



NPA/22/018

Dartmoor National Park Authority

1 April 2022

Scheme of Delegation

Report of the Head of Organisational Development (Monitoring Officer)

Recommendation: That Members approve the proposed changes to the Scheme of Delegation as set out at Appendix 1, to take effect from the conclusion of the meeting.

1 Background

- 1.1 The Scheme of Delegation is the framework for decision-making and accountability for meetings of the full Authority; it contains details of the powers and responsibilities delegated to committees and officers.
- 1.2 The current Scheme of Delegation was adopted in July 2019 following revisions relating to Development Management (Authority report NPA/19/023 refers).

2 Proposed Changes

- 2.1 An updated Scheme of Delegation has been prepared to meet current needs and to reflect changes to Standing Orders adopted in January 2021 (NPA/21/004). In addition, updated terms of reference for the Audit & Governance Committee adopted in April 2018 (NPA/18/012) had not been reflected in the Scheme of Delegation at the time.
- 2.2 Members will note the specific addition relating to the Farming in Protected Landscapes Programme (point 6.3).
- 2.3 The proposed new Scheme of Delegation is provided at Appendix 1. Changes to the current version are highlighted for ease of reference.
- 2.4 The proposed changes are considered necessary and timely to ensure effective governance, reflect the impact of organisational change and keep in place an up-to-date mandate for officers to exercise delegated functions and responsibility on behalf of the Authority.

3 Equality and Impact Assessment

- 3.1 The Authority seeks to treat all people equally, honestly and fairly in any of its business activities, including partners, visitors, suppliers, contractors, service users. There are no specific impacts arising from this report.

4 Financial Implications

- 4.1 No direct financial implications.

5 Conclusion

- 5.1 The Authority's governance arrangements need to set out the fundamental principles for decision-making within the Authority; establish clear and robust procedures that are effective and fit-for-purpose; and incorporate appropriate safeguards and accountability.
- 5.2 The proposed amendments to the adopted Scheme of Delegation are considered necessary and appropriate to ensure effective governance, reflect developing organisational practice and keep in place a clear mandate for officers to exercise delegated functions and responsibility on behalf of the Authority

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Background Papers: NPA/19/023, NPA/21/004, NPA/18/012

Attachments: Appendix 1 – Scheme of Delegation

20220401 NW – Scheme of Delegation

Dartmoor National Park Authority



Scheme of Delegation

Adopted 6 July 2012; amended 5 July 2013, 6 June 2014, 6 March 2015, 26 July 2019 and 1 April 2022

1 General Conditions of Delegation to Officers

The Delegations set out in this Scheme of Delegation are subject to the following:

- 1.1 The powers delegated to a committee, sub-committee or Officer shall at all times be exercised in accordance with:
 - (a) the Standing Orders of the Authority, including those regulating contracts;
 - (b) the Financial Regulations and Procedures of the Authority;
 - (c) the adopted policies of the Authority and its committees and sub-committees;
 - (d) the views of the Authority as evidenced by resolutions passed in meetings of the Authority and its committees and sub-committees.
- 1.2 Where any matter involves considerations not within the sphere of competence of the relevant Officer or committee, that Officer or committee shall seek appropriate professional or technical advice before authorising action or determining to take no action.
- 1.3 In cases of unusual complexity, difficulty, sensitivity, or public interest an Officer holding delegated authority shall:
 - (a) ensure the proper discharge of all necessary notifications and consultations with any interested party, agency or authority having a legal or statutory interest which may be affected;
 - (b) satisfy him/herself that the decision is not of such a nature that it should be referred to the Chief Executive (National Park Officer) a meeting of the Authority or the appropriate committee or sub-committee for decision;
 - (c) in the case of matters being considered by the Chief Executive (NPO), consult fully with the Chair of the Authority and/or the Chair of any relevant committee or sub-committee of the Authority.

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- 1.4 An Officer shall not use delegated powers to determine any particular matter if a Member or Officer of the Authority is known or believed to have a legal, financial or other relevant interest in that matter.
- 1.5 An Officer shall not use delegated powers to determine any particular matter if it appears to the Officer to raise issues of policy not yet determined by the Authority or its committees or may involve a significant change from established practice.
- 1.6 Every determination taken by an Officer under delegated powers (including a determination to take no action) shall be evidenced in writing and accompanied by a statement of the reasons for the determination, signed by that Officer and for the purposes of this clause 'determination' shall have the meaning set out in Annex 1 hereto.

2 General Delegation to Chief Executive (National Park Officer)

The Chief Executive (NPO) is hereby authorised to:

- 2.1 Undertake the day-to-day management and control of the Authority, its Officers and staff, premises and services to give effect to the strategies and policies as set out in the Dartmoor National Park Management Plan and any adopted Corporate or Business Plan;
- 2.2 Determine and implement any action necessary to give effect to the implementation of the Dartmoor National Park Management Plan and any adopted Corporate or Business Plan and for this purpose to incur expenditure in accordance with the approved budget and the limits provided for in Standing Orders and Financial Regulations;
- 2.3 Take any action necessary to give effect to any decision of the Authority or its committees and sub-committees;
- 2.4 Make the necessary arrangements to ensure that all expenditure is regularly monitored against approved budgets and that any significant outturn variations are reported to the Authority or any appropriate committee or sub-committee;
- 2.5 In cases of urgency or emergency, take any necessary action, including the institution of legal proceedings, or decide that no action is necessary on behalf of the Authority and any committee or sub-committee of the Authority in relation to any matters within the Authority's powers, duties and responsibilities. In each such case a full report of the action taken shall be made to the next meeting of the Authority or the appropriate committee or sub-committee;
- 2.6 Act in relation to the appointment, dismissal, discipline and determination of all matters relating to the employment of Officers and staff of the Authority and the conditions upon which they are employed as specified in such national and local conditions of service as may from time to time be in force; save that any

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such matters relating to the Monitoring Officer or the Section 151 Officer shall, unless the Authority determines otherwise, be reserved to the Authority or such committee or sub-committee as may be established for the purpose;

- 2.7 Authorise Officers of the Authority to exercise statutory powers of entry, for the purpose of inspection and survey of land, buildings or premises, and may issue any necessary evidence or warrant of authority;
- 2.8 Unless expressly provided otherwise, determine that any of the delegated powers afforded to him/her under this Scheme of Delegation may be exercised by any Officer of the Authority authorised in writing by him/her.

3 **Delegation of Matters Relating to Development Management**

Commented [NW1]: Changes to Section 3 as per Standing Orders adopted 8 January 2021 [NPA/21/004]

3.1 **The Development Management Committee**

The development management business of the Authority shall be conducted by a Development Management Committee of the Authority.

The Development Management Committee shall comprise those Members appointed by the Authority, save that no Member appointed to the committee shall be entitled to exercise his/her vote in committee unless he/she shall have undertaken (a) introductory training in planning matters; and (b) such additional or refresher training as may from time to time be prescribed as required for membership of the committee.

3.2 **Functions of the Development Management Committee**

The Development Management Committee shall exercise the Authority's functions as follows:

- (1) as a planning authority and mineral planning authority for Dartmoor National Park under Parts III, VII, VIII, X, XI and XV of the Town and Country Planning Act 1990 as amended or revoked and re-enacted, and any Statutory Instrument or Regulations made thereunder;
- (2) as the relevant authority under Parts I, II and III of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended or revoked and re-enacted, and any Statutory Instrument or Regulations made thereunder;
- (3) as the relevant authority for the purposes of the Town & Country Planning (Environmental Impact Assessment) ~~(England & Wales) Regulations 1999~~ 2017 as amended or revoked and re-enacted and all related matters; as amended and all related matters;
- (4) as local planning authority in relation to the issue of certificates of appropriate alternative development under the Land Compensation Act 1961 as amended or revoked and re-enacted, and; ~~and~~
- (5) as hazardous substances authority under the Planning (Hazardous Substances) Act 1990 and Planning (Hazardous Substances) Regulations 2015, as amended or revoked and re-enacted. ~~Act 1990 and Planning~~

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~~(Hazardous Substances) Regulations 1992, as amended by the Planning (Control of Major Accidents Hazards) Regulations 1999.~~

3.3 Powers & Duties

Without prejudice to its general functions, the Development Management Committee shall have the responsibility to exercise the following powers and duties of the Authority:

- (a) to determine planning applications;
- (b) to authorise enforcement action, including legal action, or determine that it is not expedient to take action upon any breach of planning control;~~to authorise enforcement action, including legal action, or determine that it is not expedient to take action upon any breach of planning or listed building control;~~
- (c) to give or refuse consent for alterations to listed buildings and works in conservation areas;
- (d) to make tree preservation orders;
- (e) to regulate advertisements;
- (f) to make site inspection visits;
- (g) to respond to consultations from neighbouring local authorities.

3.4 Limits on the Delegation to the Development Management Committee

For the avoidance of any doubt, the Development Management Committee and every Officer exercising delegated responsibility in development management matters shall at all times have primary regard to the Development Plan, Government guidance in planning matters, and relevant legislation and case law.

Furthermore, except insofar as it may be in conflict with the primary duty described above, the Development Management Committee and every Officer exercising delegated authority in development management matters shall have full and proper regard to:

- the Authority's statutory purposes;
- the Authority's duties and responsibilities;
- the adopted policies and procedures of the Authority;
- the Authority's best interests.

3.5 Delegation to Chief Executive (National Park Officer)

The Chief Executive (NPO) is hereby authorised to act on behalf of the Development Management Committee and exercise delegated authority to determine any matter arising under:

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- (a) Parts III, VII, VIII, X, XI and XV of the Town and Country Planning Act 1990;
 - (b) Parts I, II and III of the Planning (Listed Buildings and Conservation Areas) Act 1990; and
 - (c) any Statutory Instrument or Regulation made thereunder;
- including but not limited to those matters set out in Annex 2 hereto, except as follows:

- a Member of the Development Management Committee indicates in accordance with the agreed procedure a wish for the matter (not being a Lawful Development Certificate) to be considered by the Committee;
- the application or other matter (not being a Lawful Development Certificate) directly concerns the Authority, a Member or Officer of the Authority or any person living in the same household as a Member or Officer of the Authority;
- legal action is considered expedient which would prevent a person residing in or on premises or significantly affect their ability to do so, or would prevent or significantly affect the operation of a business, employment site or community use;
- the Chief Executive (NPO) believes that the matter should more properly be considered by the Development Management Committee by reason of significant public interest, a conflict between the Authority's adopted planning policies and other material planning considerations, or otherwise.

- 3.6** The Chief Executive (NPO) is hereby authorised to determine any question concerning the interpretation of a s106/s52 planning obligation and in particular the eligibility of any individual to occupy an affordable dwelling in accordance with the provisions of that planning obligation and the conformity of any disposal of an intermediate dwelling.
- 3.7** The Chief Executive (NPO) is further authorised to determine that the delegated powers in paragraphs 3.4 & 3.5 may be exercised by any Officer of the Authority authorised in writing by him/her.

4 Delegation to the Audit and Governance Committee

- 4.1** There shall be an Audit and Governance Committee of the Authority to perform the following functions:
- (a) to exercise such powers and decision-making duties as may be delegated to the committee by the Authority;
 - (b) to scrutinise the activity of the Authority with particular reference to audit, governance, risk management, performance management and use of resources (including financial and human);~~to scrutinise the activity of the~~

Commented [NW2]: Changes to Section 4 as per revised Terms of Reference for Audit & Governance Committee adopted 6 April 2018 [NPA/18/012]

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~~Authority with particular reference to its governance, performance and use of resources (including human resources);~~

- (c) to maintain a sub-committee to deal with Standards issues;
- (d) ~~to provide assurance to and make recommendations to the Authority, its committees and sub-committees as appropriate; to make recommendations to the Authority, its committees and sub-committees as appropriate, relevant to governance, performance and resource issues.~~
- (e) ~~to report its findings and confirm the level of assurance that has received [In-year] to the whole Authority (via committee minutes, reviewed at Authority meetings, or other reports as determined);~~
- (f) ~~to consider any relevant issue referred to it by the Chief Executive, Chief Finance Officer, Monitoring Officer, Head of Internal Audit or External Audit.~~

4.2 Without prejudice to its general functions, the Audit and Governance Committee shall have the responsibility to exercise the following powers and duties of the Authority:

(A) Audit

- ~~to support the provision, management and performance of the internal and external audit functions; agree the District Auditor's annual Audit and Inspection Plan;~~
- ~~to approve the appointment of Internal and External Auditors, to the extent permitted by law; agree the Internal Audit Service programme;~~
- ~~to receive and consider the External Auditor's annual Audit (work) Plan and fee; consider the Annual Report, any reports from the Authority's Internal Audit Service and/or the District Auditor;~~
- ~~to receive and consider the Internal Auditor's Audit (work) Plan and fee; determine action plans and monitor progress against them.~~
- ~~to receive and consider letters, reports, audit findings and action plans received from the Internal and the External Auditors, monitoring progress on agreed recommendations and making requests for further audit work or investigation if required.~~

(B) Performance and Risk

- ~~to monitor and review the performance of the Authority with particular regard to the Business Plan, Budget Management, Treasury Management, Key Performance Indicators, other Strategic Plans and any other agreed service standards and targets; monitor and review the performance of the Authority with particular regard to the Corporate Improvement Action Plan and all statutory or other performance indicators, or agreed service standards and targets;~~

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- to agree Key Performance Indicators and to monitor progress against these; to receive and approve the Financial Outturn Report (making recommendations to the Authority if required)
- to monitor the financial performance of the Authority and the management and maintenance of the Authority's assets; approve a [Best Value] Service / Special Projects Review Programme as required and receive reports and monitor progress against action plans;
- to agree the Best Value Review programme and to receive reports and monitor progress against action plans; receive and consider other assurance reports and improvement action plans, such as: the annual report on the complaints procedure, reports on customer survey/satisfaction, peer reviews, self-assessments, Health & Safety etc. and monitor progress against them
- to receive and consider the annual report on the complaints procedure, reports on customer survey/satisfaction, peer reviews, self-assessments etc. consider the effective development and operations of the Risk Management Policy and procedures; obtaining assurance that risk management processes are working effectively
- to receive and consider the Strategic Risk Register and associated reports; obtaining assurance that key strategic risks are being effectively managed and addressed.

(C) Governance

- to scrutinise and keep under review Internal Control Mechanisms; maintain an overview of the Authority's corporate governance arrangements, including regular reviews of the Authority's Local Code of Corporate Governance and the Annual Governance Statement;
- to consider and make recommendations to the Authority regarding policies and procedures which guide the Authority in the discharge of its powers and duties; maintain an overview of financial regulations, procurement policy & procedures, Standing Orders, Scheme of Delegation, working protocols and codes of conduct and behaviour – not otherwise reserved for Standards sub-committee;
- to hear appeals from staff pursuant to various HR policies, as required; keep under review and monitor the effectiveness of the systems of internal control;
- to monitor and review the Corporate Risk Strategy and Register; keep under review and monitor the Anti-fraud & Corruption and Confidential Reporting (Whistleblowing) Policies; and receive and consider investigation reports referred to it;

- to consider the effectiveness of the Authority's Information Governance arrangements (General Data Protection Regulations/Freedom of Information/Environmental Information Regulations); and seek assurance that action is taken relating to any breaches or issues of non-compliance;
- to consider any issue of Authority non-compliance with its own and other relevant published regulations, waivers and exemptions of these regulations;
- to consider and make recommendations to the Authority regarding legislation, policies and procedures which guide the Authority in the discharge of its powers and duties;
- to form a panel to hear appeals from staff pursuant to various HR policies, as required.

(D) Standards

- to promote and maintain high standards of conduct by Members and officers;
- ~~to advise the Authority on the adoption of a Code of Conduct pursuant to s.27(2) Localism Act 2011;~~promote a zero tolerance to fraud and corruption within and against the Authority.
- ~~to assist Members to observe the Code of Conduct;~~advise the Authority on the adoption of a Code of Conduct pursuant to s.27(2) of the Localism Act 2011;
- to assist Members to observe the Code of Conduct;
- to consider and determine complaints against Members under the Code of Conduct.

5 Public Rights of Way and Access

The Chief Executive (NPO) is hereby authorised to discharge the functions of the Authority in relation to public rights of way and public access to land, including those functions in relation to public rights of way that are to be discharged by the Authority on behalf of Devon County Council pursuant to the Agreement dated 1 April 2006 and any subsequent Agreement between the parties modifying or revoking and re-enacting its provisions.

This delegated authority shall include, but not be limited to the power to:

- 5.1 make and confirm unopposed public path creation, extinguishment, diversion and modification orders made by the Authority under the Highways Act 1980, Wildlife and Countryside Act 1981 and the Town and Country Planning Act 1990;
- 5.2 take action under the Highways Act 1980 to deal with nuisances, dangers and obstructions to public rights of way;
- 5.3 undertake maintenance and improvement of public rights of way;

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- 5.4 respond to and serve notices under Section 56 Highways Act 1980;
- 5.5 determine applications under Section 147 Highways Act 1980 for the erection of gates, stiles, or other works on footpaths and bridleways for the purpose of preventing ingress and egress by animals;
- 5.6 make temporary traffic regulation orders under Sections 14 and 15 Road Traffic Regulation Act 1984;
- 5.7 enter into public path creation agreements, agreements for permissive paths and access agreements under S39 of the Wildlife and Countryside Act 1981 and other relevant powers, involving one-off lump sum compensation or acknowledgement payments of up to £5,000, or annual or other payments which will average less than £750pa over the life of the agreement;
- 5.8 determine applications and make directions to exclude or restrict access to land under Sections 24 and 25 Countryside and Rights of Way Act 2000 for non-recurring periods where the aggregate of the period of exclusion sought and any other periods in the same year during which access to the land has been excluded or restricted pursuant to applications under the Sections 24 and 25 is less than 6 months;
- 5.9 make directions under Section 26 of the Countryside and Rights of Way Act 2000 for periods of up to six months in any one year;
- 5.10 The Chief Executive (NPO) is further authorised to determine that the delegated powers in paragraphs 5.1 to 5.9 may be exercised by any Officer of the Authority authorised in writing by him/her.

6 Land and Property

The Chief Executive (NPO) is hereby authorised to:

- 6.1 make management agreements (including agreements with an access element) under S39 of the Wildlife and Countryside Act 1981 and other relevant powers, including national agri-environment schemes provided by Defra or Natural England, involving one-off lump sum compensation or acknowledgement payments of up to £5,000, or annual or other payments which will average less than £750pa over the life of the agreement;

6.2 agree variations to annual payments required under the terms of any such agreement;

6.26.3 [make grants and agreements up to £5,000 in relation to the Farming in Protected Landscapes programme; and issue grants and agreements above £5,000 and up to £250,000 where formally recommended to award a grant and/or enter into an agreement by the Dartmoor Local Assessment Panel;](#)

The Chief Executive (NPO) is further authorised to:

6.36.4 approve the acquisition by the Authority of:

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(a) the leasehold interest in any land for a term not exceeding 21 years at an annual rent not exceeding £2,500;

(b) the freehold interest in any land at a price not exceeding £10,000;

6.46.5 decide in relation to the Hedgerow Regulations 1997 whether or not a hedgerow is 'important' and whether to issue a Hedgerow Retention Notice;

6.56.6 agree minor easements, wayleaves and licences over land owned by the Authority;

6.66.7 authorise consents on common land and access land under National Park Byelaws and to make decisions concerning the licensing of commercial activities;

6.76.8 negotiate and enter into leases and licences on behalf of the Authority, subject to the limitations in clause 6.43 above, and deal with minor amendments and rent reviews;

6.86.9 act as Steward of the Manor of Holne;

6.96.10 determine that the delegated powers in paragraphs 6.1 to 6.78 may be exercised by any Officer of the Authority authorised in writing by him/her.

7 Grants and Loans

7.1 The Chief Executive (NPO) is authorised to offer, make, refuse, withdraw or reclaim grants, contributions and loans in all circumstances where the Authority has power so to act, provided that he/she shall act in accordance with Financial Regulations, this Scheme of Delegation and the overall policies for grants or loans adopted by the Authority or any of its committees and sub-committees.

7.2 Applications for grants or contributions exceeding £5,000 shall normally be referred to the Authority for consideration.

7.3 No grant or loan shall be awarded to any person or project so as to exceed £5,000 in aggregate in any calendar year.

7.4 A written record shall be kept of all decisions made, such information to be open to inspection by any Member of the Authority and any member of the public upon reasonable request.

7.5 The Chief Executive (NPO) is further authorised to determine that the delegated powers in paragraphs 7.1 to 7.4 may be exercised by any Officer of the Authority authorised in writing by him/her.

8 Legal Action

The Chief Executive (NPO) is hereby authorised to:

8.1 serve any statutory notice or requisition for information requiring the owner, occupier or a person with an interest in land or premises to give information to the Authority;

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- 8.2** obtain Counsel's opinion or other professional legal advice and brief Counsel or any other competent and qualified person to appear for the Authority;
- 8.3** institute, defend or settle proceedings in the name of the Authority at Common Law or under any Statute, Statutory Instrument, Regulation, Order, Byelaw or other provision conferring functions upon the Authority or in respect of functions undertaken by the Authority. For the avoidance of doubt this authority shall extend to the issue of process and the taking of all necessary procedural steps and doing any other act or thing necessary to represent the Authority in the civil and criminal courts, any tribunal, Inquiry or hearing, including the service of notices whether statutory or otherwise, counter-notices and Notices to Quit;
- 8.4** bring prosecution proceedings in any criminal court, where it is considered clearly expedient for the promotion or protection of National Park purposes and duties or the interests of the Authority, including the contravention of National Park Byelaws, or offences contrary to any enactment;
- 8.5** authorise any Officer of the Authority to prosecute or defend or appear on behalf of the Authority in any legal proceedings pursuant to Section 223 of the Local Government Act 1972, and to appear on behalf of the Authority before any Inquiry, Tribunal or other body;
- 8.6** authorise any qualified lawyer employed by or appointed by the Authority to exercise any of the powers set out in 8.1 to 8.5 inclusive.

9 Standards

- 9.1** The Monitoring Officer and any duly appointed Deputy Monitoring Officer are hereby authorised to:
- (i) receive and acknowledge receipt of a complaint under the Member Code of Conduct;
 - (ii) inform the Member(s) concerned that a complaint has been received and the matter complained of;
 - (iii) inform the Authority's appointed Independent Person that a complaint has been received, the identity of the Member(s) concerned and the nature of the complaint;
 - (iv) seek clarification from the person making the complaint and any further background information as necessary, without engaging in any substantive investigation;
 - (v) invite the Member(s) concerned to make a statement about the complaint;
 - (vi) consult with the Independent Person prior to the initial assessment decision;
 - (vii) close the complaint on the grounds that the matter complained of does not merit formal investigation;
 - (viii) entirely without prejudice to whether there has or has not been any breach of the Code of Conduct, ask the Member(s) concerned to:

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- (i) attend a training course or receive other training;
- (ii) engage in a process of conciliation with the person who made the complaint;
- (iii) undertake some other appropriate action, as specified;
- (iv) Refer the complaint for formal investigation and appoint an investigating officer;
- (v) Take all decisions and steps necessary for the proper conduct of any investigation and the proper determination of any complaint, question or other matter arising under the Code of Conduct in accordance with the Authority's adopted protocols and procedures.

9.2 For the avoidance of doubt, this delegation shall include the power to incur necessary expenditure not exceeding £5,000 in commissioning external legal advice or assistance with any investigation.

10 Miscellaneous

The Chief Executive (NPO) is hereby authorised to:

10.1 Approve the appointment or engagement of consultancy support on any project, review or task involving expenditure not exceeding £10,000 PROVIDED THAT:

- (i) for the purposes of this Scheme of Delegation, consultancy support shall include but not be limited to work by external contractors, chargeable work by other local authorities or public sector bodies, and the work of agencies, firms and companies;
- (ii) any such appointment or engagement is made in accordance with the Authority's adopted instructions relating to procurement.

10.2 Make arrangements for disposal of surplus items (excluding land, buildings and leased items) with an estimated market value of up to £2,500 PROVIDED THAT:

- (i) all disposals relating to land, buildings and leases shall be approved by the Authority, will be in accordance with the Authority's Asset Management Plan and will be via public auction or by tender after public advertisement;
- (ii) all disposals of assets and surplus items must be undertaken in accordance with the Section 123(2) of the LGA 1972 so as to obtain the best consideration for the Authority and no favour should be shown to staff or other third parties.

10.3 Make an ex-gratia payment in a sum not exceeding £1,500 to any person who is proved to have suffered a direct identifiable loss as a result of the Authority's actions or failure to act.

10.4 Reimburse the costs of damage or loss of an Officer's personal property up to a maximum of £500 in any one case, provided it is shown that the damage or loss arose in the course of the Officer's duties without negligence or carelessness on the Officer's part.

10.5 Write off any overpayment not exceeding £1,000 made to an Officer if satisfied that:

- all steps have been taken to recover the sums due; or
- the cost of recovering any sums due would exceed the sum involved; or
- recovery would cause undue hardship to the Officer concerned.

10.6 Determine that the delegated powers in paragraphs 10.1 to 10.5 may be exercised by any Officer of the Authority authorised in writing by him/her.

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Annex 1

Exercise of Delegated Powers

For the purposes of this Scheme of Delegation and in particular clause 1.6, the determination of a particular matter shall include but not be limited to the following (and 'determine' and 'determination' shall be construed accordingly):

- the discharge of any function in relation to the appointment, dismissal, discipline and all matters relating to the employment of Officers and staff of the Authority and the conditions upon which they are employed;
- the exercise of any decision-making function in relation to the management and control of the Authority, its Officers and staff, premises, resources and services, as is likely to have a significant effect on the Authority, its physical, financial or human resources, its partnerships and reputation, or otherwise;
- the exercise of any decision-making function in relation to Development Management, in particular those functions listed in Annex 2 to this Scheme of Delegation;
- the discharge of functions in relation to public rights of way and public access to land;
- the discharge of functions in relation to land and property;
- the exercise of any decision-making function in relation to grants and loans;
- the institution, defence and conduct of any legal proceedings;
- the authorisation of any payment made pursuant to clauses 10.3 or 10.4 of this Scheme of Delegation.

Annex 2

Town and Country Planning Act 1990 (as amended)

Part III Development

- S 58 Grant Planning Permission
- S 59/60 Make Development Order
- S 72 Impose conditions on grant of planning permission
- S 73 Authorise Development without complying with conditions previously attached
- S 94 Serve Completion Notice
- S 97 Revoke/modify planning permission
- S 102 Discontinue use/remove buildings
- S 106 Planning Obligation Agreement
- S 106A Discharge/Modify S 106 Agreement

Part VII Enforcement

- S 171C Serve Planning Contravention Notice (PCN)
- S171D Prosecute for non-compliance with PCN
- S171E Issue Temporary Stop Notice (TSN)
- S171G Prosecute for non-compliance with TSN
- S 172 Issue Enforcement Notice (EN)
- S173A Withdraw/relax EN
- S178 Authorise direct action to secure compliance with requirements of EN
- S 179 Prosecute for non-compliance with EN
- S 183 Issue Stop Notice
- S 186 Compensation for Stop Notice not upheld
- S 187 Prosecute for non-compliance with Stop Notice
- S 187A Issue Breach of Condition Notice (BCN)
- S187A (9) Prosecute for non-compliance with requirements of BCN
- S187B Seek injunction to restrain breach of planning control
- S 188 Keep statutory register
- S 191 Certificate of Lawful Use or Development (CLU or D)
- S 192 CLU or D proposed

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- S 193 (7) Revoke CLU or D if fraud
- S 194 Prosecute for false statement to obtain CLU or D
- S 196 (A) Seek warrant of entry to premises
- (B)

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Part VIII Trees

- S 198 Make Tree Preservation Order (TPO)
- S 199 Confirm TPO
- S 201 Direction for immediate effect of provisional TPO
- S 204 Pay compensation for replanting trees
- S 206 (2) Dispense with duty to replace tree (TPO)
- S 207 Tree enforcement notice
- S 209 Authorise direct action by Authority
- S 210 Prosecute for non-compliance with TPO
- S 211 (1) Prosecute for harm to tree in Conservation Area
- S 211 (3) Consent to carry out works to tree(s)
- S 213 (2) Dispense with duty to replace tree (Conservation Area)
- S 214 Keep Statutory register
- S 214 (A) Seek injunction
- S 214 (B)(C) Exercise right of entry with/without warrant
- S 215 Notice to maintain land
- S 216 Prosecute for non-compliance with S 215 Notice
- S 219 Authorise direct action by Authority
- S 224(3) Power to authorise prosecution for breach of control as to advertisements
- S 225 Power to remove or obliterate placards/posters

Part X Highways & Telecommunications Equipment

Part XI Statutory Undertakers

Part XV Misc

- S 330 Power to require information as to interests in land
- S 330 Prosecute for non-compliance with S 330 Notice

Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017 (as amended)

- to determine whether development appears to fall within Schedule 1 or Schedule 2

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- to make and issue a Screening Opinion
- to make and issue a Scoping Decision
- to evaluate an Environmental Statement
- to determine whether further information should be requested pursuant to Regulation 22

Miscellaneous

1. Power to determine non-material amendments to an approved scheme
2. Power to respond to consultations from neighbouring local authorities
3. Power to certify compliance with condition(s)
4. Power to determine to close and enforcement case / take no further action (including where enforcement notice served but not fully complied with).

Planning (Listed Building & Conservation Areas) Act 1990 (as amended)

Part I Listed Buildings

- S 3 Serve building preservation notice
- S 8 Authorise works to listed building/demolition
- S 9 Prosecute for contravention of S 7
- S 16 Grant consent for works (with conditions)
- S 19 (4) Vary or discharge conditions attached to consent
- S 23 Revoke/modify consent
- S 28 - 31 Compensation for notices under S 8
- S 38 Issue Listed Building Enforcement Notice
- S 42 Authorise direct action to remedy unauthorised works
- S 43 Prosecute for contravention of S 38 notice
- S 44 (A) Seek injunction
- S 54 Urgent works to preserve unoccupied listed building
- S 57 Power to make grants towards repair of listed buildings

Part II Conservation Areas

- S 69 Designate Conservation Areas
- S 71 Proposal to enhance and preserve conservation areas
- S 74 Consent for demolition

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- S 76 Urgent works to preserve unoccupied building
- S 77 Power to make grants and loans for preservation/enhancement

Part III General

- S 88/A Exercise right of entry/warrant of entry

Environment Act 1995 (1)

- S 97 The Hedgerows Regulations 1997
Power to issue Hedge Retention Notices

DRAFT



NPA/22/019

Dartmoor National Park Authority

1 April 2022

Local Validation Checklist Review

Report of the Senior Planning Administration Officer

Recommendation: **That Members:**

- (i) **note the information contained in Appendix 1 of the report;**
- (ii) **approve the updated Validation Checklist at Appendix 2; and**
- (iii) **approve the Wildlife, Geology or Invasive Species Trigger Table at Appendix 3**

1 Introduction

- 1.1 Validation is the process of checking that all relevant documentation has been provided for a planning application. If an application is submitted without the necessary documentation, with clear inaccuracies, or without the appropriate fee, the application is not valid and will not be progressed until this is resolved.
- 1.2 A validation list is produced detailing the relevant information required for a planning application to be valid. This list and its associated documents form the basis on which planning applications are deemed valid by the Local Planning Authority.
- 1.3 It is intended to benefit all customers by:
 - Increasing the awareness of the type of information required to ensure an application is accepted first time
 - Promoting the use of pre-application discussions and advice, where applicable
 - Speeding up the registration process
 - Increasing the use of electronic delivery
 - Minimising the submission of additional information
 - Avoiding delays during the planning process
 - Enabling the Authority to provide applicants with certainty as to the information required

2 Background

- 2.1 Since 2008, Local Planning Authorities have been required to publish a list of information they require to “validate” planning applications they receive. This validation list forms two components, the national requirements, including the

application form, the fee, certificates etc and secondly, more specific local validation requirements known as the “Local List”.

- 2.2 The Government requires local planning authorities to review the Local List every two years. Owing to the New Local Plan adopted in December 2021 and the July 2021 update to the National Planning Policy Framework it was considered timely for the Authority to update the current Local List.
- 2.3 A public consultation was carried out between 4 January - 10 March 2022. Detailed comments are presented in Appendix 1. The Local List has now been amended and updated as per Appendix 2. It is also considered appropriate to include the Wildlife, Geology or Invasive Species Trigger Table within the amended document as per Appendix 3.

3 Financial Implications

- 3.1 There are no direct financial implications to the authority in approving the use of this validation checklist.

TRACY SIMMONS

Attachments: **Appendix 1 – ‘You Said, We Did’**
 Appendix 2 – Updated Validation Checklist
 Appendix 3 – Wildlife, Geology or Invasive Species Trigger Table

20220401 TS Validation Checklist

YOU SAID, WE DID

In the following table are the comments made during the public consultation and any changes made to the validation report following these, or explanation why no changes were made

You Said	We Did
ArchitEXE Ltd – can you ensure new trigger table (1.3) is digitally editable via a free adobe software or similar free software, like the national CIL forms. Check links, the survey calendar link is not valid.	We checked that all links work Edited the trigger table and made an editable pdf version
M. Leggett building plans Ltd - It isn't realistic for applications for extensions to relate to an ordnance survey datum. A fixed datum on site such as an existing floor level should be acceptable. Plans having to be at A3 size is also ridiculous. A1 drawings are still the norm.	Fixed datum points will be a necessary requirement
Officer - The policy for hydro schemes (renewable energy) – old policy DMD15 and new policy 6.6 has been missed off.	This is now covered by constraint in the validation requirements
Officer - I am querying the need for a DAS under 100m2 for extensions etc. The validation list says it's not required but that DNPA needs to be able to assess the habitable floor space and further down it says existing plans are 'helpful' existing plans will be needed to work out the whole of habitable floor space changes so existing plans should be the same requirement as proposed plans. A short statement should be required for all apps under 100m2, including constructions details, so design quality can be adequately assessed at the application (as per validation list). This should be included if 30% is the maximum.	Existing plans should be submitted to assess habitable floorspace and short DAS will be required – Amendments have been made
Officer - I can't see any reference to requirement for wildlife surveys for different development types.	More detail has been added regarding wildlife surveys as per DCC website advice
The Coal Authority - (statutory consultee for mining area only) have no specific comments to make on your Local List Consultation.	Noted, nothing to amend
Member of public - DNP have no control on who buys property including land on Dartmoor and numerous unnecessary development has spoilt Buckland in the Moor, a limitless amount of applications can be granted for continual building growth	Noted, nothing to amend

You Said	We Did
<p>Officer - Is every application that comes in without a trigger table or wildlife report therefore invalid?</p> <p>If you tick the demolition box, do you need to submit an ecology report no matter the size of the demolition. E.g. an application for a small replacement porch?</p>	<p>Every application without a trigger table that requires one will be invalid. The trigger table will be made available on the Planning Portal</p> <p>If the wildlife list is triggered we would expect a wildlife report by default</p>
<p>Officer – With the exception of 3.1 which requires SuDS for major and all other development within CDA’s there doesn’t appear to be any requirement for surface water drainage details to be submitted showing adherence to LLFA hierarchy. There are large areas of land which are outside of CDA and Flood Zones 2&3 but identified as being at risk of surface water flooding which could be affected by a cumulation developments.</p>	<p>All new developments (other than householder) must be accompanied by a surface water management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with Sustainable Drainage Systems (SuDS) principles, and following the hierarchy of discharge solutions as set out in Section 10 of Devon County Council’s SuDS guidance SuDS guidance - Flood Risk Management (devon.gov.uk).</p>
<p>Officer - It might be worth adding a table setting out the requirements by application type for easy access for all, e.g.: https://www.exmoor-nationalpark.gov.uk/data/assets/pdf_file/0030/271398/planning-requirements-2015-7.pdf</p>	<p>This approach is not robust enough to stand up to scrutiny and could undermine the written guidance</p>
<p>Belstone Parish Council - have no objections to or suggestions for the Local List. Many thanks.</p>	<p>Noted, nothing to amend</p>
<p>Historic England - do not have any additional comments to make on the Local List.</p>	<p>Noted, nothing to amend</p>

You Said	We Did
<p>Hennock Parish Council - considered the "Local List" at last night's Planning Committee Meeting held at Chudleigh Knighton Village Hall. The parish council feel that the updated local list provides appropriate relevant guidance, and we support it.</p>	<p>Noted, nothing to amend</p>
<p>Network Rail - Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development and require developer contributions to fund such improvements. It is noted that the Validation Guide requires the submission of a Transport Assessment for major applications and full planning permission, the TA should reflect the scale of the development and the extent of the transport implications of the proposal.</p> <p>The safety of the operational railway and of those crossing it is of the highest importance to Network Rail. Level crossings can be impacted in a variety of ways by planning proposals:</p> <ul style="list-style-type: none"> • By a proposal being directly next to a level crossing • By the cumulative effect of development added over time • By the type of crossing involved • By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing • By developments that might impede pedestrians ability to hear approaching trains • By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs • By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing • By any development or enhancement of the public rights of way It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage. <p>The Planning Authority's Highway Engineer must submit details to both the Secretary of State for Transport and Network Rail for separate approval. The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.</p> <p>Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land. Any planned future development (both residential and employment) should consider any adverse impact on railway including predicted growth, as these may increase future demands at nearby stations which may, in turn, necessitate the need for enhancements to existing facilities such as waiting rooms, toilets and parking. Where there is an adverse impact on the operation of the railway, Network Rail will require appropriate mitigation measures to be delivered as part of the planning application process.</p>	<p>Noted, there is nothing to amend as there are no level crossings in Dartmoor National Park.</p> <p>Network Rail will continue to be a statutory consultee for any relevant applications.</p>

You Said	We Did
<p>Environment Agency - Section 1.4 we would recommend that submitted plans are drawn using levels to metres Above Ordnance Datum. This is applicable to Finished Floor Levels, ridge heights, flood levels, ground levels etc. This comment is also applicable to sections 1.6, 1.7 and 1.10. If the council is requesting that plans are submitted with a fixed Ordnance Survey datum point, a calculation of the translation into mAOD should also be given e.g. mAOD= the given level plus, or minus + X.</p> <p>Section 2.3 describes that developers should seek to prevent waste, and the validation requirements for major applications indicates that a waste audit statement should be submitted. While we support this, your authority may wish to consider requiring a Construction Environment Management Plan in conjunction with a waste audit survey to consider all elements of pollution prevention, and waste management during the construction phase.</p> <p>In Section 2.5 we would recommend that this section considers the need for assessment of non-mains drainage at this point, as non-mains development it is not included as a locational constraint. You may wish to include a category for non-mains development which stipulates the requirement for an FDA to be submitted and permitting requirements.</p> <p>Section 2.11 could include information relating to the SSAFO regulations in the further guidance so that, at validation stage, the requirements for 4 months' storage has been considered.</p> <p>With regards to Section 2.12, it is presumed that validation requirement viii includes groundwater in the assessment of water quality, quantity, flood risk and drainage your authority may wish to make this clear.</p> <p>We support having the validation requirement for section 3.1 and we would support the requirement for FRAs to contain a Sequential Test statement and the Exception Test. We would recommend that the validation list also includes the requirement for a Hazard Rating regarding velocity, depth and duration of a flood event. The text suggests that the LLFA would review all major proposals in all flood zones, according to our consultation checklist, we should be consulted on development which is located in flood zone 2 or 3, or is within flood zone 1 in an area which has critical drainage problems. In addition it may be useful for the validation list to contain the link to the EA flood maps: https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities.</p> <p>As above (2.5), 3.10 has information relating to non-mains foul drainage: you should consider a section specifically for development of non-mains foul drainage system, the requirement would be the information in the Foul Drainage Assessment.</p>	<p>Fixed datum points will be a necessary requirement.</p> <p>Support non-mains drainage addition. All new developments (other than householder) must be accompanied by a surface water management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with Sustainable Drainage Systems (SuDS) principles, and following the hierarchy of discharge solutions as set out in Section 10 of Devon County Council's SuDS guidance SuDS guidance - Flood Risk Management (devon.gov.uk)</p> <p>The changes to groundwater inclusion on Section 2.12 have been added</p> <p>The changes to Section 3.1 further guidance have been added</p>

You Said	We Did
<p>Natural England - 1.3 Natural England has published a set of mapped Impact Risk Zones (IRZs) for designated nature conservation sites. This tool can be used to identify impact pathways and can help applicants consider whether the proposed development is of a type or scale that is likely to affect an internationally or nationally designated nature conservation site.</p> <p>2.3 and 2.7 - Natural England welcomes the inclusion of the link to the Biodiversity Metric 3.0 and guidance.</p> <p>3.7 The Authority might like to consider including the following additional links to the Further guidance column – DCC’s Devon LCA, NE’s NCA profiles, and contact details for DNPA’s Trees and Landscape Officer.</p> <p>3.8 where trees are present on the site or adjacent to the land Natural England provides Standing Advice on Ancient Woodland, which may be a helpful reference for developments near ancient woodland and veteran trees. We recommend that reference to the Natural England Standing Advice for Protected Species be included.</p> <p>3.11 Any Noise Impact Assessment should also consider the impacts of noise pollution on the natural environment. It might also be advantageous to indicate which developments are likely to be expected to provide a Noise Impact Assessment. Applicants may need to be aware that Natural England have a pre-application Discretionary Advice Service (DAS). Further information can be found at https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals.</p> <p>The Impact Risk Zones (IRZs) tool can be used to help consider whether a proposed development is likely to affect a SSSI and to inform where an Air or Water Quality Assessment may be required to consider the potential effects on ecological receptors. We suggest that a link to the Air Pollution Information Service (APIS) is provided in the further guidance column.</p> <p>A cautious approach should be taken assessing whether ammonia from agricultural development and emissions from combustion development would be likely to harm air quality. Potential adverse impacts on air quality are most likely to arise from:</p> <ul style="list-style-type: none"> a) an agricultural building to house livestock (primarily beef and dairy cattle, pigs or poultry); b) any new or expanded pit, tank or lagoon for storing slurry; c) any anaerobic digester; and/or d) any combustion plant. 	<p>DCC net gain guidance is not yet available amendments may need to be made, once this information is available</p> <p>DNPA do not support repeating references / guidance already in Policy, the validation Guide is not a repeat of the Local Plan and the two need to be read in conjunction</p> <p>The noise impact assessments has been expanded to include natural environment and added air, soil and water quality to the definition</p>

You Said	We Did
<p>Natural England cont. - Any planning applications for the above should be accompanied by a Simple Calculation of Atmospheric Impact Limits assessment if they are within 10km of a Habitats site. Where water quality has the potential to be a planning concern an applicant should explain how the proposed development would affect any designated sites of importance for biodiversity, and how they propose to mitigate the impacts.</p> <p>The Local List and the Wildlife Trigger Table are not explicitly clear about what is expected from applicants if their proposal is within a South Hams SAC Landscape Connectivity Zone or Sustenance Zone. The applicant will need to provide the information necessary to enable the Authority to determine whether the proposal is likely to have a significant effect on the SAC's greater horseshoe bat population when undertaking their Habitats Regulations Assessment.</p>	
<p>Officer - 2.2 there are no drainage requirements, you should be asking for SUDS details for all development over a certain threshold. If infiltration/soakaways are proposed, you will need a professional report or evidence of infiltration testing. There is no reference to biodiversity enhancement requirements and no reference to ecology. There is also no requirement for parking to be shown</p> <p>2.3 No reference to ecology - see above where parking and drainage referred to in same box - think these need to be separate and completely different issues.</p> <p>3.5 Do statements of significance need to be by 'suitably qualified and experienced heritage specialists'? This means every householder needs a professional to write a report for them, should this be proportionate?</p> <p>No reference to farm diversification. Would like to see requirements to prove genuine farm diversification as per 5.6.3 A summary table does not work in practice, the checklist is too complicated to be simplified and needs to be read in full.3.5 Heritage assets Do statements of significance need to be by 'suitably qualified and experienced heritage specialist'? This means every householder needs a professional to write a report for them, should this be proportionate?</p> <p>No reference to farm diversification. Would like to see requirements to prove genuine farm diversification as per 5.6.3 A summary table does not work in practice, the checklist is too complicated to be simplified and needs to be read in full.</p>	<p>Schedule 2.2 allows for some flexibility and a proportionate approach, i.e. where it's obvious a minor extension won't trip the 30% threshold.</p> <p>Trigger table is to be submitted with all apps to cover biodiversity enhancement requirements.</p> <p>Parking and drainage have been separated in the report.</p> <p>Farm diversification reqs at 5.6.3 are only to be applied where there is uncertainty - as such it is not a validation requirement</p>

You Said	We Did
<p>National Highways - should be consulted on all major applications and/or those with the potential to impact on the safe and efficient operation of the strategic road network and its assets.</p> <p>Regarding section 3.6, we strongly encourage applicants to engage in pre-application discussions with National Highways to establish the scope of any transport statement/assessment that may be required to support an application. In respect of the submission of transport statements and assessments for the purposes of validating a planning application, we would like to remind the Authority of the need to ensure that appropriate assessment of the impact of development on the strategic road network has been provided by applications with the potential to impact on our network, prior to the validation of the application.</p>	<p>National Highways will continue to be a statutory consultee for any relevant applications.</p> <p>Section 3.6 has been amended to reflect the comments made</p>
<p>One Planet Development Practice Guidance for the Welsh Government - In Wales the Business and Improvement Plan, Zero Carbon Analysis, considerations of landscape and biodiversity, transport matters and Ecological Footprint Assessment are all combined onto a single Management Plan then conditioned in any subsequent consent. Such an approach is recommended for Dartmoor too.</p>	<p>This shouldn't be included in a Validation checklist. However, it can be taken forward to Housing Guidance.</p>



DARTMOOR NATIONAL PARK AUTHORITY VALIDATION CHECKLIST (The ‘Local List’)

Consultation Draft - January 2022

This is a draft document for public consultation – for more information on the consultation see www.dartmoor.gov.uk/planning. We welcome your comments on the content of this list. Please note we intend to prepare an easy to use online version once this is finalised.

There are minimum requirements that **all planning applications** need to meet to be considered valid. These requirements are set out nationally¹, and locally² by Dartmoor National Park Authority (DNPA). If these requirements are not met we cannot validate the application or consider it further.

The Local List has to cover the full range of applications DNPA receives and as such this document contains detailed information. To make it easier to navigate the List is set out as follows:

PART 1 – GENERAL VALIDATION REQUIREMENTS FOR ALL APPLICATIONS

This sets out the national validation requirements for all applications

PART 2 - REQUIREMENTS DEPENDENT ON DEVELOPMENT TYPE

This sets out validation requirements by the development type being proposed, e.g. housing, employment, minerals or energy development

PART 3 - REQUIREMENTS DEPENDENT ON SITE CONSTRAINTS

This sets out validation requirements which relate to specific constraints which may exist on the application site, e.g. a flood zone, or conservation area

¹ The national requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 detailed at <https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission>.

² Guidance on setting local requirements is contained in National Planning Practice Guidance <https://www.gov.uk/guidance/making-an-application#Local-information-requirements>

PART 1 – GENERAL VALIDATION REQUIREMENTS FOR ALL APPLICATIONS

The following are national validation requirements for all applications:

- **A completed Application Form**
 - Application Forms can be found on the [Planning Portal](#).
- **The correct Application Fee**
 - A fee guide and calculator can be found on the [Planning Portal](#).
- **Ownership Certificates**
 - An ownership certificate A, B, C or D must be completed stating the ownership of the property, this forms part of the planning application form.
 - The Ownership Certificate incorporates an Agricultural Land Declaration to certify that any agricultural tenants have been notified prior to the submission of the application.
 - Ownership Certificates are not required for Advertisement Consents or Lawful Development Certificates
- **Site Location Plan and Site/Block Plan** (see detailed guidance on plans and drawings below)
- **Design and Access Statement** (see detailed guidance below)

1.1 Design and Access Statement

All applications must include sufficient design information, including construction details, so design quality can be adequately assessed at the application stage and maintained through to completion³. The detail required will be proportionate to the scale of the development.

A Design and Access Statement (DAS) is a national validation requirement for:

- Major developments; and
- Listed Building applications; and
- Applications in Conservation Areas and World Heritages Sites where one or more dwellings are being created, or a building or buildings where new floor space of 100m² or more is being created.

A DAS statement is a short report that explains how a proposed development responds to the site and its setting and demonstrates that it can be accessed by prospective users.

A DAS must:

- Explain the design principles and concepts that have been applied to the development
- Demonstrate the steps taken to appraise the context of the development and how its design takes the context into account
- Explain how policies related to access have been taken into account
- State what consultation has taken place in relation to access and what account has been taken of the outcome
- Explain how specific issues related to access have been addressed

Applications for Listed Building Consent will require reference to the building's significance and the impact of any proposed works. This can be included as part of the DAS or submitted within a Statement of Heritage Significance (see SP 2.7, SP 2.8, SP 2.9).

³ In accordance with Local Plan **Strategic Policy 1.5**.

1.2 Planning statement

A Planning Statement will be required for more complex developments. A Planning Statement should set out the development's planning context, assess the need for the development how the proposal accords with relevant planning policies. It may also include details of pre-application consultations with the DNPA, statutory consultees and/or the wider community.

1.3 Wildlife and Geology Trigger Table

All planning applications must be submitted with a [Wildlife and Geology Trigger Table](#) to identify if the proposed development will require a wildlife or geology report to assess impacts on protected habitats or species.

If there is a 'yes' in any column of Part A or Part B of your trigger table, a Wildlife and/or Geology Report must be prepared by a qualified and suitably experienced [ecological consultant](#) and submitted with your application. If the Wildlife Report indicates that detailed protected species surveys are required these must be included with your planning application, unless agreed with the DNPA. The application cannot be validated without them.

If the wildlife report indicates that detailed protected species surveys are required these must also be included as part of the wildlife report. The application cannot be validated without them. A guide on when to survey can be found [here](#).

Similarly, if the table indicates that the development needs to deliver biodiversity net gain or biodiversity enhancement features (as per Local Plan Policy 2.3) then details of these must be submitted with your application, it cannot be validated without them.

1.4 Drainage

All new developments (other than householder) must be accompanied by a surface water management plan which demonstrates how surface water from the development will be disposed of in a manner that does not increase flood risk elsewhere, in accordance with Sustainable Drainage Systems (SuDS) principles, and following the hierarchy of discharge solutions as set out in Section 10 of Devon County Council's [SuDS guidance](#).

All developments which are not connected to the main sewer need to be accompanied by details of the alternative foul drainage arrangements, (Foul Drainage Assessment (FDA)).

1.5 Plans, Drawings and other Documents

The following general principles apply to all plans and drawings submitted with planning applications. They must:

- be up to date, accurate and consistent
- be drawn to a recognised metric scale, which must be indicated on the drawing;
- include a scale bar;
- be drawn in 2D only;
- show the direction of north and be orientated in the same direction (i.e. an existing plan should be orientated the same way as the proposed plan);
- be clearly numbered, including numbered revisions (where necessary we will number plans);
- be capable of being printed to a maximum of A3 size. (The plan should indicate the size to be printed at A3, A4 etc);
- not show previous application numbers or date stamps (e.g. for resubmitted applications);
- be of a quality that will be clear once uploaded to the website;
- be no larger than 10mb in file size as these cannot be published online;
- not contain any signatures, due to GDPR, including accompanying reports, e-signatures are acceptable on forms for planning application purposes;
- be submitted as PDF file types;

All documents (in particular Site Location Plans and Site/Block Plans) should not breach Crown Copyright (e.g. A Land Registry document, photocopy or an image copied from the internet, such as Google Maps). To protect copyright, plans should clearly indicate a Licence Number to confirm that the user has the authority to reproduce the plans.

The following plan requirements must be met by all applications.

Document Description	What's required?	Further guidance
Site Location Plan ¹	<p>All plans should:</p> <ul style="list-style-type: none"> • Be based upon an up-to-date Ordnance Survey Map and drawn to scale 1:1,250 or 1:2,500 <ul style="list-style-type: none"> ○ In isolated locations, a plan at a smaller scale (e.g. 1:10,000) may be necessary to show the site's location relative to nearby settlements. ○ Copies of Copyright plans from other sources must not be used, such as extracts from published policy documents or online mapping services. 	<p>Maps can be purchased from an Ordnance Survey retailer or via the Planning Portal at planningportal.co.uk/buyaplan</p>

Document Description	What's required?	Further guidance
	<ul style="list-style-type: none"> • Show the application site clearly edged in red (this must include all land necessary to carry out the proposed development such as site access, car parking, visibility splays, engineering and drainage works, on- and off-site biodiversity enhancement, landscaping and open areas around buildings). • Show a blue line around any other land within the applicant's ownership, close to or adjoining the application site. <ul style="list-style-type: none"> ○ Applications for Agricultural Buildings or Dwellings should be accompanied by an additional location plan to identify all land owned and/or rented on the holding. 	
Site/Block Plan	<p>All plans should:</p> <ul style="list-style-type: none"> • Be drawn to scale 1:200 or 1:500; • Provide accurate details of the location of the development and its relationship to other buildings and boundaries on or adjoining the site; • Should identify a fixed Ordnance Survey (OS) Datum point (a permanent reference point from which measurements or levels may be taken); and • Identify any features, landscaping (including any significant trees on or adjoining the site), roads (including any access arrangements), details of any public rights of way crossing or adjoining the site, the extent of any hard surfacing and any boundary treatment including walls, fencing or hedgebanks. 	<p>Maps can be purchased from an Ordnance Survey retailer or via the Planning Portal at planningportal.co.uk/buyaplan</p>
Elevation drawings	<p>Proposed elevations should be provided with all applications for new, replacement, or extended buildings, and applications for external alterations. Existing elevations are also helpful. For Listed Building Consent Applications you must submit both existing and proposed elevations at scale 1:50 and include the whole building elevation (rather than a part of it).</p> <p>All elevations should:</p> <ul style="list-style-type: none"> • Be to a scale of 1:50 or 1:100 and indicate the elevation direction • Show all elevation(s) relevant to the proposal; • Be annotated with the proposed materials and mark key dimensions (length, width, height) of any new structures; 	

Document Description	What's required?	Further guidance
	<ul style="list-style-type: none"> Indicate other buildings attached to the elevation and the main features of that adjoining building (e.g. details of doors, windows on the same elevation of an adjoining terraced or semi-detached dwelling); and Show ground levels either side of any structure, where a change of level is proposed the difference in levels should be shown, it is also helpful to indicate Finished Floor Levels. 	
Floor Plans	<p>Proposed floor plans should be provided with all applications. Existing floor plans are helpful. For Listed Building Consent Applications and to evidence the original dwelling for householder extensions and replacement dwellings you must submit both existing and proposed floor plans.</p> <p>The floor plans should:</p> <ul style="list-style-type: none"> be to scale 1:50 or 1:100 and must show the whole floor area concerned; and identify any walls, features or buildings to be demolished <ul style="list-style-type: none"> for change of use applications floor plans should denote the use of each room and use colour (boundary edged rather than block shading) to distinguish between existing and proposed floorspace. 	

In addition to the plans set out above, the following may also be required where they are relevant to the proposal. It is the applicant's responsibility to identify whether any of these plans are required to support their application. DNPA [can provide advice at pre-application stage](#).

Document Description	What's required?	Further guidance
Cross Sectional Plans	<p>Where there are changes in ground levels or floors then Cross-Sectional plans should be provided.</p> <ul style="list-style-type: none"> These drawings should be at scale 1:50 or 1:100 (i.e. compatible with the elevation drawings and floor plans) and should show at least one cross-section through the new building and indicate levels. 	
Site Levels Plan	<p>Where new buildings are proposed and/or there are proposed changes to the site levels, a Site Levels plan must be provided.</p>	

Document Description	What's required?	Further guidance
	<p>The plans should:</p> <ul style="list-style-type: none"> • be to scale 1:200 or 1:500. • show existing site levels, Finished Floor Levels of any new buildings, and must relate to an identified OS datum point • show existing and proposed ground levels where excavation works are proposed 	
Street Scene Plans	<p>Street scene plans are necessary where the proposal will significantly affect a road frontage, or where there are concerns regarding the height and appearance of new buildings.</p> <ul style="list-style-type: none"> • The plans are usually at scale 1:100 or 1:200. • They should illustrate the proposed development alongside neighbouring properties for a sufficient length of the street. 	
Specialist Plans	<p>It is occasionally necessary to show specific details at a larger scale (1:5, 1:10 or 1:20) to show architectural detailing, technical specifications, etc. These plans are often requested on applications involving listed buildings.</p> <p>Detailed plans may also be required on other applications, for example to demonstrate the means of illumination behind an advertisement fascia sign, or in relation to mitigation measures for protected species, showing details of access points, roosting areas, materials etc.</p>	

1.5 Supplementary information

Document Description	What's required?	Further guidance
Photographs & Photomontages	<p>Photographs and photomontages can provide useful background information. Some examples may be:</p> <ul style="list-style-type: none"> • Large-scale developments where a photomontage can demonstrate a proposal's integration with the existing street scene/environment • Advertisement applications, to demonstrate how a new fascia or projecting sign would look on an existing shop front 	<p>To judge the impact of development in a wider landscape setting see www.landscapeinstitute.org/PDF/Contribute/LIPhotographyAdviceNote01-11.pdf</p>

	<ul style="list-style-type: none"> Listed Building applications, where a series of photographs are contained within a Statement of Heritage Significance. 	
Materials	It is helpful to specify samples of materials, e.g. roofing slate or tiles, surfacing materials etc. If these are considered acceptable it may prevent a condition being placed on for approval of detailed materials, speeding up the process.	

PART 2 - REQUIREMENTS DEPENDENT ON DEVELOPMENT TYPE

The following requirements relate to the development type proposed e.g. housing, employment, minerals or energy development. For an application to be valid you should provide all information relevant to your proposed development, in many cases this will mean providing requirements against two or more development type categories.

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
External lighting	All development proposals should avoid external lighting. Where external lighting is demonstrated to be absolutely necessary its design should avoid all adverse impacts, or as a last resort mitigate them to the greatest possible extent.	SP 2.6	The location and design of any external lighting on the development should be clearly shown on submitted plans. Justification for the proposed lighting should be provided in the DAS, together with a description of what has been done to avoid and/or mitigate potential impacts in accordance with Strategic Policy 2.6.	ILP Guidance Note 1 for the reduction of obtrusive light 2021
Residential alterations, extensions, outbuildings, and	Residential extensions, alterations, outbuildings and replacement dwellings should not exceed the habitable floorspace of the original dwelling by more than 30%	P 3.7	All schemes should provide an assessment which evidences: <ul style="list-style-type: none"> the floor area (GIA) of the 'original dwelling' the habitable floorspace (GIA) of the proposed development 	Local Plan section 3.8

⁴ Policies are contained in the Dartmoor Local Plan 2018-2036

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
replacement dwellings			<ul style="list-style-type: none"> the non-habitable floorspace (GIA) of the proposed development. <p>The ‘original dwelling’ is defined in the Local Plan (para 3.8.5) as the dwelling as it existed on 1 April 1995 or the original dwelling if constructed after this date. A variety of information is considered suitable, including dated photographs, building regulation certificates, aerial photographs, planning decisions and drawings, etc.</p> <p>‘Habitable floorspace’ is defined in the Local plan (para 3.8.6) as the areas of the dwelling which are usually lived in (living rooms, kitchens, bathrooms, hallways etc.). A definition is available in the Local Plan Glossary.</p>	
Residential	All new residential buildings must achieve a minimum 10% reduction in carbon emissions over Building Regulations Part L 2013; or Association for Environment Conscious Building (AECB) or Passivhaus certification.	SP 1.6	<p>The Design and Access Statement (DAS) should confirm which of the required energy efficiency standards will be met. Providing evidence that these requirements, and the air tightness tests and on-site training required by policy, can be achieved.</p> <p>Meeting the policy requirements will be a condition of consent. Provision of all the relevant post-completion and training certification will allow the condition to be signed off.</p>	Building Regulations Approved Document L
	Development involving 2 or more homes or a site area of 0.2 Ha or more will be required to deliver 10% biodiversity net gain.	SP 2.3	For biodiversity net gain a suitably qualified ecological consultant must be employed to assess the proposal against Natural England’s Biodiversity Metric 3.0 (or as superseded) and a report	Natural England Biodiversity Metric 3.0 and Guidance

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
	Development falling below the above threshold will be required to deliver biodiversity enhancement by making a proportionate on-site contribution to wildlife in accordance with Table 2.2.		<p>submitted which allows DNPA to assess the application against the 10% biodiversity net gain policy requirement. The assessment must be completed in accordance with Natural England’s guidance and must adhere to the contained rules and principles.</p> <p>For biodiversity enhancement the DAS should make clear which enhancement features will be provided and the drawings should show where these will be located, together with any necessary details to ensure the features are installed and managed appropriately for the benefit of wildlife.</p>	
	Housing development on allocated sites and windfall sites must identify a current affordable housing need.	SP 3.1	<p>For schemes of 6 homes or more in Local Centres, or 4 homes or more in Rural Settlements and Villages and Hamlets, affordable housing need should be demonstrated by an up-to-date Housing Needs Assessment.</p> <p>Schemes delivering fewer homes within these settlements may be evidenced using the housing register.</p> <p>An Affordable Housing Statement should identify what provisions are to be made for affordable housing to meet identified needs and should explain the size, location and tenure of the units, along with proposed arrangements for their management. It should reference to any Registered Provider (or</p>	

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			Housing Association) that may be involved in the scheme.	
	All new housing should meet and not significantly exceed nationally described technical housing standards.	SP 3.2	A schedule of areas showing unit sizes, bedroom numbers and person numbers should be included to allow the new build dwellings to be assessed against the Technical Housing Standards.	Technical Housing Standards
	All new build dwellings should be constructed in accordance with Building Regulations Requirement M4(2).	SP 3.2	Submitted plans should be clear and allow for the dwellings to be assessed against M4(2) standards. An accompanying statement should clarify how the dwellings meet M4(2) standards, identify dwellings which cannot meet M4(2) standards and provide appropriate justification with reference to Strategic Policy 3.2.	Gov.uk Planning Advice Building Regulations Approved Document M
	Where a housing development does not propose the level of affordable housing required by policy, this must be justified (in accordance with policy).	SP 3.3 SP 3.4 SP 3.5	A Viability Assessment is required if the offer of affordable housing differs from that expected by policy, in order to explain any shortfall and to provide detailed financial information on the scheme. This should include the identification of any commuted sum that may be used to fund provision elsewhere. The assessment will normally be compiled by a competent person and may be subject to scrutiny by an independent assessor employed by the Authority at the applicant's expense. It should be prepared following guidance contained within the National Policy Framework 2021 and the RICS "Financial Viability in Planning" and "Financial viability in planning: Conduct and reporting" documents. All viability assessments will be publicly available as part of the planning application file and published	RICS Financial Viability in Planning RICS "Financial viability in planning: Conduct and reporting"

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			on our website. Please contact the Planning Administration team if you believe the information is commercially sensitive.	
	All new residential development should provide on-site car parking in line with the standards in Local Plan Table 4.2, should incorporate Sustainable Drainage Systems (SuDS), and provide electric vehicle charging points (EVCPs) to comply with Local Plan Table 4.4.	P 4.4 P 4.5	Submitted plans and a summary schedule should make clear where parking is to be provided, which spaces are to be equipped with EVCPs and how the construction will meet the SuDS requirement.	Grant Scheme for electric Vehicle Charging Scheme Sustainable Drainage Systems: Guidance for Devon
	Developers should seek to prevent waste and must identify sufficient and convenient space for storage of waste and recycling	P 6.4	<p>Submitted plans and the DAS should make clear what provision is made for waste storage and recycling.</p> <p>Major planning applications must submit a waste audit statement specific to the application, setting out how the demolition construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy.</p>	
	Applications for 6 dwellings or more on non-allocated sites or which deviate from the published Site Brief should be informed by the preparation of a development brief or masterplan.	P 7.1	Applications should prepare and submit a development brief or masterplan that has been prepared in associated in with the community, relevant stakeholders and DNPA.	DNPA guidance on completing Masterplans and Development Briefs
	Ensure fire safety measures are incorporated at the planning stage for schemes involving a relevant high-rise residential building.	national	A fire statement, setting out fire safety considerations specific to the development, will be required where a proposed building contains two or more dwellings or educational accommodation and	Gov.uk Planning Guidance

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			<p>a proposed building is 18m or more in height, or 7 or more storeys.</p> <p>“Dwellings” includes flats, and “educational accommodation” means residential accommodation for the use of students boarding at a boarding school or in later stages of education⁵. Fire statements must be submitted on a form published by the Secretary of State.</p>	
Rural workers’ housing and annexes	New rural workers’ housing will only be acceptable where it is justified by an essential need, the business has been established for at least three years and is profitable, and the business conserves and/or enhances Dartmoor’s Special Qualities	P 3.9	<p>Applications must provide:</p> <ul style="list-style-type: none"> • An independent appraisal carried out by a suitably qualified professional to assess the essential need for a full-time rural worker to live permanently at or near their place of work; and • A rural business appraisal demonstrating the business has been established for a minimum three-year period, profitable for at least one, is currently financially sound and has a clear prospect of remaining so; and • A statement assessing the business’ contribution to conserving and enhancing Dartmoor’s Special Qualities. <p>Proposals should also submit an area schedule (GIA) allowing the floor area of the proposed dwelling to be assessed against the policy requirement.</p>	
Gypsy and Traveller	Proposals for new permanent or transit Gypsy and traveller accommodation must	P 3.11	A Gypsy and Traveller Accommodation Assessment and/or appropriate information on local needs to	Gov.uk Planning Guidance

⁵ (for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
	demonstrate need through a Gypsy and Traveller Accommodation Assessment		demonstrate must be provided that assesses the need for the development.	
Low Impact Residential	Proposals must have a low impact and demonstrate a positive environmental, social and economic contribution.	P 3.12	<p>Applications should provide the following evidence:</p> <ul style="list-style-type: none"> • Business Improvement Plan: to assess the need to live on site, quantify inhabitants' income, food, energy and waste requirements, and assess whether proposed activities can support occupants' needs within 5 years from occupation; • Ecological Footprint analysis: to assess the ecological footprint of occupants and the development; • Zero Carbon Analysis: to assess the carbon impact of the proposed development; • Landscape Visual Impact Assessment and Biodiversity Assessments: to assess the development's impact in its context; and <p>Travel Plan and Transport Statement/Assessment: to assess traffic generated and site suitability and sustainability.</p>	
Non-residential	All new commercial non-residential residential buildings must achieve a minimum 10% reduction in carbon emissions over Building Regulations Part L 2013	SP 1.6	<p>The Design and Access Statement (DAS) should confirm the required energy efficiency standards will be met. Providing evidence that these requirements, and the air tightness tests and on-site training required by policy, can be achieved.</p> <p>Meeting the policy requirements will be a condition of consent. Provision of all the relevant post-</p>	Building Regulations Approved Document L

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			completion and training certification will allow the condition to be signed off.	
	<p>Development involving 100m² of floorspace or a site area of 0.2 Ha or more will be required to deliver 10% biodiversity net gain.</p> <p>Development falling below the above threshold will be required to deliver biodiversity enhancement by making a proportionate on-site contribution to wildlife in accordance with Table 2.2.</p>	SP 2.3	<p>For biodiversity net gain a suitably qualified ecological consultant must be employed to assess the proposal against Natural England’s Biodiversity Metric 3.0 (or as superseded) and a report submitted which allows DNPA to assess the application against the 10% biodiversity net gain policy requirement. The assessment must be completed in accordance with Natural England’s guidance and must adhere to the contained rules and principles.</p> <p>For biodiversity enhancement the DAS should make clear which enhancement features will be provided and the drawings should show where these will be located, together with any necessary details to ensure the features are installed and managed appropriately for the benefit of wildlife.</p>	Natural England Biodiversity Metric 3.0 and Guidance
	All new non-residential development should provide appropriate parking which does not exceed the maximum specified in Local Plan Table 4.3, should incorporate SuDS, and provide electric vehicle charging points (EVCPs) to comply with Local Plan Table 4.4.	P 4.4 P 4.5	Submitted plans and a summary schedule should make clear where parking is to be provided, which spaces are to be equipped with EVCPs and how the construction will meet the SuDS requirement.	Grant Scheme for electric Vehicle Charging Scheme Sustainable Drainage Systems: Guidance for Devon
	Developers should seek to prevent waste and must identify sufficient and convenient space for storage of waste and recycling	P 6.4	Submitted plans and the DAS should make clear what provision is made for waste storage and recycling.	

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			Major planning applications must submit a waste audit statement specific to the application setting out how the demolition construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy.	
Telecommunications	All telecommunications infrastructure should demonstrate that equipment cannot be delivered less harmfully, is located and designed to minimise its impact and does not cause substantial harm to the character and appearance of the built environment and/or National Park's Special Qualities.	P 4.7	<p>All proposals must submit a Telecommunication Statement which includes the following information:</p> <ul style="list-style-type: none"> • a plan showing the infrastructure's network coverage; • a statement explaining the reasoning behind the proposed siting and how the National Parks England Joint Accord and Mobile UK Code of Best Practice on Mobile Network Development have been considered; • compliance with ICNIRP (International Commission on Non-Ionizing Radiation Protection) Guidelines; • evidence of what mast- and site-sharing opportunities have been investigated; and • evidence showing how equipment is located and designed to minimise its impact on the character and appearance of the built environment and/or the National Park's Special Qualities. 	<p>Code of Best Practice on Mobile Network Development</p> <p>National Parks England and Mobile Operators Association Joint Accord</p> <p>Mobile UK Code of Best Practice Mobile Network Development in England</p>
Main Town Centre Uses	Development involving main town centre uses with a Gross Internal Floor Area (GIFA) of 150m ² or more, not part of farm	SP 5.2	Information should be submitted which allows the proposal to be assessed in accordance with the town centre sequential test.	

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
	diversification, must follow the town centre sequential test.		<p>Proposals outside town centres should submit a sequential test assessment which addresses the criteria in Local Plan SP 5.2 part 2.</p> <p>Proposals which could have a significant adverse impact on a town centre must also submit an impact assessment.</p>	
Staff accommodation for serviced accommodation businesses	Proposals for staff accommodation will be supported where evidence demonstrates they are needed.	P 5.5	A statement should be submitted which assesses the need for staff accommodation in the context of the business.	
Equestrian	That equestrian development conserves and/or enhances the National Park's Special Qualities	P 5.10	<p>All applications must include a Land Management Plan providing information on:</p> <ul style="list-style-type: none"> • the number and species of animals to be kept; • the grazing and waste management regime; • how all buildings will be used and any required lighting; • how soils, Dartmoor's priority habitats (see Table 2.1), and water quality will be protected, and preferably enhanced; and • how buildings and structures will be removed when redundant. 	Defra, Code of practice for the welfare of Horses, Ponies, Donkeys and their hybrids
Agricultural, forestry and rural land-based enterprise (non-residential)	The scale of the development must be proportionate to a functional need which cannot be met by an existing building or one which was recently disposed of.	P 5.7	All applications will require a statement which clearly describes the need for the development in the context of the enterprise and its operations. Applicants are encouraged to submit as much detail as possible, so that Officers and consultees can	

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
			clearly understand how the development is justified.	
Minerals	Developers must demonstrate socio-economic benefit, an identified local need for stone, and reasonable mitigation provided for within the proposal.	SP 6.1 SP 6.2	<p>Sufficient evidence should support an application, including evidence of the presence of the minerals, working methods, and impact of proposal on:</p> <ul style="list-style-type: none"> i. assets of natural or cultural value ii. levels of noise, dust and vibration iii. amenity and a loss of privacy iv. dark night skies and tranquillity v. landscape character and visual intrusion vi. habitats and species and geodiversity vii. traffic and air quality viii. water quality, quantity, flood risk and drainage ix. land resource, including agricultural land, access land and public rights of way; x. soil, contamination and land instability; and xi. the economy <p>Applications must include a proposed restoration/aftercare strategy.</p>	
Waste Disposal and Recycling Facilities	Small scale community-based reuse, recycling and composting schemes must demonstrate that they are providing a facility for the management of waste arising in that community.	P 6.5	All applications will require a statement which clearly demonstrates an understanding of the waste arising within the community, any waste management capacity gaps, any forecasting of waste arising, and the benefits of local processing/management of waste at a community level.	

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
Restaurants, Cafes, Drinking Establishments and take-away. launderettes, hotels and other similar business/industrial developments	Development should not introduce levels of noise, vibration, lighting, odours, fumes, or dust that would adversely affect human health or quality of life.	P 1.7	A detailed report should be submitted to provide information on necessary ventilation or extractions systems to control odours. These should be identified on the relevant drawings. The report should identify whether the measures comply with regulations or guidance received from the Environmental Health Officer.	Advice can be sought from the district Environmental Health Office
Applications for solar panels, fuel tanks and extraction devices.	Development should not introduce levels of noise, vibration, lighting, odours, fumes, or dust that would adversely affect human health or quality of life. Where a proposal involves the use, production, storage or management of hazardous substances it will only be approved where there is no unacceptable risk to public health or safety, the general amenity of the area or environmental interests	P 1.7 P 1.8	All manufacturer's specification and details to be provided and the equipment clearly shown on submitted plans drawn to a metric scale. Including, on listed buildings, the location of cabling and the existing meter box for connection.	
Large scale industrial, minerals and infrastructure development (Schedule 1 development) and industrial, agricultural,	That there is an appropriate level of information, as required by the Regulations, to ensure that the impact of development falling within Schedule 1 or Schedule 2 of the Environmental Impact (Assessment) Regulations 2017 is understood.	EIA regs	An Environmental Statement (ES) is required in accordance with the Regulations. Owing to the complexity of the issue we recommend a Screening Opinion is sought from the Authority at Pre-Application Stage to establish the requirement, and content of a Statement (a Scoping Opinion).	The Government's Guide to Environmental Impact Assessment provides a list of all Schedule 1 and Schedule 2. See: www.gov.uk/guidance/environmental-impact-assessment .

Development Type	Policy Requirement and threshold	Policy ⁴	Validation requirements	Further guidance
infrastructure, leisure and other development above prescribed thresholds (Schedule 2 development)				

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PART 3 - REQUIREMENTS DEPENDENT ON SITE CONSTRAINTS

These validation requirements relate to specific constraints which may exist on a development site. Applicants should submit all information relevant to the constraints that exist on the development site, in many cases there will be more than one.

You can use the [Local Plan policies map](#) and inset maps within the Local Plan to find constraints relevant to the application site.

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
Within a flood zone	<p>Most development which takes place in a flood zone will need to demonstrate that it is safe from flooding and does not increase flooding elsewhere. This includes developments:</p> <ul style="list-style-type: none"> in flood zone 2 or 3 including minor development and change of use more than 1 hectare (ha) in flood zone 1 less than 1 ha in flood zone 1 in the case of more vulnerable uses, and other flood sources in an area within flood zone 1 which has critical drainage problems (a Critical Drainage Area) 	P 2.5	<p>A Flood Risk Assessment (FRA) undertaken by a suitably qualified professional which should:</p> <ul style="list-style-type: none"> identify and assess flood risk to and from the site and how the risk may be avoided or mitigated contain a Sequential Testing Statement, where it is explored whether the development can be accommodated on land in other preferable zones of lower flood risk include the design of surface water management systems, including Sustainable Drainage Systems (SuDS) and address the requirement for safe access to and from the development in areas at great risk of flooding. <p>SuDS are required for all major development, and development which is within a Critical Drainage Area.</p>	<p>You can check whether your property is at risk from flooding on the Environment Agency website together with their standing advice.</p> <p>Government guidance on FRAs</p> <p>Devon County Council are the lead Local Flood Authority and are consulted on all proposals for all Major and other development schemes where there is potential for flood risk.</p> <p>The Environment Agency are consulted on development (other than minor development, defined in Flood Risk Standing Advice) in flood</p>

⁶ Policies are contained in the Dartmoor Local Plan 2018-2036

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
Land potentially contaminated by existing or former uses or activities or land outside the development site capable of impacts (e.g. migrating contaminants).	That proposals do not cause an unacceptable risk to health or the environment	P 1.8	<p>A Land Contamination Risk Assessment undertaken by a suitably qualified professional identifying potential contamination issues.</p> <p>In line with Government policy, it is necessary when considering suitability to address any future development that might fall within the proposed Use Class.</p> <p>Pre-application discussion with the Environmental Health Officer is recommended to provide a clear indication of the likely extent of full site investigations.</p>	zone 2/3, or in zone 1 in an critical drainage area. Government guidance on Land Contamination Risk Management
Proposals for the conversion of non-residential building in the open countryside.	The conversion of historic non-residential buildings in the open countryside will only be permitted where the building is redundant for its most recent use, of a form, structure and history that is traditional within the context of Dartmoor’s built heritage, and structurally sound and capable of conversion.	P 2.8	<p>Proposals should provide evidence that the building is redundant for its most recent use and historic in the context of Dartmoor’s built heritage.</p> <p>The Structural Engineer’s Survey to be carried out by a suitably qualified professional to show:</p> <ul style="list-style-type: none"> • Evidence that the building is structurally sound, and details of the repairs required to the building as it currently stands; • Evidence that the building is capable of conversion without reconstruction, excavation or alteration; • Explains, separately the works necessary to convert the building to enable assessment of the proposal; • Details of any structural repair, including drawings; 	Adapting Traditional Farm Buildings, Historic England

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
			<ul style="list-style-type: none"> Where any demolition and/or re-building is proposed, this should be clearly indicated on the submitted drawings. 	
An existing dwelling to be demolished and replaced	<p>Replacement homes will be permitted provided they will lead to:</p> <ul style="list-style-type: none"> Removal of a dilapidated dwelling; or A significant improvement in energy efficiency which could not be achieved by modification or adaptation of the existing dwelling; and <p>The building is not on or would not be a candidate for inclusion on the Historic Environment Record (HER)</p>	P 3.8	<p>The application should be supported by a statement that identifies clear reasons and provides commentary on why removal of the existing building is considered to be justified in the context of the policy criteria. This should include explanation of the design process and environmental and energy efficiency benefits of the scheme.</p> <p>Applications should provide:</p> <ul style="list-style-type: none"> an assessment of the energy efficiency of the existing and proposed dwelling in order to demonstrate a significant uplift in energy; commentary on whether the efficiency gains could be achieved through modification or adaptation of the existing dwelling; and commentary on whether the efficiency improvements justify the loss of the existing dwelling's embodied energy 	
Listed Building Consent and applications affecting Heritage Asset(s) (including Conservation Areas, Listed Buildings, Scheduled	All development must conserve and/or enhance heritage assets and their settings.	SP 2.7 SP 2.8 SP 2.9	<p>A Statement of Heritage Significance prepared by a suitably qualified and experienced heritage specialist.</p> <p>The Statement should provide an analysis of the significance of archaeology, the history and architecture of the building/structure, the principles of and justification for the proposed works and an assessment of their impact on the special interest or significance of the listed building or structure, its setting and the setting of adjacent listed buildings.</p>	<p>Gov.uk Planning Guidance: Historic Environment</p> <p>Historic England, Statements of Heritage Significance</p> <p>Devon Historic Environment Record</p>

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
Monuments, Registered Parks and Gardens and non-designated heritage assets).			<p>The scope and degree of detail necessary in the written Statement will vary according to particular circumstances of each application. Section 2.7 of the Local Plan and the Glossary provides further information.</p> <p>Proposals which harm or have a negative impact on a heritage asset will need to provide ‘clear and convincing justification’ as to why the proposals are acceptable, will need to explain what amendments to the proposal have been undertaken to minimise (or mitigate) the impact, and set out the public benefits of the scheme. See the NPPF and NPPG for guidance.</p> <p>The Statement of Heritage Significance must include reference and review of relevant entries on the Dartmoor Historic Environment Record (HER).</p> <p>In some instances, a desk top evaluation of the archaeological value and potential of the site will be required to be submitted with the application.</p>	<p>DNPA has published a series of Conservation Area Character Appraisals which can be referred to.</p>
Where proposals would have significant transport implications, including all major applications	Applications should be supported by an appropriate level of transport survey and assessment to inform the decision-making process.	P 4.3	<p>A Transport Assessment carried out by a suitably qualified professional to illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling.</p> <p>For smaller schemes a Transport Statement is likely to be sufficient which should simply outline the transport aspects of the application.</p>	<p>Devon County Council, the Highway Authority, should be contacted for further advice on traffic management issues.</p> <p>https://www.devon.gov.uk/planning/apply-for-planning-permission/get-help-with-an-application/guidance-for-applicants/</p>

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
			Where applicants have the potential to affect national highways (A30 or A38) applicants are encouraged to engage in pre-application discussions with National Highways to establish the scope of any transport statement/assessment that may be required to support an application.	National Planning Practice guidance on Travel Plans, Transport Assessments and Statements
Proposals likely to have a significant landscape or visual impact.	That development conserves and enhances the character of the Dartmoor landscape	SP 2.1	<p>A Landscape and Visual Impact Assessment (LVIA). It should cover the physical impact that the development will have on the landscape including the wider impact on public viewpoints and residential amenity.</p> <p>In assessing landscape character reference should be made to Dartmoor National Park’s Landscape Character Assessment, Devon County Council’s Devon Landscape Character Assessment and Natural England’s National Character Area profiles.</p> <p>The scope and detail of an LVIA will be dependent on the scale and impact of the development. While a Major scheme will require a full assessment, a simple statement with photographs may suffice for smaller developments.</p> <p>DNPA’s Trees and Landscape Officer can advise on the content of an LVIA if required.</p>	Dartmoor Landscape Character Assessment Landscape Institute Guidance on LVIAs
Developments (including the change of use of land) where trees are present on the	That development conserves and enhances the character of the Dartmoor landscape	P 2.1	<p>A Tree survey undertaken by a qualified Arboriculturist evidencing the following:</p> <ul style="list-style-type: none"> • The location of trees to be felled or retained marked clearly on a plan with an accompanying schedule providing full information on the amenity 	

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
site or adjacent to the land			<p>value of each tree together with details of species, size, age and condition.</p> <ul style="list-style-type: none"> • A tree constraints plan showing root protection area and the canopy spread of the tree(s) • An arboricultural method statement and Tree Protection Plan detailing the measures to be taken to protect the trees during construction • Works to any trees, directly affected by the development <p>For larger applications it will also be appropriate to provide details of the landscape strategy for the site, including areas of new planting.</p>	
Applications which seek to develop land currently used as open/recreational space or for community services/facilities	To justify the loss of open space, sports facilities, and community services/facilities	SP 4.1 SP 4.2	Plans submitted should show any areas of existing or proposed open space within or adjoining the application site	National Planning Policy Framework Para 99
Development which could disturb land that may be unstable.	That development is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.	P 1.8	An Unstable Land/Stability Report. A desk top survey should be carried out to establish the previous use of the land. If the report highlights a potential for instability a detailed report should be commissioned by a competent person to identify all known hazards and provide a detailed remediation strategy to address any issues and confirm that the site is suitable for the proposed use.	

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
Applications for new development (except for household extensions).	All development must show it is deliverable, with connection to appropriate utilities infrastructure. Proposals which do not connect to mains drainage must be justified in accordance with the drainage hierarchy.	SP 1.2	<p>The proposed water supply and drainage should be shown on the submitted plans and a Utilities Statement should:</p> <ul style="list-style-type: none"> • provide details of how the development will connect to existing utility infrastructure systems (electricity, gas, telecommunication and water supply, including foul and surface water drainage systems). • demonstrate that the development will not result in undue pressure on the delivery of those services. • For larger developments, there may be a need to consider new infrastructure. <p>Early discussion of this issue will identify potential shortfalls which may require direct provision or off-site contributions to improve service provision.</p> <p>Evidence submitting the justification for the application of non-mains drainage systems following the drainage hierarchy: first package treatment plants should be considered, then septic tanks, with the use of cesspools as a last resort.</p> <p>If the use of a cesspool or the avoidance of an existing mains connection within 30m is deemed necessary, evidence must be submitted to fully justify this decision.</p> <p>In addition to Planning Permission and Building Regulation approval you may also require an Environmental Permit from the Environment Agency (EA). The granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit.</p>	<p>Where required, the Environment Agency’s FDA1 form must be used; available at https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1</p>

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
Applications claiming Vacant Building Credit (for developments proposed on brownfield development sites containing vacant buildings)	National policy provides an incentive for brownfield development on sites containing vacant buildings.	Local Plan para 3.1.13	Where a vacant building is brought back into use or is demolished to be replaced by a new building, a financial credit can be claimed, equivalent to the existing gross floorspace of relevant vacant buildings when the Authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace. In such instances, a Vacant Building Credit statement is required.	The following link: https://www.gov.uk/guidance/planning-obligations .
Developments which have the potential to cause significant adverse noise impacts	To protect local amenity and the natural environment in Dartmoor National Park	P 1.7 and P 2.2	A Noise Impact Assessment produced by a suitably competent acoustic consultant. It should be based on physical measurement surveys rather than predictive modelling. It will be necessary to confirm the noise emissions of proposed new plant and equipment, either from reliable manufacturers' data or by undertaking measurements of existing facilities elsewhere, rather than relying on assumed noise emissions. Assessment methods and reporting should conform to BS 7445:2003, other relevant British Standards and established good practice. It is advisable to discuss requirements with the Environmental Health Officer and/or the Authority's Ecologist.	
Developments which have the potential to cause significant adverse impact on air, soil or water quality	To protect local amenity and the natural environment in Dartmoor National Park	P 1.7 and P 2.2	Air, Soil and/or Water Quality Assessments should be produced by a suitably competent professional. The following should form part of air, soil and water quality assessments: <ul style="list-style-type: none"> • A description of baseline conditions and any air, soil or water quality concerns affecting the area, 	

On-site constraint	Policy Requirement and threshold	Policy ⁶	Validation requirements	Further guidance
			<p>and how these could change both with and without the proposed development;</p> <ul style="list-style-type: none"> • sensitive habitats (including designated sites of importance for biodiversity); • the assessment methods to be adopted and any requirements for the verification of modelling air, soil or water quality; • the basis for assessing impacts and determining the significance of an impact; • where relevant, the cumulative or in-combination effects arising from several developments; • construction phase impacts; • acceptable mitigation measures to reduce or remove adverse effects; and • measures that could deliver improved air or water quality even when legally binding limits for concentrations of major pollutants are not being breached. 	

DRAFT

Trigger Table for Wildlife, Geology, Invasive Species & Biodiversity

Please remember that anyone causing a wildlife offence (e.g. destruction of a bat roost) can be prosecuted, irrespective of the planning process. Remember to schedule works to ensure no disturbance to protected species, including nesting birds.

Please fill in the table below to find out whether you need to submit a Wildlife, Geology or Invasive Species Report and what biodiversity enhancement measures you need to deliver as part of your planning application. The completed table, associated report and enhancement measures must be included with your application.

Part A. If there is a tick in the 'yes' column you must include a **Wildlife Report** with your application. The report may vary from a short written statement (if there is no significant impact) to a comprehensive report with surveys.

Part B. If there is a tick in the 'yes' column you must include a **Geology Report** with your application.

Part C. If there is a tick in the 'yes' column an **Invasive Species Control Plan** is required.

Part Da. If there is a tick in the 'yes' column **biodiversity enhancement features** are required (see Local Plan Policy 2.3)

Part Db If there is a tick in the 'yes' column 10% biodiversity net gain is required and you should submit a **Biodiversity Metric Assessment** (see Local Plan Policy 2.3)

All reports must be produced by a consultant with suitable qualifications and experience. For further guidance, including a list of consultants go to [\(DNPA planning wildlife webpage\)](#)

Wildlife and Geology Trigger Table

PART A - TRIGGERS FOR A WILDLIFE REPORT	Yes	No
1a. The application site (red line) is greater than 0.1 hectares*		
1b. The proposal:		
i. Involves demolition of a building.		
ii. Involves works to a roof, roof space, weather boarding or hanging tiles e.g. loft conversion, roof raising, extensions.		
iii. Involves works to a quarry or built structures such as bridges, viaducts, aqueducts, tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars and similar underground ducts and structures.		

iv. Involves the development of wind turbine(s), including domestic turbines.		
v. Will illuminate / cause light spill onto a building, mature tree (see ix), woodland, field hedge, pasture, watercourse, water body, tree line or a known bat roost.		
vi. Impacts on a watercourse, intertidal area or standing open water (e.g. ponds, reedbeds) excluding <u>ornamental garden fish ponds</u> .		
vii. Removes, or moves, part / all of a hedge or line of trees (excluding non-native or urban hedges unless > 10m being removed).		
viii. Is within or may impact on (including impacts on hydrology), a woodland or a substantial area of scrub connected to a woodland or hedge.		
ix. Involves surgery to or felling of a mature tree with obvious holes, cracks or cavities, dense ivy, deadwood, bird / bat box (i.e features which may be a bat roost).		
x. Involves removal of tussocky (rough) grassland, wet grassland, flower rich grassland or heathland (heather/gorse present).		
xi. ** <u>Householders do not need to answer this question.</u> May impact directly or indirectly (via a watercourse or air pollution pathway) on a designated wildlife site (Special Areas of Conservation, Special Protection Area, Sites of Special Scientific Interest, County Wildlife Site, Local Nature Reserve, Special Verge).		
xii. Involves lighting or removal of a tree line, woodland, hedges or pasture within a Greater Horseshoe Bat consultation zone (<i>please ask the LPA during pre-ap discussions</i>).		
PART B – TRIGGER FOR A GEOLOGICAL REPORT	Yes	No
** Application impacts on a geological Site of Special Scientific Interest or County Geological Site (RIGS)		
PART C – INVASIVE SPECIES	Yes	No
Site supports an invasive species such as Japanese Knotweed. <i>For a list of Schedule 9 non-native invasive species see http://www.legislation.gov.uk/ukpga/1981/69/schedule/9 or http://www.nonnativespecies.org/index.cfm?sectionid=23 For more information on Japanese Knotweed see Noxious weeds - Waste and Recycling (devon.gov.uk)</i>		
Part D – BIODIVERSITY ENHANCEMENT	Yes	No
a. The development involves creation of 2 homes, 100m ² of non-residential floorspace or a site area of 0.2 Hectares, or <u>more</u>		
b. The development falls below the threshold in Da.		

* - If you have ticked 'no' to all 1b questions a Wildlife Report will not be required if the LPA confirms in writing that it is reasonably certain that there will be no impact on protected or priority habitats and species.

** - to find out if your site is in, or near, a designated site look on [Devon County Council environment viewer](http://www.devon.gov.uk/DevonCountyCouncilEnvironmentViewer) or ask the LPA or Devon Biodiversity Records Centre www.dbr.org.uk (there will be a small charge). For detailed information on County Geological Sites (RIGS) see www.devonrigs.org.uk/07DevonSites.html

IMPORTANT.....

- **If detailed protected species surveys are required these MUST be included with your planning application. The application cannot be validated without them. Surveys can only be conditioned in exceptional circumstances and when agreed with the LPA.**
- **Some surveys can only be undertaken at certain times of year. It is essential that these are timetabled into your project plan in order to avoid wasting time and money. A survey calendar can be found at [Survey Calendar - BSG Ecology \(bsg-ecology.com\)](https://www.bsg-ecology.com)**
- **All details of avoidance, mitigation, compensation, enhancement and net gain actions MUST also be included with your application. It is very likely that any planning permission will be conditional on these being implemented.**



NPA/22/020

Dartmoor National Park Authority

1 April 2022

Stage 1 bid to the National Lottery Heritage Fund for a partnership programme led by DNPA

Report of the Strategic Planning and Projects Manager

Recommendation: That Members:

- i. Approve submission of a Stage 1 funding application, as described in this paper, to the National Lottery Heritage Fund during the 2022/23 financial year.
- ii. Approve a contribution from the Authority's financial reserves of up to £22,500 to be used as match funding, during the 2022/23 and 2023/24 financial years, in the event of this Stage 1 application being successful.
- iii. Confirm their support in principle for the wider proposed programme of work that would form a full Stage 2 application for funding to the National Lottery Heritage Fund in late 2023/early 2024, if we and partners are successful with Stage 1.

1 Introduction

- 1.1 This paper outlines the business case for a Stage 1 application for funding to the National Lottery Heritage Fund (NLHF) under their two-stage process for applications under £5m (five million pounds).
- 1.2 The Stage 1 funding application would, if successful, supply the financial resource required to commission research to inform future work as well as working with Partners and beneficiaries to turn outline proposals into detailed project plans. This Stage 1 development phase would be undertaken over about eighteen months, at the end of which we would be in a position to submit the main Stage 2 application for funding.
- 1.3 This report outlines the proposed work that would be undertaken in the main second stage of the programme with more focus on the case for a first stage submission.
- 1.4 As the NLHF process is two distinct stages, there is no formal commitment required by the Authority beyond the Stage 1 bid. However, the commitment to submitting the Stage 2 bid, once properly prepared, is implied and we seek Members' commitment in principle for this future submission.

2 Background

- 2.1 The [Dartmoor Partnership Plan \(DPP\)](#) (the National Park Management Plan) sets out aims to be achieved by many people and organisations, working in partnership across Dartmoor National Park and beyond. The Plan responds to national policy drivers such as the Government's [25 Year Environment Plan](#) and [Landscapes Review](#). Being a Partnership Plan no one stakeholder expects the capability to progress the aims it sets out without collaboration and the ambition of the plan goes beyond the existing resource of Dartmoor National Park Authority (DNPA) and its Partners. To achieve the aims of the DPP we must look for additional financial support and it is on this basis that we are developing the proposals described in this paper.
- 2.2 Through other work such as the Headwaters programme, Our Common Cause and projects supported through the Green Recovery Challenge Fund, DNPA has strong and developing relationships with a range of land management and natural environment partners on Dartmoor. DNPA is ideally placed to lead programmes that deliver against the aims of DPP and add value to other projects with related aims.
- 2.3 The NLHF have indicated that, whilst natural heritage is a priority for funding, the London and South region are receiving fewer nature focussed bids than would be ideal.
- 2.4 The Moor Than Meets the Eye Landscape Partnership scheme, running from 2014-19 and led by DNPA, was supported by the National Lottery Heritage Fund at a comparable level of grant and followed a similar multi partner model. The scheme is widely regarded as successful and NLHF have encouraged DNPA to submit further bids with a similar or greater level of ambition.
- 2.5 While the Landscape Partnership (LP) programme no longer exists as an option for NLHF funding applications, NLHF have moved to a more generic range of funding programmes and a landscape scale, multi partner approach can be taken by submitting an application for funding under the [National Lottery Grants for Heritage - £25,000 to £5 million programme](#) and then following the [Area-based Scheme](#) approach. We have adopted this format.
- 2.6 Following discussions with potential partners in summer 2021 we submitted an Expression of Interest to the NLHF in August 2021 with an invitation to proceed with an application granted in September 2021. NLHF expect submission of a Stage 1 application within twelve months of EOI approval. The regional committee meets to assess applications quarterly and the submission windows available to us are in May and August this year.
- 2.7 Members have been involved in developing ideas for the Stage 1 bid through discussion at the Park Management Working Panel.

3 Scope of Stage 1 application and wider proposed programme

- 3.1 The main proposal for development and subsequent submission at Stage 2 is a wide-ranging Partnership Programme driven by needs for action identified in the National Park Partnership Plan.

- 3.2 The proposal takes a landscape scale focus on three of Dartmoor's river catchments, from the peat bogs on the high moor, down through nature rich grasslands and upland heath, flowing off the moor through wooded valleys and past the many riverside communities in the towns and city outside the National Park, connecting people to the unique character of the places they live and the nature that surrounds them.
- 3.3 We will work with visitors and residents across partner sites on Dartmoor but with a special focus on less affluent areas of Newton Abbot, Buckfastleigh, Ivybridge, Okehampton and Princetown. We will also connect with communities in Plymouth and even further afield to Bristol and London.
- 3.4 We will aim to benefit those who work in land management on and around Dartmoor, especially farmers, young people and new entrants to nature and natural capital rich farming and land management.
- 3.5 The three focus areas are the catchments of the Okement, Dart, and the Erme and Yealm, these areas are shaded blue in the map, Appendix B (priority audiences and schools are also shown on this map).
- 3.6 Our proposal is organised under three themes, with programmes and projects within these:
- Connecting Dartmoor - A Community Outreach Programme, focused on benefitting the urban population surrounding Dartmoor, connecting people to heritage in their riverside towns and upstream to Dartmoor.
 - Dynamic Dartmoor – working with Dartmoor's farmers, woodland owners and communities during the challenging time of post-Brexit Agricultural Transition to restore and enhance nature and natural systems in Dartmoor's woodlands and the catchments of three of its rivers while helping to sustain the way of life integral to this landscape and the rural communities within it.
 - Laying Foundations for the Future – developing opportunities: for the next generation, for new ways of funding heritage and for more people to enjoy Dartmoor sustainably without damaging the landscape we treasure or the communities that call it home, including a Gateway Towns pilot.
- 3.7 The developing Partnership includes the Woodland Trust, Sustrans, Dartmoor Hill Farm Project, South West Lakes Trust, Shallowford Trust, RSPB, South West Water, Environment Agency, Devon Wildlife Trust, Devon Biodiversity Records Centre, community organisations in Ivybridge and Okehampton. We are also discussing proposals with the Duchy of Cornwall, Dartmoor Preservation Association, Dartmoor Commoners' Council, Postbridge Farm Cluster, Exeter University and local arts organisations.
- 3.8 We have positioned DNPA as lead applicant for the partnership, our commitment in this regard will be similar to our undertaking for the Moor than Meets the Eye Landscape Partnership. We would take a lead on writing both Stage 1 & 2 bid documents as well as commissioning associated contracts, and then undertaking significant pieces of the main Stage 2 programme delivery. As lead partner DNPA

would host the core programme management team and manage the finance and claim process on behalf of the partnership. Any agreements entered into with the NLHF would be between them and DNPA as lead applicant, a Partnership Agreement will bind Partners under the same terms of grant, sharing legal and financial responsibility across the Partnership.

3.9 If successful with a May application, the Stage 1 development work will run from October 2022 until December 2023. If then successful with a Stage 2 application in December 2023 we could expect to initiate the main programme of work in March 2024, the whole programme would run over five years, although many of the projects within it would run for shorter periods.

3.10 The core element of the Stage 2 application for funding will be the Area Action Plan, following NLHF's template, this is a detailed programme management plan that will guide the work of the Partnership through the main five-year delivery phase. Production of this plan will be a focus of the Stage 1 development work but will be informed by a number of studies, which will have wider benefit to DNPA and Partners, including:

- Production of an audience development plan - including a visitor motivations study (already a commitment in the current DNPA Business Plan) and baseline visitor survey.
- Test approaches to ground truthing transitional habitat identified through SWEEP Quantitative Habitat Mapping Project (scrub/regenerating woodland and different grassland types/condition).
- Pilot approaches to citizen science.
- Consultation with farmers in target areas, including development of approaches to building trust and cooperation between different stakeholders.
- Landscape Character Assessment review for focus areas.
- Assessment of land-based contractor capability on Dartmoor relative to growing market for nature based solutions.
- Consultation with woodland owners to guide future work.
- Consultation with communities and recreational user groups in potential gateway towns (Ivybridge, Okehampton and Princetown).

4 Cost

4.1 The budget identified for the Stage 1 development phase is £225,000 including contingency. The NLHF require a minimum 10% match funding, so DNPA would expect to contribute up to £22,500 to this phase. These monies have been identified and provision made for 2022/23 and 2023/24 in the Authority's match-funding reserves budget.

4.2 The NLHF have advised they will not be able to provide more than £3 million grant funding towards the whole programme. Outline costings for the main programme are still being developed but it is likely that the Partnership will be requesting this full amount. Significant match funding will be provided by the Partnership through the peatland restoration and natural flood management capital work included. We expect the whole programme to be valued around £5 million. All Partners are expected to make at least a minimum 10% contribution to the projects they lead on. If successful with our Stage 1 application DNPA will need to consider its match

funding for the stage 2 application during late 2023. This is something we will be building into the Medium Term Financial Plan and consider as part of the proposed business review in 2022/23.

5 Strategic fit

- 5.1 The activities proposed by the Partnership respond to the priorities set out in the DPP. Of five core themes in that plan, the proposed programme delivers against all five, with particular emphasis on Better for Nature, Better for Farming and Forestry and Better for People.
- 5.2 The activity proposed by the Partnership supports all aspects of the Vision for Dartmoor National Park in 2045.
- 5.3 The Partnership's proposals support many of the priorities highlighted in DNPA's 2022/23 Business Plan, which are drawn from five DPP themes. Additionally, 'Deliver a new partnership project...' is a specific action in the current Business Plan under the sixth 'Excellent Organisation...' theme, as is 'Develop a Strong Evidence Base'.
- 5.4 The geographical focus areas for the proposed programme are derived from the pilot Nature Recovery or Enhancement Areas (NRA) identified in the DPP and the activity proposed within them aligns with the aims under 'Better for Nature' in the DPP.
- 5.5 The table in Appendix A indicates just some of the synergy between DPP aims, activity proposed in our bid to NLHF and the nine outcomes NLHF seeks from its funding. For ease of presentation this table is simplified, in reality there is far more overlap between these shared aims (each of the nine NLHF outcomes is only shown once for example, in reality each of these relates to more than one aim in the DPP and in the proposed bid).
- 5.6 The NLHF is the largest funder of heritage in the UK and an ideal funding partner in delivering DNPA's strategic aims given the synergy between the outcomes sought by NLHF and DNPA.

6 Dependencies

- 6.1 Production of the bid is dependent on a cooperative working relationship with farming communities in the pilot areas as well as communities in identified locations within and outside the National Park. Also, with the Partners in the bid.
- 6.2 Of particular importance is alignment with the current peatland restoration and natural flood management work, the timescale for this bid to the NLHF only allows for a one and two year overlap respectively with these elements.
- 6.3 Proposed work is driven by needs identified through the recent DPP review, including those relating to the Agricultural Transition. The anticipated completion of this bid's five-year programme in 2029 already extends beyond the next DPP review, inevitably needs and priorities will change over time and this bid responds to current priorities that may become less relevant over time.

7 Impact on DNPA's core operation

- 7.1 If successful with the Stage 1 application the development phase work will be overseen by DNPA's Strategic Projects Manager and the Director of Conservation and Communities, supported by a full-time officer and contractors. Where specific roles are identified to carry out the funded work DNPA can claim against these, so the Strategic Projects Manager (3 days per week) and Project Officer (full time) working on the development phase will be funded through the development grant.
- 7.2 DNPA's Ecologist, Archaeologists, Outreach, Access & Recreation Teams and Hill Farm Project Officers will need to advise on the condition and needs of landscape heritage to inform the Stage 2 bid as well as to contribute to more detailed project planning. This time will need to be met from existing work plans. The Director of Conservation and Communities acts as the programme sponsor for DNPA.
- 7.3 The operational requirement for DNPA Communications and Finance teams will be felt to some degree during this Stage 1 development phase but will be limited. Contribution to programme planning will be more significant at this stage, especially for finance and requirement for financial scrutiny of developed project plans prior to the Stage 2 submission will be significant.

8 Key risks identified

- 8.1 Table 1 presents the key risks linked to the development and submission of the NLHF funding applications.

Table 1: Risk Register

Risk	Likelihood	Severity	Mitigating measures/response
Not successful with Stage 1 application	Medium	Medium	Our application is encouraged by NLHF and they are aware of our proposals, however the funding rounds are highly competitive. We would expect to receive feedback from NLHF on their decision, if their feedback is positive and actionable then we could restart the application process, amend our proposals and resubmit six months later. Although this would narrow the opportunity to overlap with Headwaters investment in peat and natural flood management.. Other sources of funding could be sought, especially if the programme were split into individual projects.
Undertake development following successful Stage 1 but unsuccessful at Stage 2	Low	Medium/high	Although the second round is competitive, NLHF allocate the full grant within their budget based on the Stage 1 decision. We would expect to receive feedback from NLHF on their decision, having proceeded this far we would expect to work with NLHF on a resubmission.
Reputational risk – NLHF, partners, communities	Low	Medium	With the opportunity to bid for up to £3m to invest in a 5 year programme, the scope of projects and partners for

			inclusion is limited. Decisions on projects to be included in the final submission will be undertaken by a programme board, acting on behalf of the Partnership, all decisions will be fair transparent and justified against the shared aims of the Partnership
Financial risk – development studies do not provide useful information, NLHF asks for grant repaid if work not undertaken, hidden cost of hosting project (no FCR)	Low	Medium	DNPA have the capability and track record to confidently approach this work. Scrutiny and support would be provided by the Programme Board and DNPA Leadership Team. NLHF additionally provide monitoring throughout all stages of the programme to minimise risk of poor quality or lack of delivery. All contracted work will be competitively procured and decisions to award made by more than one experienced officer.
Risk of not progressing	Medium	Medium	This bid represents one of the best available opportunities to attract additional and needed resource to deliver the aims of DPP. There are other DPP aims and projects that can be pursued with NLHF and other funders, although this proposal is considered the current best value and best strategic fit.

9 Conclusion and Recommendation

- 9.1 At this stage, positive benefit can be expected from the proposed application relative to cost and risk, DNPA and partners are committed to pursuing the aims of the DPP and, while other potential funders exist for this work and should be approached when we are able, there is no other funder that would support a holistic, landscape scale programme at this diversity and scale. Members are recommended to support the submission of the stage 1 application, approve match funding for stage 1 and provide in principle support for the stage 2 submission.

JAMES SHARPE

Attachments: Appendix A - table indicating synergy between aims in Dartmoor's Partnership Plan (DPP), proposed activity in the bid to NLHF and NLHF funding criteria
Appendix B, map showing focus areas for proposal to NLHF

Table indicating synergy between aims in the Dartmoor Partnership Plan (DPP), proposed activity in the bid to National Lottery Heritage Fund (NLHF) funding criteria

Dartmoor DPP, themes and section headings	Proposed themes and example project activity included in bid	NLHF outcomes sought
		The funded organisation(s) will be more resilient
Better for Nature and Natural Beauty	Dynamic Dartmoor	
<i>Conserve and Restore Nature and Natural Processes</i>	<i>Supporting farmers and land managers in pilot catchments to access opportunities from natural capital finance and implementation of nature-based solutions. Detailed ecological survey. Strengthening trust and cooperation between different stakeholders, providing access to examples of successful business models under Environmental Land Management (ELM), enhancement of specific habitats/features (mires and leats)</i>	Heritage will be in better condition
<i>Conserve and Enhance Natural Beauty</i>	<i>Increasing opportunities for volunteers within Dartmoor's farmed landscape, e.g. survey, walling and hedging. Erosion mapping and repair</i>	
Better for Cultural Heritage	Dynamic Dartmoor and Connecting Dartmoor	
<i>Archaeological Heritage</i>	<i>Developing approaches to conserve and enhance archaeological features dually achieving outcomes for nature, using funding for the latter.</i>	People will have learnt about heritage, leading to change in ideas and actions
cultural and natural heritage outcomes are delivered together promoting a sense of community and place through engagement, experience and skills	<i>Celebrating heritage stories along Dartmoor's river corridors, within and outside the National Park</i>	

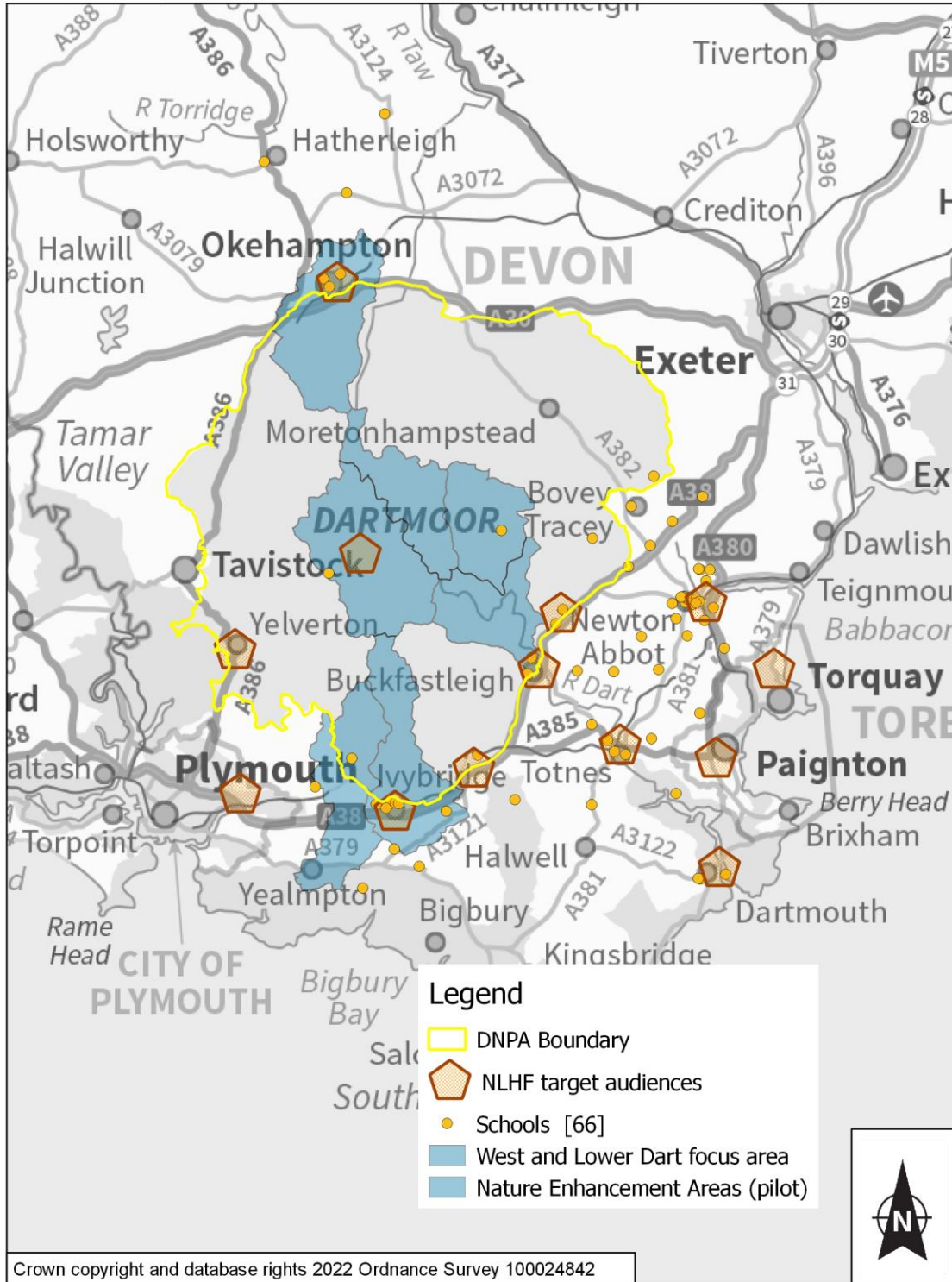
Better for Farming and Forestry	Dynamic Dartmoor, Connecting Dartmoor & Foundations for the Future	
<i>Benefits from changing policy</i>	<i>Helping farmers to understand, plan and respond to new opportunities under ELM</i>	People will have developed skills
<i>Developing markets</i>	<i>Researching and piloting approaches for accessing new funding (e.g. establishment of new Community Interest Company for nature rich farming)</i>	
<i>Greater collaboration and knowledge development</i>	<i>Connecting Dartmoor's farmers to successful post Basic Payment Scheme (BPS) approaches in other parts of the country</i>	
<i>Understanding farming and forestry...</i>	<i>Celebrating the role of upland farming in creating and maintaining Dartmoor's much loved, nature rich cultural landscape</i>	Heritage will be identified and better explained
Better for People	Connecting Dartmoor and Foundations for the Future	
<i>More Visitors Leave No Trace</i>	<i>New approaches to communication with residents of new development near Dartmoor, engagement with specific user groups (e.g. mountain bike riders)</i>	The local area will be a better place to live, work or visit
<i>Reach out and understand</i>	<i>Connecting with and providing more opportunities for those less likely to enjoy the benefits of visiting Dartmoor</i>	A wider range of people will be involved in heritage (NLHF mandatory outcome)
<i>Stimulating green travel</i>	<i>Working with local schools to increase walking and cycling, providing new cycling activities and encouraging use of public transport to visit Dartmoor.</i>	People will have greater wellbeing
Better for Communities...	Foundations for the Future	
<i>Resilient economy</i>	<i>Developing understanding and skills to access opportunities for nature based contracting. Piloting approaches to blended finance that can work for Dartmoor. Development of Gateway Town models.</i>	The local economy will be boosted

Dartmoor National Park Authority NLHF bid focus areas



Scale 1:393,202

Compiled by jsharpe on 23/3/2022





NPA/22/021

Dartmoor National Park Authority

1 April 2022

Dartmoor Tests and Trials

Report of the Head of Conservation and Land Management

Recommendation: **That Members note the findings of the Tests and Trials project held on Dartmoor**

1 Introduction

1.1 Defra is currently developing three new schemes that will reward environmental land management in England from 2024 onwards:

- Sustainable Farming Incentive
- Local Nature Recovery
- Landscape Recovery

1.2 These schemes will replace the schemes implemented under the Common Agricultural Policy (e.g. the Basic Payment Scheme). They are intended to support the rural economy while achieving the goals of the 25 Year Environment Plan and a commitment to net zero emissions by 2050.

1.3 Through these schemes, farmers and other land managers may enter into agreements to be paid for delivering the following:

- clean and plentiful water
- clean air
- thriving plants and wildlife
- protection from environmental hazards
- reduction of and adaptation to climate change
- beauty, heritage and engagement with the environment

1.4 In order to help inform the development and framework of these elements, Defra invited farmers, environmental and agricultural stakeholders to work collaboratively and help them co-design the scheme through a series of Tests and Trials.

1.5 Tests and Trials (T&T) are funded projects that explore individual elements of the Environmental Land Management scheme being introduced in 2024 (ELMs), answer specific policy questions and inform scheme design. Individuals and

organisations were invited to submit project ideas centred around themes such as land management plans or collaboration and explore how themes could work in principle. T&Ts were not designed to assess these concepts on the ground, rather to use local expertise to design working models for later piloting.

- 1.6 DNPA successfully applied (on behalf of a partnership that included the Dartmoor Commoners' Council and Duchy of Cornwall with support from South West Water) for T&T funding in 2019, the project began in early 2020 and concluded in November 2021.

2 Dartmoor Test and Trial

- 2.1 A key objective was to understand how ELMS might operate at a local level, within the Dartmoor landscape between farms and commons. This would also build on previous initiatives such as Farming Futures and the Dartmoor Vision. To this end, the project was set out under four key objectives:
 - Develop a blueprint for land management plans with a specific focus on commons
 - Develop and trial a 'payment by results' approach that could operate on commons as well as 'home' farms
 - Explore how private finance and other forms of environmental net gain could be incorporated into ELMS at a local level
 - Explore the role that National Park Authorities can play in shaping, facilitating and delivering ELMS
- 2.2 The methodology adopted to address the objectives was predicated on co-production; ensuring engagement with an informed farming and landowning community. Farmer participation was fundamental throughout the T&T.
- 2.3 A fully funded dedicated Project Officer was employed and the work of the T&T was overseen by a Project Board comprised of representatives from the Dartmoor National Park Authority, Dartmoor Commoners' Council, Dartmoor Hill Farm Project, Dartmoor Common Owners' Association, The Duchy of Cornwall and Natural England and an independent chairman.
- 2.4 Furthermore, an open invitation was extended to all Dartmoor farmers and landowners to contribute to the T&T. An advisory group was formed comprised of 15 farmers, 3 landowners and representatives from the main stakeholders
- 2.5 The constraints imposed by the pandemic required an innovative approach to communicating with stakeholders and members of the farming community. The more usual on-farm meetings were replaced by on-line meetings and telephone conversations.
- 2.6 Engagement was facilitated through surveys, online meetings, workshops and on-farm trialling. Consultants and specialists were employed to develop a range of products based on the findings of the farming groups which included:
 - **The SWEEP map**; a satellite mapping system, developed by the South West Partnership for Environmental & Economic Prosperity (SWEEP), to provide a

habitat map of Dartmoor (Objective 1). This tool would provide a baseline and the ability to monitor change over time.

- **A Scorecard** to be used in conjunction with a map and advice, to deliver an outcome focussed land management plan for home farms and commons. Attributing values to land management is complex but a start was made on valuing public goods and the costs of delivering those benefits.(Objective 1 and 2).
- **Blended finance model** developed with the Postbridge Cluster Group (farm cluster) working with potential funders/providers to explore opportunities for funding related to the delivery of public goods, (Objective 3).
- A draft **Commons delivery model** after commoners identified barriers and opportunities to improve delivery on common land including management plans, the value of a local vision, annual work plans and the need for guidance on income distribution, (Objective 1).

•

3 Findings

- 3.1 **Outcomes;** Base line survey of farmers with experience of AE schemes found satisfaction levels were higher with home farms agreements (71%) as opposed to a positive satisfaction level of 40% for commons' agreements. Inappropriate prescriptions were identified as an issue suggesting an outcome approach would be more acceptable. An outcomes-based approach where farmers can self-select their own performance targets and methods of delivery was considered important during the development of a score-card, (additional information in ref. 1 & 2).
- 3.2 Support for '**payment by results**'; The principle of payment by results or performance payments was generally well supported. Setting payments based on the inherent value of natural capital outcomes was considered but was not progressed due to limited resources. A scorecard was designed to enable the rewarding of successful land management; the higher the score achieved the higher the payment the farmer receives. The design included valuing public goods already being delivered, whilst incentivising enhancement.
- 3.3 The scorecard was identified as a suitable vehicle for delivery of both national and local spatial priorities. This payment approach was supported by all three of the commons participating in this T&T.
- 3.4 **Land Management Plans;** Management plans on their own were not considered to offer sufficient evidence and support to enable agreements to be constructed and outcomes identified. Three alternative options were considered; site specific advice from an advisor, a mapping tool made available to farmers to populate and a score-card enabling farmers to select outcomes and level of participation. A combination of all 3 options was supported by 100% of the farmers surveyed (28) and the three participating commons.
- 3.5 **Facilitation and Advice; critical components for change;** The provision of advice and the availability of facilitation have been identified as important components to successful delivery; especially within potentially complex commons agreements and when addressing potential blended finance opportunities. All the relevant consultations identified that facilitation is particularly important for group working and fostering collaboration. It can however be valuable to individuals including guiding to specialist advice. Several of the potential funders identified the support of

an independent facilitator as essential to the development of opportunities for private funding to deliver ecosystem payments.

- 3.6 Facilitation alone was not sufficient. Each group articulated that facilitators needed to operate within a clear framework. On common land this framework was a process for agreeing a vision, providing annual work plans that identify the role of individuals in delivering the agreement and a template for the division of income within a commons agreement. This model was widely supported but requires further development.
- 3.7 **Blended finance**; the workshops failed to identify a preferred framework for securing funding for ecosystem services. Both funders and farmers identified the lack of a clear framework from government as problematic. Ideas from the workshop included allocating private finance to capital works or having the option on your ELM application to opt in or out of selling environmental credits directly to Defra.
- 3.8 **A Place-based Approach**; the importance of understanding and appreciating local factors and the local landscape were consistently identified as critical to delivery. Dartmoor was identified as the appropriate scale for spatial priority setting. It was recognised that a hard boundary could potentially create difficulties for holdings which spread across the boundary, including common land.
- 3.9 **The role of National Park Authorities in setting priorities** and delivery were explored. There was some support for convening a new stakeholders' group to set spatial priorities, similar to the ambition of the National Park management plan process. Just over half, (52%), of the 25 farmers and landowners consulted had participated in the consultation for the current National Park Management Plan (Dartmoor Partnership Plan) but there appears to be a dis-connect between the park plan and farming delivery.
- 3.10 The Dartmoor Hill Farm Project, established by the DNPA, Duchy of Cornwall and the farming community was identified as the preferred provider of advice in both the baseline survey (86%) and by 70% of the 17 farmers developing the scorecard.
- 3.11 **Co-Production with Farmers and Landowners**; There is considerable evidence that farmers and landowners want to be co-producers and that this engagement engenders a sense of ownership, secures a longer-term commitment and results in improved delivery. However such engagement comes with risks and requires commitment from all parties.

4 Recommendations

- 4.1 A series of recommendations were presented in response to the findings. These included:

Land Management Plans:

- Home farm and commons agreements should be kept separate.
- Develop an administrative framework for commons agreements including internal payment structure.

- Further develop and test the scorecard approach to address delivery of outcomes linked to all three levels of ELM and to ensure relevance to common land.

Payments by results:

- Explore a payment by results approach based on natural capital values.
- Development and testing of payment levels suitable for the scorecard. The payment levels would need to ensure farms remain viable and are sufficiently motivating.
- Work to value all the public goods and services including landscape, heritage and participation (group/commons agreements).

Innovative Payment Recommendations:

- Provide facilitation for farmers, landowners and funders to work together to deliver landscape scale projects.
- Farmers expressed a preference for Defra to manage revenue payments and private funders focus on capital works.

Recommendations on the role of National Park Authorities:

- The role of National Park Authorities will require sufficient resources, including financial, to provide staff with the necessary skills related to the range of public goods relevant to the National Park.
- Review the structure and governance of National Park's Management Plan processes to ensure it is fit for purpose; inclusive and relevant to the public goods. It should address spatial prioritisation and explore models of governance that ensure it is respected by the farming community.
- To use the revised National Park Management Plan process to support the delivery of ELMs.

5 Financial Implications

- 5.1 The project was fully funded by Defra with no direct financial burden to the Authority.

6 Next Steps

- 6.1 Defra have asked if DNPA would be interested in expanding on elements of the project identified through the recommendations by way of an extension or a new application. The specific themes that Defra would like developed include:

- (i) Payment by results model for commons
- (ii) Framework for commons governance
- (iii) Blended finance on commons

- 6.2 The Project Board is considering options in consultation with key stakeholders.

CHRIS GILES



NPA/22/022

Dartmoor National Park Authority

1 April 2022

Tree Preservation Orders, Section 211 Notifications (Works to Trees in Conservation Areas) and Hedgerow Removal Notices Determined Under Delegated Powers

Report of the Trees and Landscape Officer

Recommendation: **That the decisions be noted.**

TPO APPLICATIONS

Teignbridge

Ref: 21/0061 **11 Bossell House, Buckfastleigh** **SX 7363 6594**

Application to remove low branches from an oak, yew, sycamore, beech and holly trees. The works will have minimal impact on the health and appearance of the trees. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

Ref: 21/0065 **The Walled Garden, Moreton** **SX 7519 8592**

Application to reduce a horse chestnut and beech tree. The trees have very poor form and the works will help prevent tree and branch failure. Consent was granted subject to conditions:

1. Five working days' notice to be given to the Authority prior to the commencement of approved works.
2. All works are carried out in accordance with British Standard 3998:2010 Tree Work-Recommendations.

SECTION 211 NOTICES

Teignbridge

Ref: 21/0064 **12a St Lawrence Road, Buckfastleigh SX 7564 6982**

Notification to fell a pittosporum and reduce a birch tree. The works will have minimal impact on the character of the Conservation Area.

A Tree Preservation Order has not been made.

West Devon

Ref: 21/0062 **The Mill, Meavy** **SX 5395 6723**

Notification to fell two cypress trees. The works are necessary to prevent the trees damaging adjacent structures.

A Tree Preservation Order has not been made.

Ref: 21/0063 **Millholme, Chagford** **SX 6972 8770**

Notification to reduce a beech tree and remove a limb from another beech tree. The works are minor and will have minimal impact on the health or appearance of the trees.

A Tree Preservation Order has not been made.

BRIAN BEASLEY