrict flexibility to respond to Defra guidance on Governance when published.
2a	Seek suitable candidates to co-opt into roles, for a 16	Limited to near zero cost. Can move swiftly. Limited to near zero cost.	Could be considered less open. Relatively short term to

Option	Description	Pros	Cons
	month term (now to Nov 2024)	Term would align with next substantive election for Community Reps saving money and admin burden Current programmes of activity are providing opportunity for talent spotting. Would provide some flexibility to respond to Defra guidance on Governance when published.	serve (though could be extended through re-election)
2b	Seek suitable candidates to co-opt into roles, for a 3 year term	Can move swiftly. Limited to near zero cost. Current programmes of activity are providing opportunity for talent spotting.	Could be considered less open Term would not align with next substantive election for Community Reps creating a money and admin burden. Would restrict flexibility to respond to Defra guidance on Governance when published.
3	Continue with 3 x vacancies in place until next election circa October 2024.	Least cost option in cash and staff time terms.	Hidden missed opportunity cost in loss of specialist input across key roles over next 16 months.
Other	?	?	?

Part 2 – Life on the Edge project: distribution of Community Grants and Conservation Grants

13. Subject to a successful Round 2 bid to the National Lottery Heritage Fund, our collaborative Life on the Edge partnership project will begin its five-year delivery phase in April 2024.
14. Community engagement is key to Life on the Edge and by providing grant funding to groups and organisations, there is a much greater opportunity to engage people who might not ordinarily be able to take part in the project. Through conversations and feedback during our development phase and whilst developing our initial application, we found that there is strong enthusiasm and willingness to take part from a variety of groups, communities, and organisations, but funding availability often restricts this possibility.

15. From this scoping work two separate schemes – Community and Conservation - have been developed to offer grants through the project. They will both be run in the same way, using the same procedures, but each will have a different focus. As with the former AONB Sustainable Development Fund, the schemes aim to impose a minimum of bureaucracy and constraints and operate through a Grants Advisory Panel.
16. The grants will run in tandem with the key project strands and complement activity. Funding opportunities will be promoted to partners, local community groups, volunteers, and through Parish Councils. The opportunities will be incorporated into training sessions to allow groups and volunteers to utilise funding to carry out projects on their own sites. A cohort of groups has already been built up through the 18 month development phase, incorporating those keen to take part in delivery. Additional promotion will take place through our community contacts, gateway organisation partners, AONB Partnership Committee community representatives, the Life on the Edge newsletter, the AONB e-bulletin, press releases and social media content.

Conservation Grants

17. These grants will be available for all landowners and/or land managers, including for example farmers, parish councils, holiday parks and schools. These grants will be available for added value works that fall outside of scope for Agri-environment funding. They must be matched by at least 25% of in-kind work by the landowner or land manager (including volunteer time). If the grant is over £2000 it will require a formal legal contract. All grants must meet the management aims of the Life on the Edge project.
18. The total funding available for Conservation grants will be £92,300 split evenly over the five years of delivery. This amounts to 2.27% of the total Life on the Edge project cost and has been agreed in principle with the National Lottery. Grant criteria are listed below:

	Essential	Desirable
Primarily benefit the Life on the Edge project	✓	
Help deliver outputs and outcomes of the Life on the Edge project	✓	
Promote sustainability and good environmental practise	✓	
Have the demonstrable support or involvement of communities		✓
Be accessible to the public	✓	
Have clearly identified outputs and provide good value for money	✓	
Make significant improvements to biodiversity or conservation value for key species identified for LotE	✓	
Help deliver the South Devon AONB management plan		✓

Community Grants

19. These grants will be available to facilitate community engagement by local groups to achieve the outcomes of Life on the Edge. They can be used by the group to add value to works carried out through the conservation grants or as standalone projects, for example to provide training, events materials and refreshments, artist or activity leader fees or promotion. The maximum grant will be £2000 and must be matched by at least 25% of in-kind support or volunteer time.
20. The total funding available for Community grants will be £50,000 split evenly over the five years of delivery. This amounts to 1.23% of the total Life on the Edge project cost and has been agreed in principle with the National Lottery. Grant criteria are listed below:

	Essential	Desirable
Primarily benefit the Life on the Edge project	✓	
Help deliver outputs and outcomes of the Life on the Edge project	✓	
Promote sustainability and good environmental practise	✓	
Have the demonstrable support or involvement of communities	✓	
Be accessible to the public.	✓	
Have clearly identified outputs and provide good value for money	✓	
Make significant improvements to community engagement, nature connection	✓	
Engage target audiences identified by Life on the Edge		✓
Help deliver the South Devon AONB management plan		✓

Administering the two grant schemes

21. The two parallel grant schemes will be administered by the Life on the Edge Project's Volunteering and Learning Officer with support from the project team. The project's Communities Officer and the Conservation Officer will work with groups to develop project proposals, supporting the applicants and offering advice. The Volunteer and Learning officer will then take the initial enquiry for the project and complete an eligibility assessment against the objectives. If it passes this, the enquiry will be forwarded into an application. The V&L officer will then administer the paperwork with the groups and complete the initial assessment when submitted, calling on members of the project team as needed for specialist input. It will then be passed onto a Grants Advisory Panel for decision making.
22. An application pack, with scheme guidelines, FAQs and application form, will be available in the Life on the Edge project section of the South Devon AONB website. This will include details of grant eligibility, and criteria.

Decision making

23. The Grants Advisory Panel will be the decision makers on distribution of the grants and will be made up of the **Community Representatives of the South Devon AONB Partnership Committee** (as was worked well with the former AONB Sustainable Development Fund). Applications will be judged upon how they meet the project grant criteria and provide value for money.

Item Ends.

ITEM 6. SOUTH DEVON AONB MANAGEMENT

6A. Devon Local Nature Recovery Strategy and the South Devon AONB Nature Recovery Plan

ITEM FOR	INFORMATION AND FEEDBACK	REPORT BY	Tracy Brooks Senior Strategic Planning Officer, Torbay Council and Adam Davison, AONB Project Officer
SUMMARY	This item builds on the verbal report provided to Partnership in November 2022 and updates AONB Partnership Members on development of the statutory Local Nature Recovery Strategy (LNRS) for Devon, new regulations and national guidance from Defra.		
AONB MANAGEMENT PLAN THEMES	<p>PLACE: Natural resources & climate; Biodiversity & geodiversity; Farming and land management; Coast & marine; Rivers & estuaries; Landscape Character.</p> <p>All PEOPLE: Tourism, access & recreation; Planning & sustainable development; Transport & highways; Rural economy & services; Community & culture.</p> <p>All PARTNERSHIP: Awareness & communication; Management, organisation & partnerships.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> Note the scope, requirements and opportunities of the emerging statutory Local Nature Recovery Strategies and associated Nature Recovery Mapping being undertaken at a national, county and local level and the relationship between the emerging Devon-wide LNRS and South Devon AONB Nature Recovery Plan. 		

Summary

1. The Environment Act 2021 provides the UK's new framework of environmental protection. The act contains new requirements for local authorities in England to develop Local Nature Recovery Strategies ¹³. Local Nature Recovery Strategies (LNRS) are a new system of spatial strategies for nature. The main purpose of the strategies is to identify locations to create or improve habitat most likely to provide the greatest benefit for nature and the wider environment. They will cover every part of England, so there will be connected strategies in place to drive nature's recovery and provide wider benefits (and involve businesses, people and places). The strategies will perform an important role in addressing the biodiversity crisis, climate emergency, and the challenges faced with public health and wellbeing.
2. Published guidance expects strategies to be designed as tools to drive more coordinated, practical, and focussed action to help nature. At the time of writing further guidance and detail is still emerging. Devon County Council has been confirmed as the Responsible Authority for the Devon LNRS.

¹³ [Environment Act 2021 \(legislation.gov.uk\) 104 and 105](https://legislation.gov.uk/ukpga/2021/24/section/104)

Background

3. The Environment Act 2021 includes new requirements for local authorities to take greater management over the natural environment. One element is the roll out of 48 Local Nature Recovery Strategies (LNRS) with no gaps and no overlaps, encompassing an area that is both large enough to plan for nature recovery across landscapes and meaningful to local people. This system of spatial strategies should establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits, including include carbon sequestration to mitigate climate change, managing flood risk, and contributing to green economic recovery objectives.
4. LNRS should form a powerful new tool that will help the public, private and voluntary sectors work more effectively together for nature's recovery and enable collective effort to be focussed where it will have most benefit. Key to achieving this will be creating genuine local collaboration with a partnership of organisations and individuals working closely with each 'Responsible Authority' (see below). They should make use of existing partnerships with local authorities, landowners, stakeholders, NGOs, businesses, charities, community groups etc, to write a local strategy that is collaborative and locally-led.
5. The Government has committed to funding all new burdens on local authorities relating to the preparation of Local Nature Recovery Strategies. Detail on the quantum of 'burden payments' is yet to be finalised and Defra has indicated that (along with further detail on Strategy development guidance and regulations) is expected. Preparatory work on the Devon, Plymouth and Torbay LNRS has already begun with the formal 'Responsible Authority' appointment made this month. Strategy preparation will be led by the Responsible Authority (RA), aided by Supporting Authorities (SAs), Natural England, DEFRA, Environment Agency and the Forestry Commission.
6. Supporting Authorities are:
 - Other local planning authorities (including National Park Authorities) in the Strategy area;
 - Natural England for all LNRSs.
7. Natural England has appointed staff who will support and facilitate the creation of LNRS in each area for Devon. Ben Wyatt has now taken up the Natural England lead role for Devon's LNRS. Natural England will provide a range of spatial data through a new national data portal. Defra will provide funding and resources to aid LNRS preparation, with new statutory regulations setting out the processes to be followed.
8. In common with other English AONBs the status of the South Devon AONB Partnership means that it is not a formal Supporting Authority for the purpose of developing LNRS. Instead, AONB Partnerships are considered key 'local partners' that under the regulations responsible authorities must work with when preparing LNRSs. This inclusive and collaborative approach has already been set in place for Devon and the county's AONBs are seen as key stakeholders.

9. Each LNRS will:

- agree priorities for nature's recovery;
- map the most valuable existing areas for nature;
- map specific proposals for creating or improving habitat for nature and wider environmental benefits.

10. The Environment (Local Nature Recovery Strategies) (Procedure) Regulations 2023 ¹⁴ have also now been published. By law, responsible authorities must 'have regard' to these Regulations and Defra guidance when deciding what information to include in their strategy and when preparing, publishing, reviewing, and republishing their strategy.

Relationship with the national Nature Recovery Network

11. The Nature Recovery Network is a national network of wildlife-rich places, connecting across urban, rural and coastal landscapes, recovering nature at scale, benefiting people and nature. Establishing a Nature Recovery Network should:

- Enhance, restore and expand existing wildlife sites;
- Complement and connect sites through wildlife corridors and stepping stones, buffering zones of sustainably managed land;
- Provide ecosystem benefits such as carbon capture, climate resilience, flood management, improved air and water quality, pollination, sustainable resources;
- Enable access to and enjoyment of nature – benefitting health and wellbeing.

12. The Nature Recovery Network is a major commitment in the government's 25 Year Environment Plan and enacted by the Environment Act 2021 requiring Defra to prepare and publish a national habitat map for England. Local Nature Recovery Strategies will help inform the mapping of the Nature Recovery Network locally and nationally.

Process for LNRS preparation from the Defra Guidance documents

13. The Defra Guidance released in March 2023 ¹⁵ indicates that responsible authorities should prepare their strategy so that the statement of biodiversity priorities and local habitat map work closely together. To do this, they should follow this order of steps set out below and shown in the Guidance Figure 2 below:

- Map areas of particular importance for biodiversity;
- Map areas where nature recovery action has taken place (when the strategy is reviewed);
- Describe the strategy area, its biodiversity and opportunities for recovery in the written statement;
- Agree priorities and identify potential measures for achieving them in the written statement;

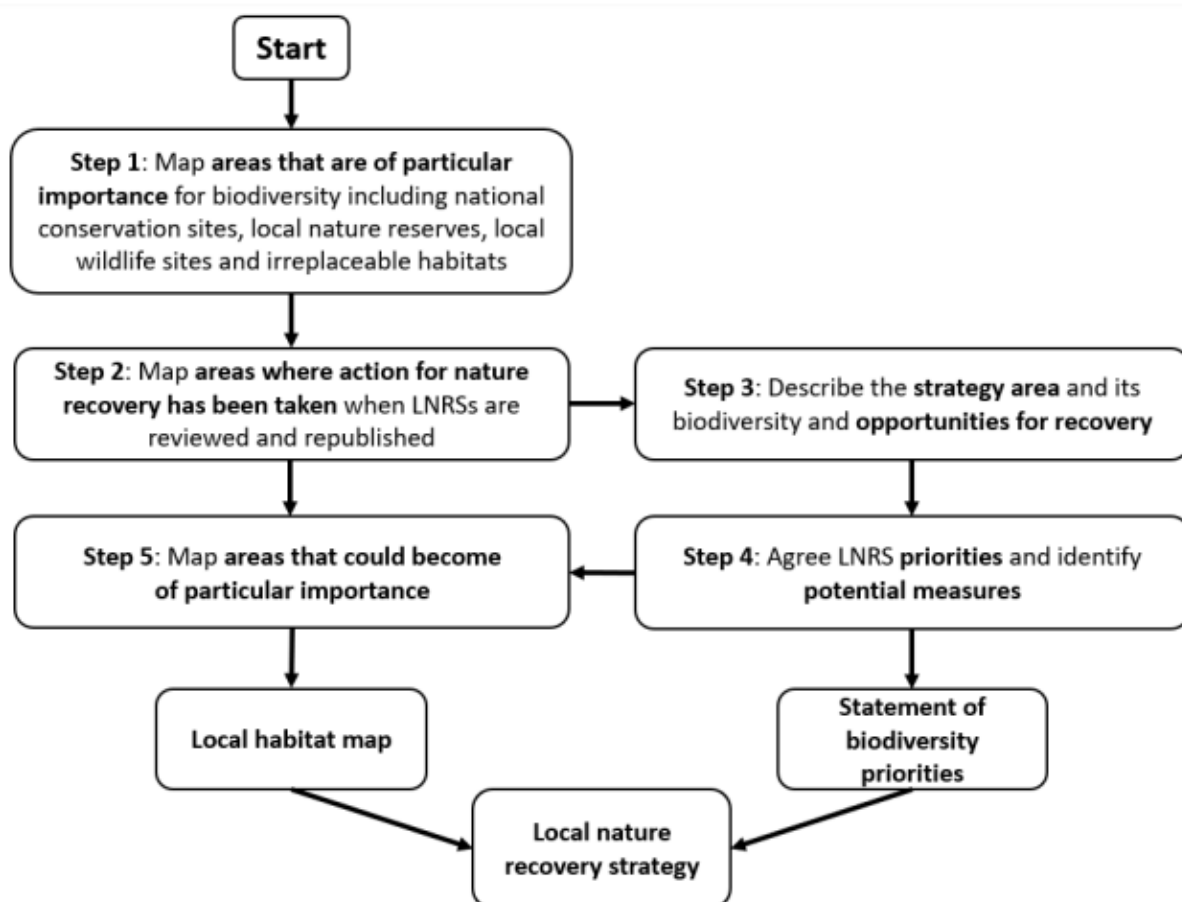
¹⁴ [The Environment \(Local Nature Recovery Strategies\) \(Procedure\) Regulations 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2023/1000/contents/made)

¹⁵ [Local nature recovery strategy statutory guidance March 2023 \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115555/local_nature_recovery_strategy_statutory_guidance_march_2023.pdf)

- Map areas that could become of particular importance using the information in step 4.

14. Steps 1 and 2 will form part of the local habitat map. They will also provide important information for steps 3 and 4 which together form the statement of biodiversity priorities. The information written in step 4 is needed for step 5 which completes the local habitat map.

Figure 2: Order of steps to be followed in preparing contents of a local nature recovery strategy



The LNRS for Devon - current position

15. The three top tier authorities Devon County Council, Plymouth City Council, and Torbay Council have been working together with NE through a core team to prepare a project plan and communications strategy, including identification of key stakeholders for the LNRS for Devon ¹⁶. Preparatory work in Devon County and Torbay is being co-ordinated through the Devon Local Nature Partnership. Maps of core nature sites and opportunity areas are being updated and supplemented with new mapping on how these sites can be better connected across our landscapes and with people, creating our 'nature recovery network'.

¹⁶ [Devon's Local Nature Recovery Strategy – Devon Local Nature Partnership \(devonlnp.org.uk\)](https://devonlnp.org.uk)

16. The LNRS for Devon should provide local planning authorities and developers with information to enhance the planning system, including the delivery of Biodiversity Net Gain ¹⁷ requirements, and investment in our urban green spaces. It will guide public and private investment, (including through the new Environmental Land Management Schemes (ELMS)). It will support communities and businesses in their actions to protect and enhance Devon's land and marine environments, and the benefits we gain from them, such as health, access and learning. A really helpful introductory video (3-4mins) first prepared in 2022 has been updated recently and sets out the broad scope and aims of the LNRS for Devon ¹⁸.
17. A range of organisations and partnerships are involved in collating baseline information, understand various needs and expectations from the LNRS, and they will continue to be involved in the LNRS development. A 'warm-up' webinar was held on 14th of November 2022 to set the scene. The Devon Local Nature Partnership (LNP) conference ¹⁹ held on 13th June this year had a Local Nature Recovery Strategy focus. Groups or individuals can be kept up to date with the strategy with opportunities to input ideas, via the forum and newsletter.

The South Devon AONB Nature Recovery Plan

18. In addition to supporting local authorities in the development of a statutory Local Nature Recovery Strategy, the South Devon AONB Nature Recovery Plan has been developed with the support and involvement of partners and stakeholders. An update was presented to Partnership Committee in November 2022 ²⁰. The South Devon AONB Nature Recovery Plan sets out South Devon's contribution to 30x30 commitments (30% of our land and sea to be connected and protected for nature's recovery by 2030) and the National Association for AONBs Colchester Declaration (which commits AONBs to publish Nature Recovery Plans).
19. The South Devon AONB Nature Recovery Plan continues to be an iterative document made available on-line incorporating strategies, networks and actions developed in tandem at various spatial scales. The plan feeds into the development of the LNRS whilst also creating a local focus on mapping providing direction for Farming in Protected Landscape investment, Life on the Edge project, next round of AONB management planning and directing other project activity in support of nature recovery.
20. Current workstreams being incorporated into the plan include:
- mapping and assessment of Devon hedges and their condition;
 - addition work relating to the Marine and inter-tidal elements of the integrated plan;
 - access to soils and carbon data;

¹⁷ [Understanding biodiversity net gain – GOV.UK \(gov.uk\)](https://gov.uk/biodiversity-net-gain)

¹⁸ [Local Nature Recovery Strategy | Devon LNP - YouTube](https://www.youtube.com/watch?v=...)

¹⁹ [LNP Conference 13 June 2023 – Devon Local Nature Partnership \(devonlnp.org.uk\)](https://devonlnp.org.uk/)

²⁰ [South Devon AONB Partnership Committee meeting papers 25 November 2022 Item 5b](#)

- initial work with landowning partners to develop a delivery action plan.

Item Ends.

6B. Devon Tree and Woodland Strategy and South Devon AONB Woodland Visioning

ITEM FOR	CONSIDERATION AND FEEDBACK	REPORT BY	Roger English AONB Manager
SUMMARY	This report provides an overview of progress to develop a Devon Tree and Woodland Strategy and introduces supporting work to develop Woodland Visioning for the South Devon AONB.		
AONB MANAGEMENT PLAN THEMES	<p>PLACE: Natural resources & climate; Biodiversity & geodiversity; Farming and land management; Historic Environment & Local Distinctiveness; Rivers & estuaries; Landscape Character.</p> <p>PEOPLE: Tourism, access & recreation; Planning & sustainable development; Rural economy & services; Community & culture.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> Note the breadth of positive activity taking place through the Devon Tree and Woodland Strategy and supporting work to increase tree planting and woodland management linked to AONB special qualities and Management Plan priorities. Consider how the Partnership as a whole and as individual members wish to become more involved in the development and delivery of this area of work. 		

Background

- The Devon Tree and Woodland Strategy will cover Devon county as a whole, including the geographic areas of Torbay and Plymouth. It is expected the strategy will include:
 - Baseline mapping of existing tree and woodland cover in Devon
 - Opportunity mapping for future tree planting
- The strategy will be incorporated into the Devon Local Nature Recovery Strategy and as a consequence be a statutory document.
- It will provide guidance on:
 - Planning and development – including suggestions for policy wording and targets for new developments
 - Private land management and improvement – including an outline of financial incentives
 - Protection of existing trees
 - Agroforestry
 - Commercial and sustainable forestry
 - Climate resilient planting, adaptation and mitigation

Strategy Development

- The Woodland Trust and Devon County Council are the key partners leading the development of the Devon Tree and Woodland Strategy supported by a steering group of organisations including protected landscapes, Natural England, the Forestry

Commission, Devon's District Councils, and other relevant organisations. Along with other partners from around the County, including the protected landscapes, South Devon AONB made a financial contribution toward the costs of developing the strategy.

5. Eunomia were appointed as lead consultants to create the tree strategy, supported by Devon Wildlife Consultants and Forest Research.
6. There are five main working phases to the development of the strategy, these include:
 - Research
 - Baseline mapping
 - Stakeholder engagement
 - Identifying priority spacial areas
 - Development/action planning

Progress to date

7. Following Steering Group meetings in November and December 2022 a wider stakeholder workshop was held in late February 2023 to prioritise actions for inclusion in the Strategy's Action Plan. A further workshop was held on 10th March and brought together tree officers, planners, green infrastructure officers and ecologists to discuss how planning policy can be improved for trees, hedges and woodland across Devon. Wider consultation including public consultation is expected in due course.

Strategic themes

8. The emerging strategy has identified four strategic themes:

Protect

No net loss of woody assets - existing assets are protected and where felling is necessary this is balanced with new planting.

Expand

More trees and woodlands in Devon to support national efforts to address climate change and nature recovery.

Improve

More of Devon's woodlands are managed sustainably, balancing conservation concerns with the need for productive forestry.

Inspire

All of Devon's residents have trees close to where they live and enjoy time in greenspace.

Emerging draft targets

9. 350ha new woodland creation each year until 2028, by:
 - Dividing between Districts
 - Recognising that all are starting from different places

- Providing an additional 5% cover on top starting point

South Devon AONB

10. Despite Devon being the most wooded county in the South West, woodland cover for the land area of the South Devon AONB and its terrestrial setting is particularly low at around 9% compared to national and full county figures. Figures for South Devon AONB canopy cover are not yet available, but when trees in Devon hedges and other small clusters of trees that fall below the definition of a woodland are added in, the figure is expected to be around 10-11% canopy cover (compared with the district of South Hams calculated at 13%).

11. Since discussion at the December 2019 AONB Partnership meeting of the need to increase tree and canopy cover, substantial activity has taken place including the development and production of information and guidance, provision of tailored advice, landowner support, free tree packs through to large programmes to support woodland creation. Action has taken place at a range of different scales, led by different organisations and all involving a variety of collaborations including:

- Response to Ash die back
- Right Place, Right Tree guidance ²¹
- Saving Devon's Treescapes ²²
- Woodland Trust MOREwoods scheme
- Orchard restoration and new orchard planting
- Emergency tree fund to support tree planting on public land and Free tree scheme tree packs for landowners and communities
- England Woodland Creation Offer
- Plymouth and South Devon Community Forest
- Woodland creation accelerator fund project
- Agri-Environment support including Countryside Stewardship and Farming in Protected Landscapes.

Carbon and biodiversity net-gain markets

12. Trailing of carbon offsetting, purchasing and trading of carbon and biodiversity net gain credits are all rapidly developing areas of work with new and emerging markets developing at pace. These are becoming increasingly important drivers and incentives for woodland planting and management.

New planting

13. New woodland creation schemes continue to be considered on a case by case basis with landscape character, climate, biodiversity and natural flood management benefits together with strengthening the protection of our existing trees, woodlands and hedges all being of great importance. Similar to built development, the availability of sites and timing of proposals for woodland creation are down to a complex range

²¹ [Right Place, Right Tree Guidance \(devonlnp.org.uk\)](https://devonlnp.org.uk)

²² [Saving Devon's Treescapes \(devonwildlifetrust.org\)](https://devonwildlifetrust.org)

of factors including landownership, market trends for timber and agricultural produce, and availability of woodland creation and management incentives or funding.

14. The impacts of new tree planting on the landscape character of the South Devon AONB continue to need careful consideration whilst not undermining the potential opportunities to complement, enhance or re-create landscapes and support the aspirations of national and local stakeholders.
15. Trees outside woodlands including in the form of hedgerow trees, in field trees, landmark trees in settlements, silven estuary fringes, traditional orchards, field corner and hill-top copses etc. all add up to make a substantive contribution to the quality and character of the South Devon AONB.
16. An emphasis on new woodland creation driven to meet political or policy targets may have positive and/or negative implications for the South Devon AONB landscape and existing habitats as well as some of our undermanaged existing woodlands. An informed approach to guide new planting that considers landscape character, AONB special qualities, sensitivity and capacity, will assist in striking an appropriate balance.

Woodland Visioning for the South Devon AONB

17. 'Woodland Visioning' guidance is being developed to inspire and assist landowners, farmers, land managers and other interested partners in recognising the full range of opportunities for tree planting and woodland creation in South Devon. In addition to increasing canopy cover, this work will illustrate a wide range of different woodland types and their co-benefits for our local landscape and communities. This best practice work is being led by the Environment Agency in collaboration with Forestry Commission, Natural England and the South Devon AONB. Further information will be provided during the Partnership meeting.

Item Ends.

6C. Devon Climate Change Adaptation Strategy

ITEM FOR	CONSIDERATION AND FEEDBACK	REPORT BY	Roger English AONB Manager
SUMMARY	This report provides a brief overview and introduction to the Devon, Cornwall and Isles of Scilly Climate Change Adaptation Strategy.		
AONB MANAGEMENT PLAN THEMES	<p>ALL PLACE: Natural resources & climate; Biodiversity & geodiversity; Farming and land management; Historic Environment & Local Distinctiveness; Coast & marine; Rivers & estuaries; Landscape Character.</p> <p>All PEOPLE: Tourism, access & recreation; Planning & sustainable development; Transport & highways; Rural economy & services; Community & culture.</p> <p>All PARTNERSHIP: Awareness & communication; Management, organisation & partnerships.</p> <p>Others – underpins and links to all other Management Plan themes.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> Note the consultation and its closing date of 30th June. Ensure any specific comments for inclusion in a South Devon AONB response on behalf of the Partnership are provided to the AONB Manager by 5pm Thursday 29th June. 		

Background

- Devon Climate Emergency is working on the development of two key plans: the Devon Carbon Plan, which was published in September 2022, and the Climate Adaptation Strategy for Devon, Cornwall and the Isles of Scilly. Together, these plans will help the Southwest both mitigate, and adapt to climate change.
- The plans are supported by a range of current South Devon AONB core and project activity and in themselves will play a major role in shaping the upcoming review of the South Devon AONB Management Plan.

Climate Adaptation Strategy

- A public consultation is being held on the draft version ²³ of the Devon, Cornwall and Isles of Scilly (DCIoS) Climate Adaptation Strategy **from 9th May to 30th June**. This has been produced by a group of strategic organisations called the DCIoS Climate Impacts Group and has involved the Devon Climate Emergency Partnership. The Adaptation Strategy has been produced to tackle climate impacts that require regional collaboration.
- The Devon, Cornwall and Isles of Scilly Climate Adaptation Strategy will help communities and organisations across the Southwest better understand the risks their area might face in the future, as climate change increasingly affects the UK. It will also help them to adapt to these changes, improving preparedness and resilience and ensuring community safety.

²³ [Devon, Cornwall and Isles of Scilly Climate Adaptation Strategy \(climateresilient-dcios.org.uk\)](https://climateresilient-dcios.org.uk/)

5. The Strategy is split into three sections: A Risk Register, an Adaptation Plan and an Action Plan, the latter of which sets out the priorities for regional collaboration over the next 5 years.
6. The Strategy covers five sectors:
 - Natural Environment
 - Infrastructure
 - Health and the Built Environment
 - Business and Industry
 - Cross-cutting
7. There are three versions to view – the [Executive Summary](#), a set of [Quick Read Google Slides](#), and the [Full Document](#).
8. There will be an opportunity within the Partnership meeting and in the run up to the consultation deadline to provide your key comments to the AONB Unit in order to help shape a response on behalf of the South Devon AONB Partnership. Please also consider completing the [consultation questionnaire](#)²⁴ to provide your own feedback.
9. In summary, the consultation questionnaire asks:
 - What is your overall view of the Adaptation Strategy?
 - Please tell us any comments you have on the climate change risks and opportunities we have identified (if referring to a particular risk please use the risk identifier e.g. CIG17).
 - Please tell us any comments you have on the strategic adaptation options identified.
 - Please tell us any comments you have on the proposed governance, monitoring and evaluation of the Adaptation Strategy.
 - Is there any other feedback you'd like to give on the Adaptation Strategy?
 - How would you like to be involved with the Strategy in the future?

Item Ends.

²⁴ [Devon, Cornwall and Isles of Scilly Climate Adaptation Strategy Questionnaire \(climateresilient-dcios.org.uk\)](#)

6D. Summary of South Devon AONB Financial position for 2023/24

ITEM FOR	INFORMATION	REPORT BY	Roger English AONB Manager
SUMMARY	This report provides a summary of the South Devon AONB operating budget for the 2023/24 financial year as approved by the AONB Core Funding Group.		
AONB MANAGEMENT PLAN THEMES	<p>ALL PLACE: Natural resources & climate; Biodiversity & geodiversity; Farming and land management; Historic Environment & Local Distinctiveness; Coast & marine; Rivers & estuaries; Landscape Character.</p> <p>All PEOPLE: Tourism, access & recreation; Planning & sustainable development; Transport & highways; Rural economy & services; Community & culture.</p> <p>All PARTNERSHIP: Awareness & communication; Management, organisation & partnerships.</p> <p>Others – underpins and links to all other Management Plan themes.</p>		
RECOMMENDATION	<p>Partnership members are recommended to:</p> <ol style="list-style-type: none"> i. Note the level of resourcing available for management of the South Devon AONB during 2023/24. 		

Background

1. The Defra 2023/24 Grant Funding Allocation of £185,507 for the South Devon AONB was confirmed by email on 24th February 2023. The allocation is the combined Defra funding contribution toward South Devon AONB Core and Project work. Contract documentation was approved on the 7th March 2023. Defra grant conditions stipulate maximum contribution of 75% toward core costs. An additional 25% minimum must therefore be secured to match and draw down the 75% Defra contribution.
2. Confirmation of £403,877 Farming in Protected Landscapes 2023/24 programme funding for South Devon AONB was received on 28th April 2023.

Core Funding Group meetings

3. The Core Funding Group for the South Devon AONB advises the Funding Authorities of South Hams District Council and Devon County Council, on matters relating to the staffing, pay, conditions and budget of the AONB Staff Unit on behalf of the Partnership. The Core Funding Group also provides oversight of the priorities of the Staff Unit These local authorities are the current signatories to the Memorandum of Agreement for South Devon AONB Partnership.
4. Although Defra, the primary funder of AONB core activities, does not attend Core Funding Group meetings, a legally binding Grant Funding Agreement sets out in advance Defra requirements linked to the funding along with contract terms and conditions.
5. The South Devon AONB working budget for 2023/24 was set at the 10th March 2023 Core Funding Group meeting. This included allocations across three cost centres to Core, Estuaries and Other Projects. Summary level budgets are presented below for the first two cost centres and a brief description for project funding.

6. The last meeting of the Core Funding Group on the 28th April 2023 was an additional meeting held specifically to consider and approve in principle the five year £4 million Delivery Phase budget for inclusion within the Life on the Edge project Round 2 application to the National Lottery Heritage Fund.

AONB Core Budget for 2023-2024

S9602 Cost Centre AONB Core – EXPENDITURE (summary)	2023/24 Working Budget
Staff Costs	£159,890
Temporary Support Costs (Communications / Planning)	£27,710
Communication Costs	£4,500
Direct Office Costs	£10,635
Professional Fees	£12,259
Hosting recharge	£9,605
AONB Partnership running costs / Subscriptions	£3,450
Total CORE Expenditure	£228,049

S9602 Cost Centre AONB Core - INCOME	2023/24 Working Budget
Defra	£156,840
Devon County Council	£19,000
South Hams District Council	*£28,749
Torbay Council	£3,000
Plymouth City Council	£1,000
Income earned (in year)	£10,000
Ring fenced income brought forward from reserves	£9,460
Total CORE Income	£228,049

* South Hams District Council contribution includes a temporary £8,000 contribution for 2023-24 toward the new part time AONB Planning Officer post. This element is ring fenced and subject to a service level agreement.

AONB Estuaries Project Budget for 2023-2024

S9603 Cost Centre AONB Estuaries - EXPENDITURE (summary)	2023/24 Working Budget
Staff Costs	£48,426
Communication & Project Costs	£918
Direct Office Costs	£220
Professional Fees (inc. 5% management fee)	£2,661
Hosting recharge	£2,901
Estuaries Partnership running costs	£750
Total Estuaries expenditure	£55,876

S9603 Cost Centre AONB Estuaries INCOME	2023/24 Working Budget
Salcombe Harbour Authority	£11,800
Dart Harbour & Navigation Authority	£10,000
SHDC Environmental Initiatives	£10,200
Defra (from AONB grant funding)	£7,300
Duchy of Cornwall	£7,446
Devon County Council	£3,150
National Trust	£2,000
Project funding - earned income	£3,980
Total ESTUARIES Income	£55,876

7. The South Devon Estuaries Partnership provides additional oversight of the AONB Estuaries Officer work programme and linked project activity.

AONB Projects

8. The AONB Projects budget for 2023/24 of circa £640,000 almost exclusively comprises externally sourced funding restricted to spending on specific projects to achieve outputs and outcomes agreed with grant funders in support of AONB Management Plan priorities.
9. In 2023/24 amongst a long list of projects this notably includes: the last 7 months income and expenditure associated with the 18 month National Lottery Heritage Fund development phase of the Life on the Edge partnership project; the 2023/24 Farming in Protected Landscapes Programme; Coastal Heritage Monument Management Scheme; King Charles III England Coast Path implementation grant work; Farm and Landscape Connectivity Facilitation Fund activity; and the development of a Landscape Recovery bid for the South Devon coast.

Item Ends.

6E. Factual revisions to the South Devon AONB Planning Protocol

ITEM FOR	CONSIDERATION AND APPROVAL	REPORT BY	Roger English AONB Manager
SUMMARY	This report presents a light touch factual update to the South Devon AONB Planning Protocol for consideration and approval by the AONB Partnership.		
AONB MANAGEMENT PLAN THEMES	PEOPLE: Planning & sustainable development. PARTNERSHIP: Awareness & communication; Management, organisation & partnerships. Others – underpins and links to all other Management Plan themes.		
RECOMMENDATION	Partnership members are recommended to: <ol style="list-style-type: none"> i. Note the light touch amendments in red text resulting from a light touch review of AONB Planning Protocol v2.0 ii. Approve the amendments as set out and request the AONB Unit finalise, publish and distribute the updated protocol as version 2.1 		

Background

1. Partnership members will recall that the Committee adopted a refreshed South Devon AONB Planning Protocol at its 13th March 2020 meeting. A review date was set for on or before 31 December 2022.

Factual revisions

2. An initial review by the AONB Unit in late 2022 highlighted a small number of factual revisions that could be made to the document principally linked to the updated version of the National Planning Policy framework published in July 2021. These were considered to be non-material changes.
3. For completeness, these amendments have now been made and are presented in Annex 1 to this report as red text within a Draft updated version of the AONB Planning Protocol.

Future reviews

4. A future review date of December 2025 is suggested in the revised text however a more substantive review would likely be triggered by one or more of the following anticipated events over the next few years including:
 - Enactment of the Levelling Up and Regeneration Bill
 - Publication of National Development Policies
 - Government's full and formal response to the Glover Landscapes Review, particularly in respect of Statutory Consultee Status for AONB Partnerships and/or strengthened powers, purposes and resources for AONBs
 - Updated South Devon AONB Management Plan for the period 2025-2030 including its Planning Guidance annex

See Annexes document for draft updated Planning Protocol

Item Ends.

Diary dates

Meeting dates in 2023

- Friday 24 November, Repton Room House and online via Zoom

Proposed meeting dates in 2024

- Friday 8 March
- Friday 21 June
- Friday 29 November

South Devon Area of Outstanding Natural Beauty

AONB Partnership Committee Meeting

to be held at

10am on Friday 23 June 2023

Hybrid Meeting

Repton Room at Follaton House and via Zoom

Annexes to Meeting Papers



South Devon AONB Staff Unit, Follaton House, Totnes, TQ9 5NE
Telephone 01803 229 330 Email enquiries@southdevonaonb.org.uk

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ANNEX 1 to Agenda item 6E

South Devon Area of Outstanding Natural Beauty Partnership

Planning Protocol

DRAFT Version 2.1
First adopted March 2020
Updated June 2023



South Devon AONB Partnership

Planning Protocol

DRAFT Version 2.1 first adopted March 2020, **updated June 2023**

Context

The South Devon Area of Outstanding Natural Beauty (AONB) spans four local planning authority areas. 98.02% of the AONB lies in the South Hams/Devon County administrative area; 1.95% lies in Torbay; and 0.03% lies in Plymouth City. Estuarine and inshore waters fall within the Marine Management Organisation's South Marine Plan Area and South West Marine Plan Area.

The care of the South Devon AONB is co-ordinated and overseen by a Partnership comprising local and statutory authorities, partner organisations and community representatives. An AONB Staff Unit is employed to act on behalf of the AONB Partnership, including in the development and delivery of the statutory AONB Management Plan for South Devon; and the provision of advice and consultation comments on development plans and applications for development consent.

The role of the South Devon AONB Unit in plan-making and decision-taking.

The AONB Unit, acting on behalf of the AONB Partnership, will:

- i. seek to make a positive contribution to the making and revision of development plans (local, unitary and neighbourhood plans) and marine plans relevant to the South Devon AONB;
- ii. provide constructive advice and information on AONB matters in response to requests from planning authorities;
- iii. provide comments in response to individual development management consultations for proposals that fall within the Consultation Triggers Criteria listed below. The AONB Unit will endeavour to provide a response within 28 days of the date of a consultation request or within such other period as might be agreed between the AONB Unit and the relevant local planning authority.

Development Management

The local planning authorities will:

- a) Refer relevant planning applications to the AONB Unit for comment following the Consultation Triggers Criteria, identifying those applications likely to have a significant impact on the natural beauty of the South Devon AONB at the application registration stage;
- b) For proposals that fall outside of the consultation trigger criteria, use the South Devon AONB Management Plan and Planning Guidance Annex to guide decision making on AONB matters against relevant development plan and NPPF policies.

- c) Provide access to sufficient details about submitted applications to enable informed comments to be made;
- d) Record and treat a written comment from the AONB Unit as a representation from an outside body, rather than as an internal officer comment;
- e) In cases where the AONB Unit is unable to respond to a consultation this should not be taken to mean that the Partnership does not consider there to be any (significant) adverse impacts on the purpose of AONB designation. For the avoidance of doubt, the absence of a consultation response must not be taken to mean no objection;
- f) Link and signpost as appropriate applicants requiring pre-application advice on designated landscape matters to the separate parallel paid-for service if or when instigated by the South Devon AONB Partnership;
- g) Maintain appropriate levels of professional knowledge relating to designated landscape matters including within the development management, strategic planning and landscape functions of the local planning authorities;
- h) Send copies of relevant decision notices and any subsequent appeal decisions, to the AONB Unit in relation to applications it has commented on;
- i) Assist the AONB Unit in extracting and compiling monitoring data on decision-taking for reports to Defra and the South Devon AONB Partnership Committee;

The AONB Unit will ¹ :

- a) Provide a response to development management consultation requests within 28 days of the date of a request or within such other period as might be agreed between the AONB Partnership and the relevant local planning authority;
- b) Liaise with case officers, landscape specialists and other relevant specialists as appropriate;
- c) Relate comments to relevant Local Plan, Neighbourhood Plan and National Planning Policy Framework policies;
- d) Refer to relevant AONB Management Plan policies, natural beauty criteria and AONB special qualities in any comments made;
- e) Confirm that comments made are those of the AONB Unit in its professional capacity and not of the AONB Partnership collectively;
- f) Support local planning authorities in appeal cases or inquiries where AONB matters are pivotal and as workload allows;
- g) Assist with local planning authority staff and elected member training on AONB matters.
- h) Continue to direct enquiries for pre-application advice to the relevant local planning authority pre-application service;

See Appendix 2: Clarification Notes for further detail

¹ As a small staff team with limited resources, there will be occasions when the AONB Unit will be unable to respond to consultation requests due to the range of other projects, activities and casework being undertaken at any time.

Consultation Triggers Criteria²

The Local Planning Authorities will normally consult the AONB Staff Unit acting on behalf of the South Devon AONB Partnership on proposals that meet the following criteria:

Within the South Devon Area of Outstanding Natural Beauty (AONB)

1. Major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Part 1, Article (2)(1)), including housing development of 10 or more dwellings but excluding minerals and waste development (for which Criteria 3-7, below, should be applied). (Appendix 1, note 1)
2. Isolated homes in the countryside (i.e. development that meets the requirements of paragraph 80 of the National Planning Policy Framework (NPPF 2021)).
3. Schedule 1 development under the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2017. (Appendix 1, note 2)
4. Schedule 2 development under the EIA Regulations, including screening opinion and scoping opinion consultations. (For pre-screening, please only consult the Partnership on proposals for 10 or more dwellings under 'Urban Development Projects', and all other proposals that are above the Schedule 2 'applicable thresholds and criteria'). (Appendix 1, note 3)
5. EIA Schedule 2 development that the case officer, post-screening, considers likely to have significant adverse environmental effects and, therefore, requires an EIA. (Appendix 1, note 4)
6. Cases which the case officer considers could potentially be major development in the context of paragraphs 176 and 177 together with footnote 60 of the NPPF 2021. Note similar requirements where potentially major development relates to the South Devon Heritage Coast in the context of paragraph 178 together with footnote 60 of the NPPF 2021. (Appendix 1, notes 5 & 6)

Within or outside the South Devon AONB

7. Cases which the local planning authority case officer considers could potentially:
 - (a) have a significant adverse impact on the statutory purpose of AONB designation (to conserve and enhance the natural beauty of the South Devon AONB), including relevant EIA Schedule 1 and Schedule 2 proposals outside the AONB; (Appendix 1, note 6)
 - (b) set an important precedent that could fundamentally affect the statutory purpose of AONB designation; (Appendix 1, note 6)
 - (c) have cumulative significance for the South Devon AONB.

Development management cases that the AONB Partnership should not be consulted on (unless the case matches one or more of the criteria outlined above):

1. Alteration, demolition or change of use of single buildings, including household extensions and replacement buildings.

² With thanks to and based upon material shared by, the Cotswolds AONB Conservation Board.

Review

This protocol will be reviewed on or before **31 December 2025** and revised as appropriate. Should substantive change result from **the next substantial review of the AONB Management Plan**, implementation of the Designated Landscapes Review proposals, changes in levels of partner funding, or similar, an earlier review date would be likely.

Notes:

South Devon AONB **DRAFT** Planning Protocol **v2.1**

First adopted 13th March 2020 **updated June 2023**

Based on earlier framework and discussion with constituent LPAs, incorporating revisions and Partnership feedback.

Scheduled review date: December **2025**

Appendix 1: NOTES RELATING TO THE CONSULTATION TRIGGERS CRITERIA

The numbering of these notes relates to the bracketed numbers shown, in superscript, in the consultation triggers list above.

1. <http://www.legislation.gov.uk/ukxi/2015/595/article/2/made>.

Major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Part 1, Article (2)(1)), means development involving one or more of the following:

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwellinghouses where:
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- (e) development carried out on a site having an area of 1 hectare or more.

The South Devon AONB Partnership understands that this is not the definition of major development that should be applied in the context of **paragraphs 176 and 177** of the National Planning Policy Framework (NPPF 2021). As such, it is not a threshold above which there should be a presumption against granting planning permission. However, it does provide a pragmatic threshold above which it would be appropriate for local planning authorities (LPAs) to pro-actively consult the Partnership.

The exception to this rule would be for minerals and waste development. For the purposes of consulting the Partnership on such development, it would be more appropriate to apply Consultation Criteria 3-7. This is because planning applications for minerals and waste development typically relate to variations of existing planning permissions. In many cases, these variations are unlikely to have a significant adverse impact on the South Devon AONB. Also, it is unlikely that the Partnership would have capacity through the Staff Unit to comment on all planning applications that relate to such variations. However, great care is nonetheless needed to consider cumulative effects on top of existing harm, or in conjunction with other development. Criteria 3-7 should allow for an appropriate level of consultation on these issues.

2. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 UK Statutory Instruments 2017 No. 571 Schedule 1
<http://www.legislation.gov.uk/ukxi/2017/571/schedule/1/made>
3. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 UK Statutory Instruments 2017 No. 571 Schedule 2
<http://www.legislation.gov.uk/ukxi/2017/571/schedule/2/made>.

As the AONB is a 'sensitive area', *all* development proposals of a type listed in Schedule 2 that are within the AONB require screening. However, it is unlikely that the Partnership will have capacity through the Staff Unit to comment on all such proposals, hence the caveat about only consulting the Partnership on proposals for 10 or more dwellings under 'Urban Development Projects', and all other proposals that are above the Schedule 2 'applicable thresholds and criteria'.

4. Criteria 5 should be applied *after* the case officer has taken a view as to whether or not a Schedule 2 development should require an EIA.
5. Paragraph 176 of the NPPF 2021 states that *'planning permission should be refused for major development except in exceptional circumstances and where it can be demonstrated that the development is in the public interest'*. Footnote 60 of the NPPF explains that *'for the purposes of paragraphs 176 and 177, whether a proposal is major development is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated'*. In most cases, given the potential for significant adverse impacts, such development is also likely to require an EIA.
6. The statutory purpose of AONB designation is to conserve and enhance the natural beauty of the area. Public bodies, such as LPAs, have a statutory duty to have regard to this purpose. Landscape and scenic beauty / quality are obviously key components of natural beauty. However, natural beauty also includes other factors such as relative tranquillity (including dark skies), natural heritage (including biodiversity) and cultural heritage (including historic environment). The 'special qualities' of an AONB are also a key component of natural beauty. All of these factors should be taken into account when considering the potential impacts of a proposed development on the natural beauty of the South Devon AONB. The special qualities of the South Devon AONB are outlined on page 3 of the South Devon AONB Management Plan 2019-2024 with further detail provided in Annex 4: Understanding Special Qualities.

Appendix 2: CLARIFICATION NOTES

1. The commitment to providing a ‘substantive response’ within 28 days is similar to the requirements of a statutory consultee: <https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Statutory-consultees>. The Partnership undertakes to meet all reasonable requests within the operational limits dictated by available resources, together with levels and complexity of caseload. Where cases need to be prioritised, this will be based on an assessment of likely risk to the natural beauty of the AONB and its special qualities.
2. The AONB Partnership reserves the right to provide comment on any cases it deems could result in harm to the natural beauty of the AONB, even where the relevant local planning authority has not issued a consultation request.
3. The estuaries of the Yealm, Erme, Avon, Salcombe-Kingsbridge and Dart are included within the South Devon AONB boundary and are subject to an extensive range of additional statutory and non-statutory designations. The AONB Estuaries Officer will particularly comment on environmental matters including biodiversity and water quality impacts in addition to other natural beauty considerations.
4. Land and water within the setting of the South Devon AONB, including inshore waters that form part of the South Devon Heritage Coast, make an important contribution to maintaining the natural beauty of the AONB. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary ³. For these reasons views of the South Devon AONB Unit should be sought on proposals and plans likely to affect the natural beauty of the designated landscape in addition to proposals within the AONB.
5. Local Planning Authorities will continue to consult the AONB Unit at an early stage during the process of revising and producing Development Plan and guidance documents affecting the AONB. Appropriate support and comment on AONB related matters will be provided from the AONB Unit acting on behalf of the South Devon AONB Partnership;
6. Support will be provided to Neighbourhood Plan groups as far as resources allow and prioritised following a risk-based approach to likely AONB harm;
7. The provision of pre-application advice falls outside the scope of this protocol. In common with other AONB Partnerships in Devon, the South Devon AONB reserves the right to offer pre-application advice from the AONB Staff Unit in accordance with a schedule of chargeable services and rates. Services and rates will as far as practicable be comparable to those offered by other Devon AONB Partnerships.

³ <https://www.gov.uk/guidance/natural-environment#landscape> Paragraph: 042 Reference ID: 8-042-20190721

ANNEX 2 to Agenda item 9A: Summary of Development Management and other Planning Activity *updated 15 June 2023*

Purpose

1. This report provides a brief update on Local planning authority development management consultations since the March 2023 AONB Partnership meeting pertinent to the South Devon AONB.

Key Activity

Planning Caseload

2. In the year 2022/2023 Local Planning Authorities (LPAs) and the Marine Management Organisation (MMO) formally consulted the AONB Unit on 68 applications. In addition, the AONB Unit was consulted on 9 felling/restocking licences, 7 woodland creation proposals, an EIA screening opinion, 2 Caravan Club equivalent Notifications, an EIA application and 8 pre-applications.
3. In the year 2023/2024 to date, Local Planning Authorities (LPAs) formally consulted the AONB Unit on 8 applications. In addition, the AONB Unit was consulted on 1 EIA application, 1 Caravan Club equivalent Notification, 1 pre-application and a Marine License application.
4. There have been 20 new consultations since the last update (9 in 22/23 and 11 in 23/24).
5. Summary of activity since the last update:
 - 26 cases that LPAs have determined
 - 8 completed responses on cases that LPAs/MMO are yet to determine
 - 17 cases under consideration with responses currently in development
 - 2 pre- applications responded to / responses in development
6. Note the 31 applications with completed responses and an LPA decision as at the March Partnership Committee 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
7. The following table lists the planning cases relevant to the period:

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
25 Applications - LPA decision made					
0141/22/FUL	Vipers Quay, Dittisham Repair jetty, including rebuild stone wall on northface and parts on east and west sides, remove and replace concrete base, remove part concrete slab on north end to drainage channel to facilitate work and replace afterwards	Withdrawn	No objection - subject to conditions	N	Reconsulted on 29 Mar
1178/22/ARM	Land Off Townstal Road Dartmouth Application for approval of reserved matters following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) as varied by application reference 2609/19/VAR and 0479/21/VAR 46No. apartment extra care/assisted living scheme (Class C2)	Withdrawn	-	N	Appeal Feb 23 (non determination) APP/K1128/W/22/3308361
4160/22/ARM	Land Off Townstal Road Sx 858 508 Dartmouth Approval of reserved matters following outline approval 15_51/1710/14/O (Appeal APP/K1128/W/15/3039104) as varied by application reference 2609/19/VAR and	Conditional approval	-	N	

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
	0479/21/VAR for layout, scale, appearance and landscaping for the construction of a 61No Apartment Extra Care/Assisted Living Scheme (use class C2) provision for car parking, gardens, access & associated works (Re-submission of 1178/22/ARM)				
4167/22/ARM	Land at SX 856 508 Dartmouth Application for approval of reserved matters seeking approval for layout, scale, appearance and landscaping for 9 residential dwellings and associated open space and infrastructure following outline approval 3475/17/OPA as varied by application reference 3078/21/VAR (Revised layout for 9 dwellings to replace previously approved layout for 7 dwellings (plots 138-144) under 3118/21/ARM).	Conditional approval	-	N	
4178/22/HHO	Anchorage Beesands Single storey front extension, rear first floor extension & flat roof detail to existing pitched rear kitchen extension	Conditional approval	-	N	
4426/22/HHO	1 Devon Villas Devon Road Salcombe Works to existing outbuilding/garage	Refusal	-	N	Resubmission of 1620/22/HHO
4337/22/HHO	Overdart House Rectory Lane Dittisham Alterations and additions to existing dwelling	Conditional approval	-	N	Resubmission of 2238/22/HHO
0211/23/HHO	Maryland Grand View Road Hope Cove Kingsbridge Rear extension, new porch & front balcony	Conditional approval	-	N	
0132/23/HHO	20 Fairview Road Dartmouth Proposed redesign of previously approved parking deck & ancillary accommodation	Conditional approval	-	N	
4303/22/FUL	Kingscliffe Beacon Lane Kingswear Replace conservatory with summerhouse	Conditional approval	-	N	
0613/23/CCN	Waterpool Road Dartmouth Caravan Club notification of proposed exempted camp site to operate as a 5 Caravans/ pods and tented camping for a period of 12 months	Recommend refusal	Objection	N	Refused - determined by Wanderlust Camping Club
0616/23/CCN	Jawbone Hill Dartmouth Caravan Club notification of proposed exempted camp site to operate as a 5 Caravans/ pods and tented camping for a period of 12 months	Recommend refusal	Objection	N	Refused - determined by Wanderlust Camping Club
0459/23/VAR	Folly End Folly Lane Salcombe Application for variation of condition 2 (approved drawings) planning consent 2465/22/HHO	Conditional approval	Advice provided	N	
3421/22/ARC	"Allocated Site K5" Land at SX 729 440 West Alvington Hill Kingsbridge Application for approval of details reserved by conditions 4 (Wildflower), 5 (Grassland), 6 (Play Areas) and 9 (Energy Statement) of planning consent 2434/18/ARM	Discharge of condition Approved	-	Y	Outline consent already established, now reserved matters Landscape Officer comments Nov 22 – support for discharge of conditions 4 & 5
2643/22/VAR	Thurlestone Hotel Application for variation of conditions 2 (approved plans) & 8 (tree protection) of planning consent 1720/19/FUL	Conditional approval	-	N	Revised plans Mar 23

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
P/2022/1119	Land To The South Of White Rock Aka Inglewood Paignton Major Reserved Matters application relating to outline consent P/2017/1133 for approval of (i) layout, (ii) scale, (iii) appearance, (iv) landscaping for the construction of 373 dwellings (Use Class C3), provision of serviced land for primary school and nursery school, internal access roads including vehicular and pedestrian/cycle access, the provision of public open space (formal and informal) and strategic mitigation.	Approval	-	N	Outline consent already established, now reserved matters
4393/22/HHO	Clanacombe Lodge West Buckland Kingsbridge Alterations & extension	Conditional approval	-	N	Amended plans Feb 23
DCC/4334/2023	Steer Point Quarry, Brixton Variation of condition 1 of permission 0704/22/DCC (vary condition 2 of permission 1690/20/DCC (vary condition 4 of permission DCC/3638/2014 for Importation of inert waste for the purpose of filling the void as part of the restoration of Steer Point Quarry) to revise the design of the gravity outfall into Coflette Creek) to extend the period to import waste into the site for a further 6 months.	Conditional approval	-	Y	
0030/23/HHO	The Cider Cottage Manor Street Dittisham New boat & garden store in existing garden	Conditional approval	-	N	
0180/23/FUL	Korniloff Residential Care Home Bigbury On Sea Demolish & alter timber veranda & chimneys stacks, alter windows, landscaping & enlarge hardstanding area, replacement external fire escape staircase	Conditional approval	-	N	Retrospective
4146/22/HHO	38 Gratton Drive Chillington Proposed single storey rear extension, removal of hedge planting, new boundary wall/fence & terrace	Conditional approval	-	N	
3847/22/FUL	Land At SX 680 402 east of Thornlea View Hope Cove Erection of 6 semi-detached two bedroom affordable dwellings, 4 detached four bedroom houses with detached double garages (resubmission of 1303/21/FUL)	Refusal	-	Y/N	
3775/22/FUL	Land at SX 715 514 Loddiswell Proposed development for removal of existing workshops/storage industrial buildings & proposed erection of 10No. rural Light industrial/storage (Class E(g)(iii)/B8) buildings	Withdrawn	-	N	Reconsulted 17Mar23
0470/23/FUL	Whitestone Farmhouse Cornworthy TQ9 7HF Part demolition of house, replacement of dwelling & associated landscaping	Refusal	Objection	N	
0854/23/FUL	Harbour Watch East Portlemouth TQ8 8PU Demolition of existing detached house & detached garage, erection of replacement detached dwelling, outside pool & boathouse	Refusal	Objection	N	
P/2020/0480	Site Adjacent To Brixham Cricket Club 83 North Boundary Road Brixham TQ5 8LH Change of use from agricultural land to outdoor football pitch for sports and recreational use (Part-retrospective).	Approval	-	N	
8 Applications - Response submitted - LPA still to determine					

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
2167/19/FUL	Gara Rock Hotel East Portlemouth READVERTISEMENT (Revised plans received) 3 additional holiday units within Gara Rock Resort	-	Objection	N	Application re-advertised, number of units reduced. Revisions and further information on compliance with earlier landscape conditions awaited Further revisions Feb 23
3053/21/ARM	Noss Marina Approval of reserved matters	-	Advice provided	Y	
3335/21/FUL	Site at land west of Collaton Park Newton Ferrers 125 homes	-	Objection	Y	Committee date 25.5.22, approved Revised plans Feb 23
3953/21/FUL	101 Yealm Road Newton Ferrers Demolish two-storey detached buildings & garage. Erect 2 four bed family homes and extension of quay to east of site providing new landing ramp for dwelling 2	-	Objection	N	READVERTISED (amended plans & supporting documents). Objection maintained.
2786/20/FUL	West Buckland Barn Bantham READVERTISEMENT (Revised plans and amended development description) Erection of new agricultural store	-	Objection	N	
P/2022/0339	Site Adjacent To Brixham Cricket Club Change of use from agricultural land to outdoor football pitch.	-	Objection	N	Part retrospective. Respond by 26.4.23 Reconsulted 3.4.23
2928/22/FUL	71 Yealm Road Newton Ferrers Proposed boatshed and reinstatement of Landing (Resubmission of 0370/22/FUL) (Retrospective)	-	Objection	N	Revised plans Jun 23
3813/22/ARC	Brewery Quay Island Street Salcombe Application for approval of details reserved by condition 13 (Flood Warning) 16 (Noise Impact Assessment) and 20 (Shutters)	-	No comment	N	Planning consent 0434/20/FUL
18 Applications - Responses in development					
0868/20/ARM	Development Site SX612502 North Of Church Hill Holbeton Application for approval of reserved matters construct 14 dwellings	-	-	N	Following outline approval 25/1720/15/O; resubmission of 0127/19/ARM READVERTISED – Revised plans Aug S106 agreement Feb 23
2089/20/FUL	Fish Hoek South Town Dartmouth Alter and extend 2 dwellings and erect 2 new dwellings	-	-	N	Related to withdrawn application no. 2781/18/FUL
4158/19/FUL	Development Site At Sx 734 439, Land to Northwest of junction between Ropewalk and Kingsway Park Ropewalk Kingsbridge 15 dwellings	-	-	N	READVERTISED – Revised plans
4774/21/FUL	Burgh Island Hotel, Bigbury On Sea Extend and refurbish Hotel and associated buildings; develop new staff accommodation, extend Pilchard Inn, extend Bay View Cafe	-	-	N	DMC December - approved, subject to legal agreement Poss Heritage Coast NPPF 177 Major Reconsulted 9May22 - readvertised, revised plans
0915/22/FUL	Land off Bantham Beach Road Bantham Erection of replacement beach shower/toilet block, replacement village sewage treatment plant, new residents/mooring holders car park and new parking, ANPR system and associated signage on the beach road and car park	-	-	N	Landscape Officer comments Feb 23 – holding objection Reconsulted 11Oct22
2982/21/FUL	Land Opposite Butts Park Newton Ferrers Erection of 20 residential units	-	-	Y	READVERTISED – Revised plans, (AONB Objected to original plans)
1516/22/CLP	Salcombe Retreat Malborough Proposed Siting of 52 Static Caravans	-	-	N	Raised by member of the public Resubmission of 1485/21/CLP

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
2831/22/FUL	Land Adjacent To Stonehanger Court Devon Road Salcombe Construction of a two storey house	-	-	N	Landscape Officer comments Nov 22 – objection
4412/22/FUL	Northern Berthing Facility Britannia Royal Naval College Dartmouth Replacement pontoons & gangway/ bridge access to/from existing quay wall & repairs to existing quay wall	-	-	N	
0384/23/OPA	Land At Sx 652 517 Modbury Outline Planning Application (with all matters reserved apart from access) demolish existing buildings [construct] up to 40 dwellings on land at Pennpark, Modbury	-	-	N	READVERTISEMENT (Amended Description) Revised plans Mar 23 SHDC Landscape comments – no objection but further information required
3368/22/FUL	Sand Pebbles Hotel Hope Cove Change of use from hotel/guesthouse with owner's accommodation to 11- holiday lets incl an extension & modest new build element	-	-	N	
0457/23/FUL	Former Guttery Reservoir Lower Broad Park Dartmouth Erection of 7 new dwellings and associated access road	-	-	N	Revised plans June 23
1108/23/FUL	Land At Sx 729 441 Morley Way Kingsbridge Proposed construction of employment buildings & associated works	-	-	Y	Part of K5 consented site – employment use.
0622/23/VAR	Noss-On-Dart Marina Bridge Road Kingswear TQ6 0EA Application for variation of condition 2 (approved plans) following grant of planning permission ref. 2161/17/OPA (as amended by S.73 planning permission ref. 0504/20/VAR) for amendments to Phase 12 of the Noss Marina Redevelopment relating to the WatersideApartments Building, raised walkway and Central Square only and associated conditions 15, 20, 36, 49 & administrative changes required to conditions 1, 3, 4, 17, 22, 28, 29, 30, 31, 33, 41, 42, 43, 45, 51,52, 56, 58, 59, 60 reflecting approved discharge of conditions	-	-	Y	
1451/23/ARC	Waterside East Portlemouth TQ8 8PU Application for approval of details reserved by condition 3 (CEMP) of planning consent 2254/22/HHO	-	-	N	
P/2023/0377	Land To The South Of White Rock, Adjacent To Brixham Road, Aka Inglewood, Paignton Variation of Conditions 21 and 27 on P/2022/0112 (Variation of Conditions relating to application P/2017/1133 MOA.) Outline application for residential led development of up to 373 dwellings (C3) together with the principle of a public house (A3/A4 use), primary school with nursery (D1), provision of public open space (formal and informal). The proposal includes amendments to Brixham Road, Long Road junction and Windy Corner junction. Details of access to be determined with all other matters reserved): Condition 21 (Highway phasing) - remove reference to bus stop infrastructure (which is secured through subsequent conditions), Condition 27 (Phasing of Windy Corner and Long Rd Highway Junction Works) - amend to completion of works before occupation of 50th dwelling (instead of first dwelling).	-	-	N	

App Ref	Application Type	Decision	In accordance with AONB advice / guidance	AONB Major	Comments
APPEAL P/2020/0966	Wall Park Touring And Centry Road Camping Site , Centry Road, Brixham, TQ5 9ET Replacement of twenty four touring caravan pitches with 10 holiday static units/lodges	-	-	N	APPEAL REF.: APP/X1165/W/23/3314568, APPEAL START DATE: 12th June 2023

Recommendations

8. The Partnership Committee is recommended to:
- Note the level of resource commitment currently applied to the type of development management consultations, bearing in mind the AONB Planning Protocol, in addition to strategic and neighbourhood plan demand across the local planning authority areas. Keep this under review.
 - Continue to provide early notification of significant planning matters to the AONB Manager to enable timely and appropriate action to be taken.