

Phil Norrey
Chief Executive

To: The Chair and Members of the
Farms Estate Committee

County Hall
Topsham Road
Exeter
Devon
EX2 4QD

(See below)

Your ref :
Our ref :

Date : 30 August 2019
Please ask for : Wendy Simpson, 01392 384383

Email: wendy.simpson@devon.gov.uk

FARMS ESTATE COMMITTEE

Monday, 9th September, 2019

A meeting of the Farms Estate Committee is to be held on the above date at 2.15 pm in the Committee Suite - County Hall to consider the following matters.

P NORREY
Chief Executive

AGENDA

PART I - OPEN COMMITTEE

1 Apologies for Absence

2 Minutes

Minutes of the meeting held on 20 May 2019 (previously circulated).

3 Items Requiring Urgent Attention

Items which in the opinion of the Chairman should be considered at the meeting as matters of urgency.

4 Chair's Announcements

MATTERS FOR DECISION

5 Revenue Monitoring (Month 4) 2019/20 (Pages 1 - 4)

Report of the County Treasurer (CT/19/78) on the County Farms Estate Revenue Monitoring Statement (Month 4), attached.

Electoral Divisions(s): All Divisions

6 Capital Monitoring (Month 4) 2019/20 (Pages 5 - 8)

Report of the County Treasurer (CT/19/79) on the County Farms Estate Capital Monitoring (Month 4) 2019/20, attached.

Electoral Divisions(s): All Divisions

7 The County Farms Estate - Annual Report 2018/19 (Pages 9 - 20)

Report of the County Treasurer (CT/19/80) on the County Farms Estate Annual Report 2018/19, attached.

Electoral Divisions(s): All Divisions

8 Management and Restructuring Issues (Pages 21 - 26)

Report of the Head of Digital Transformation and Business Support (BSS/19/06) on the County Farms Estate Management and Restructuring issues, attached.

*Electoral Divisions(s): Ashburton & Buckfastleigh;
Tiverton East; Torrington Rural*

9 Devon's Climate Emergency and Green Action Plan (Pages 27 - 38)

Report of the Head of Digital Transformation and Business Support (BSS/19/07) on the Devon Climate Emergency and Green Action Plan, attached.

Electoral Divisions(s): All Divisions

PART II - ITEMS WHICH MAY BE TAKEN IN THE ABSENCE OF PRESS AND PUBLIC

10 Exclusion of the Press and Public

Recommendation: that the press and public be excluded from the meeting for the following items of business under Section 100(A)(4) of the Local Government Act 1972 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Schedule 12A of the Act, namely information relating to, and which is likely to reveal the identity of, tenants and information relating to the financial or business affairs of tenants and the County Council and, in accordance with Section 36 of the Freedom of Information Act 2000, by virtue of the fact that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

MATTERS FOR DECISION

11 Holdings and Tenancies etc.

(An item to be considered by the Committee in accordance with the Cabinet Procedure Rules and Regulation 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, no representations having been received to such consideration taking place under Regulation 5(5) thereof).

a Requests for Landlord's consent (Pages 39 - 42)

Report of the Head of Digital Transformation and Business Support (BSS/19/08) on the requests for landlord's consent for tenants' improvements, attached.

b Higher Artiscombe Farm, Gulworthy (Pages 43 - 46)


Report of the Head of Digital Transformation and Business Support (BSS/19/09) on matters relating to the occupation of Higher Artiscombe Farm, Gulworthy, attached.

- c Southcott Farm, Okehampton (Pages 47 - 50)
Report of the Head of Digital Transformation and Business Support (BSS/19/10) on matters relating to the occupation of Southcott Farm, Okehampton, attached.
- d Perriton Barton Farm, Whimble (Pages 51 - 54)
Report of the Head of Digital Transformation and Business Support (BSS/19/11) on matters relating to the occupation of Perriton Barton Farm, Whimble, attached.

Notice of all items listed above has been included in the Council's/Cabinet Forward Plan for the required period, unless otherwise indicated. The Forward Plan is published on the County Council's website.

Members are reminded that Part II Reports contain exempt information and should therefore be treated accordingly. They should not be disclosed or passed on to any other person(s).

Members are also reminded of the need to dispose of such reports carefully and are therefore invited to return them to the Democratic Services Officer at the conclusion of the meeting for disposal.

<p>Membership</p> <p>Councillors R Edgell (Chair), J Brook, J Berry, A Dewhurst, T Inch, C Whitton and C Chugg Co-opted Members L Warner (Tenants' representative) and H Bellew (Devon Federation of Young Farmers)</p>
<p>Declaration of Interests</p> <p>Members are reminded that they must declare any interest they may have in any item to be considered at this meeting, prior to any discussion taking place on that item. Members of the Council have been granted a dispensation to allow them to speak and vote in any debate as a consequence of being a representative of the County Council on any County Council wholly owned, controlled or joint local authority company or Joint Venture Partnership unless the matter under consideration relates to any personal remuneration or involvement therein.</p>
<p>Access to Information</p> <p>Any person wishing to inspect the Council's / Cabinets Forward Plan or any minutes, reports or lists of background papers relating to any item on this agenda should contact Wendy Simpson, 01392 384383</p> <p>Both the Forward Plan and agenda and minutes of the Committee are published on the Council's Website and can also be accessed via the Modern.Gov app, available from the usual stores.</p>
<p>Webcasting, Recording or Reporting of Meetings and Proceedings</p> <p>The proceedings of this meeting may be recorded for broadcasting live on the internet via the 'Democracy Centre' on the County Council's website. The whole of the meeting may be broadcast apart from any confidential items which may need to be considered in the absence of the press and public. For more information go to: http://www.devoncc.public-i.tv/core/</p> <p>In addition, anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so, as directed by the Chair. Any filming must be done as unobtrusively as possible from a single fixed position without the use of any additional lighting; focusing only on those actively participating in the meeting and having regard also to the wishes of any member of the public present who may not wish to be filmed. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chair or the Democratic Services Officer in attendance so that all those present may be made aware that is happening.</p> <p>Members of the public may also use Facebook and Twitter or other forms of social media to report on proceedings at this meeting. An open, publicly available Wi-Fi network (i.e. DCC) is normally available for meetings held in the Committee Suite at County Hall. For information on Wi-Fi availability at other locations, please contact the Officer identified above.</p>
<p>Emergencies</p> <p>In the event of the fire alarm sounding leave the building immediately by the nearest available exit, following the fire exit signs. If doors fail to unlock press the Green break glass next to the door. Do not stop to collect personal belongings, do not use the lifts, do not re-enter the building until told to do so.</p>
<p>Mobile Phones</p> <p>Please switch off all mobile phones before entering the Committee Room or Council Chamber</p>
<p>If you need a copy of this Agenda and/or a Report in another format (e.g. large print, audio tape, Braille or other languages), please contact the Information Centre on 01392 380101 or email to: centre@devon.gov.uk or write to the Democratic and Scrutiny Secretariat at County Hall, Exeter, EX2 4QD.</p>
<p> Induction loop system available</p>

NOTES FOR VISITORS

All visitors to County Hall, including visitors to the Committee Suite and the Coaver Club conference and meeting rooms are requested to report to Main Reception on arrival. If visitors have any specific requirements or needs they should contact County Hall reception on 01392 382504 beforehand. Further information about how to get here can be found at: <https://new.devon.gov.uk/help/visiting-county-hall/>. Please note that visitor car parking on campus is limited and space cannot be guaranteed. Where possible, we encourage visitors to travel to County Hall by other means.

SatNav – Postcode EX2 4QD

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Access to County Hall and Public Transport Links

Bus Services K, J, T and S operate from the High Street to County Hall (Topsham Road). To return to the High Street use Services K, J, T and R. Local Services to and from Dawlish, Teignmouth, Newton Abbot, Exmouth, Plymouth and Torbay all stop in Barrack Road which is a 5 minute walk from County Hall. Park and Ride Services operate from Sowton, Marsh Barton and Honiton Road with bus services direct to the High Street.

The nearest mainline railway stations are Exeter Central (5 minutes from the High Street) and St David's and St Thomas's both of which have regular bus services to the High Street. Bus Service H (which runs from St David's Station to the High Street) continues and stops in Wonford Road (at the top of Matford Lane shown on the map) a 2/3 minute walk from County Hall, en route to the RD&E Hospital (approximately a 10 minutes walk from County Hall, through Gras Lawn on Barrack Road).

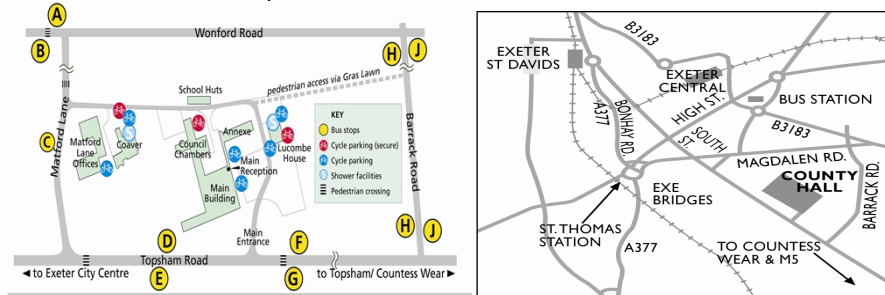
Car Sharing

Carsharing allows people to benefit from the convenience of the car, whilst alleviating the associated problems of congestion and pollution. For more information see: <https://liftshare.com/uk/community/devon>.

Car Parking and Security

There is a pay and display car park, exclusively for the use of visitors, entered via Topsham Road. Current charges are: Up to 30 minutes – free; 1 hour - £1.10; 2 hours - £2.20; 4 hours - £4.40; 8 hours - £7. Please note that County Hall reception staff are not able to provide change for the parking meters.

As indicated above, parking cannot be guaranteed and visitors should allow themselves enough time to find alternative parking if necessary. Public car parking can be found at the Cathedral Quay or Magdalen Road Car Parks (approx. 20 minutes walk). There are two disabled parking bays within the visitor car park. Additional disabled parking bays are available in the staff car park. These can be accessed via the intercom at the entrance barrier to the staff car park.



NB   Denotes bus stops

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First Aid

Contact Main Reception (extension 2504) for a trained first aider.

The County Farms Estate

Revenue Monitoring (month 4) 2019/20

Report of the County Treasurer

- 1 **Revenue Monitoring (month 4) 2019/20**
- 1.1 The Revenue Budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 29 January 2019 and approved at County Council on 21 February 2019 included an increased target surplus of £464,000 for the County Farms Estate.
- 1.2 Appendix A provides a summary of the annual budget. It also provides details of income and expenditure to date.
- 1.3 As at month 4 there is minimal actual income or expenditure to report.
- 1.4 Approximately 50% of the predicted income will be collected in arrears at the end of month 6 with the balance collected at the end of month 12.
- 1.5 Three Tenant Right Valuation accruals should be capable of being released shortly.
- 1.6 £10,000 worth of unforeseen repair works have been ordered and paid in 2019. In addition, a further £8,000 of unforeseen works have been ordered but not invoiced. Total unforeseen maintenance expenditure and commitment at month 4 is therefore £18,000.
- 1.7 The revenue funded maintenance programme has been set and the £210,000 budget fully allocated to proposed works based on initial cost estimates provided for each scheme. The £13,000 accrual from last financial year for works substantially complete but not invoiced by year end will be paid shortly. The contractors are being chased for invoices. £3,000 worth of programmed works have been ordered and paid in 2019 and a further £70,000 worth of works ordered but not completed. Total programmed maintenance expenditure and commitment at month 4 is therefore £73,000.
- 1.8 The revenue funded building maintenance other programme has been set and the £61,000 budget fully allocated to proposed redundant building, health and safety or asbestos removal works based on initial cost estimates provided for each scheme. £4,000 worth of works have been ordered and paid in 2019 and a further £8,000 worth of works

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ordered but not committed. Total expenditure and commitment at month 4 is therefore £12,000.

- 1.9 Approximately £2,000 worth of testing and inspection works (service term contracts for private water supplies, boilers, fixed wiring systems, sewage treatment plants, radon fans etc) have been paid at month 4 and a further £8,000 worth of works ordered.
- 1.10 It is currently anticipated that the forecast level of income and expenditure will be achieved and the target surplus delivered, albeit there may well be some fluctuations within income and expenditure items.

2 **Options/Alternatives**

- 2.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

3 **Consultations/Representations/Technical Data**

- 3.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
- 3.2 No other parties have been consulted and no other representations have been received
- 3.3 The technical data is believed to be true and accurate.

4 **Financial Considerations**

- 4.1 The Author is not aware of any financial issues arising from this report.

5 **Environmental Impact Considerations (including Climate Change)**

- 5.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

6 **Equality Considerations**

- 6.1 The Author is not aware of any equality issues arising from this report.

7 **Legal Considerations**

- 7.1 The Author is not aware of any legal issues arising from this report.

8 **Risk Management Considerations**

- 8.1 The Author is not aware of any obvious risks to manage.

9 **Public Health Impact**

9.1 The Author is not aware of any public health impact.

10 **Summary/Conclusions/Reasons for Recommendations**

10.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Mary Davis – County Treasurer

Electoral Divisions: ALL

Local Government Act 1972: List of Background Papers

None

Who to contact for enquiries:

Name: Dan Meek, Director of Property Management, NPS South West Ltd, Venture House, One Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW

Contact: 01392 351066 or dan.meek@nps.co.uk

Name: Lisa Beynon, Head Accountant for Corporate Services, County Treasurer's, County Hall, Exeter

Contact: 01392 382876 or lisa.beynon@devon.gov.uk

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APPENDIX A

COUNTY FARMS ESTATE - FINANCIAL REPORTS FINANCIAL STATEMENT - (MONTH 4) 2019/20

	YEAR TO DATE EXPENDITURE	ANNUAL TARGET	CURRENT FORECAST
<u>INCOME</u>			
	£'000	£'000	£'000
Rent	(7)	(1,124)	(1,124)
Other	(18)	(40)	(40)
TOTAL INCOME	<u>(25)</u>	<u>(1,164)</u>	<u>(1,164)</u>
<u>EXPENDITURE</u>			
<u>STATUTORY COSTS</u>			
Tenant Right Valuation	(91)	20	20
SUB - TOTAL	<u>(91)</u>	<u>20</u>	<u>20</u>
<u>PREMISES COSTS</u>			
Building Maintenance - Unforeseen	10	100	100
Building Maintenance - Programmed	(10)	210	210
Building Maintenance - Surveys	0	10	10
Building Maintenance - STC	0	20	20
Building Maintenance - Other (incl. Land Agents Initiatives, Redundant Buildings, Asbestos and Health & Safety)	4	61	61
Grounds Maintenance	0	10	10
Rents & Other Landlord Charges	0	14	14
Rates, Electricity and Water Charges	4	6	6
SUB - TOTAL	<u>8</u>	<u>431</u>	<u>431</u>
<u>SUPPLIES & SERVICES</u>			
Insurance	0	0	0
Adverts	0	2	2
NPS Fees	68	230	230
Legal Fees	0	4	4
Professional Fees	(7)	6	6
Other Fees & Charges (DFYF, SHLAA, GPDO)	2	7	7
SUB - TOTAL	<u>63</u>	<u>249</u>	<u>249</u>
TOTAL EXPENDITURE	<u>(20)</u>	<u>700</u>	<u>700</u>
NET OPERATIONAL (SURPLUS)	(45)	(464)	(464)
FARM IMPROVEMENTS inclusive of fees			
Revenue funded Restructuring (BM other)	0	0	0
SUB - TOTAL	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL COSTS SURPLUS	(45)	(464)	(464)

The County Farms Estate

Capital Monitoring (month 4) 2019/20

Report of the County Treasurer

1 Capital Monitoring (month 4) 2019/20

- 1.1 The Capital budget presented to Corporate Infrastructure and Regulatory Services Scrutiny Committee on 29th January 2019 and approved at County Council on 21 February 2019 included schemes totalling £600,000.
- 1.2 Added to this is slippage (subject to approval) of £558,337 taking the total capital budget for 2019/20 to £1,158,337.

2. Nitrate Vulnerable Zone Compliance

- 2.1 Currently one new slurry store is at an early feasibility and design stage with a view to potentially being required in 2020/21.
- 2.2 The 2019/20 budget of £474,041 will not be spent in year on NVZ compliant schemes and has thus been redeployed to enable more farmhouse renovation and improvement schemes to be carried out in year.

3. Compensation Payments (Tenants Improvements, etc..)

- 3.1 Forecast spend currently stands at nil, but this excludes any liability that may fall due in year or at 25 March 2020.

4. Enhancements and Improvements

- 4.1 Forecast spend currently stands at £1,158,337 in total. The 2019/20 capital programme has been agreed.
- 4.2 Retention money is being held during the 12 month defect period for 14 schemes completed in the previous year
- 4.3 Expenditure has been incurred on 3 schemes started in 2018/19 but completed this year
- 4.4 Expenditure is being incurred on 4 schemes started this year

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4.5 A further 6 schemes are being designed, specified and tendered with a view to works being completed this financial year.

4.6 This budget will also be used to deliver a programme of improvement works required to deal with The Environmental Permitting (England and Wales) (Amendment) Regulations 2014 and associated General Binding Rules for septic tanks and small sewage treatment plants for domestic properties.

5. Land Acquisitions

5.1 Currently no potential land purchases have been identified.

6. Options/Alternatives

6.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

7. Consultations/Representations/Technical Data

7.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.

7.2 No other parties have been consulted and no other representations have been received

7.3 The technical data is believed to be true and accurate.

8. Financial Considerations

8.1 The Author is not aware of any financial issues arising from this report.

9. Environmental Impact Considerations (including Climate Change)

9.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

10. Equality Considerations

10.1 The Author is not aware of any equality issues arising from this report.

11. Legal Considerations

11.1 The Author is not aware of any legal issues arising from this report.

12. Risk Management Considerations

12.1 The Author is not aware of any obvious risks to manage.

13. Public Health Impact

13.1 The Author is not aware of any public health impact.

14. Summary/Conclusions/Reasons for Recommendations

14.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Mary Davis – County Treasurer

Electoral Divisions: ALL

Local Government Act 1972: List of Background Papers

None

Who to contact for enquiries:

Name: Dan Meek, Director of Property Management, NPS South West Ltd, Venture House, One Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, EX2 7FW

Contact: 01392 351066 or dan.meek@nps.co.uk

Name: Lisa Beynon, Head Accountant for Corporate Services, County Treasurer's, County Hall, Exeter

Contact: 01392 382876 or lisa.beynon@devon.gov.uk

The County Farms Estate – Annual Report 2018/19 Report of the County Treasurer

1 Background/Introduction

1.1 This is the twenty-eighth annual report of the County Farms Estate and the ninth year in this revised format since the Devon County Council Farms Estate Strategic Review of March 2010.

1.2 This report is divided into the following sections:
Committee Functions
Financial Performance
Estate Management Performance
Other Notable Estate Achievements and Events

2 Meetings and other activities of the Farms Estate Committee 2018/19

2.1 The Farms Estate Committee met on 15 May, 3 September, 3 December 2018 and 25 February 2019. In addition to the usual financial and management matters other issues discussed by the Committee included:

- Annual Report 2017/18
- Monitoring of tenants on initial Farm Business Tenancy's
- Requests for extensions of tenancy
- Requests for Landlord's consent for Tenant's Improvements
- Improving the marketing exposure of the County Farms Estate
- The Agriculture Bill and Policy Statement
- DEFRA Clean Air Strategy 2018
- Tenant's Training Academy

2.2 An interview panel met on five occasions during the year to interview tenants for Chapel Farm, Marwood; Prixford Barton Farm, Marwood; East Catkill Farm, Rose Ash; Furze Cottages Farm, Ashreigney; Fairfield Farm, Denbury; Churchlands Farm, Ermington; Ten Oaks Farm, Roborough; Moorhouse Farm, Bovey Tracey; and Coppa Dolla Farm, Denbury.

2.3 The Chairman, a second member of the Committee and the Senior Land Agent also visited the Parishes of Braunton, Churchstow, Bickleigh and Down St Mary to undertake tenant's monitoring visits.

2.4 The County Council Chairperson, Councillor Caroline Chugg, invited dignitaries, including the High Sheriff of Devon and the Lord Lieutenant of Devon and all the County Farms Estate Tenants to a

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civic reception at County Hall on 27 November 2018 to Celebrate the Estate and many of its successful achievements.

3 **Finance**

3.1 The financial performance of the Estate is again analysed in four areas, namely revenue income and expenditure, capital receipts and capital investment.

3.2 The Estate revenue budget outturn statement for the year ending 31 March 2019 is appended (Appendix A). Details of some of the key result areas for the three previous trading years have been included to offer some form of trend comparator analysis.

3.3 **Revenue Income**

3.3.1 Rental income from the Estate in 2018/19 was £1,075,411 compared with a target of £1,074,000.

3.3.2 Miscellaneous income totalled £33,275 compared with a target of £40,000.

3.3.3 Therefore total income secured was £1,108,686 against a target of £1,114,000.

Revenue Income	2015/16	2016/17	2017/18	2018/19
Rental	£965,357	£1,093,939	£1,055,448	£1,075,411
Miscellaneous	£41,949	£34,458	£42,505	£33,275
Total	£1,007,306	£1,128,397	£1,097,953	£1,108,686

Revenue Income Analysis	2015/16	2016/17	2017/18	2018/19
Actual	£1,007,306	£1,128,397	£1,097,953	£1,108,686
(a) Per Farm	£14,599	£16,354	£16,146	£17,056
(b) Per Hectare	£259	£291	£283	£287
(c) As a % of Target	96%	105%	101%	99.5%

3.4 **Revenue Expenditure**

3.4.1 The target spend for 2018/19 on programme and unforeseen repairs and maintenance was £310,000 of which 68% (£210,000) was planned and 32% (£100,000) was unforeseen.

3.4.2 There was an overall actual spend of £321,868 on repair and maintenance of which 75% (£241,666) was planned maintenance and 25% (£80,202) was unforeseen and reactive work. It is noted that significant inflationary pressures within the construction industry, is putting immense strain on this budget and far less work is capable of being delivered year on year for the same budget provision.

Expenditure	2015/16	2016/17	2017/18	2018/19
Programme	£126,141	£190,461	£227,711	£241,666
Unforeseen	£114,810	£145,392	£80,888	£80,202
Total Maintenance	£240,951	£335,853	£308,599	£321,868

3.4.3 £264,681 was spent in total on professional fees relating to Estate Management, Farmwise Devon at the County Show and the October Event, Tenants Training Academy, and the procurement of repairs, maintenance, compliance management, service term contracts and other works. It is noted that in 2018/19 NPS took on more responsibility for Farmwise and procured a far higher than normal volume of farm relettings than experienced in a normal year.

3.4.4 £17,713 was spent on servicing plant and equipment on the Estate including private water supplies, boilers, electrical wiring systems, sewage treatment plants etc owned by the Landlord. This is only set to rise as more plant and equipment is installed.

3.4.5 £7,548 was spent on roadside tree surgery works arising as a consequence of periodic surveys and other ground maintenance works. This cost is set to rise in future years as the health of Devon's trees deteriorates and the frequency of inspections increases.

3.4.6 £11,192 was spent on Landlord's health and safety improvements, removing and replacing asbestos and demolishing redundant buildings.

3.4.7 £11,550 was spent on condition surveys to help inform planned maintenance programmes and to manage landlords risks associated with the Defective Premises Act 1972 and Occupiers Liability Acts 1957 and 1984.

3.4.8 £25,038 was spent on compensating tenants for fixtures, fittings and improvements at end of tenancy.

3.5 Revenue Surplus

3.5.1 A revenue surplus of £411,721 was achieved compared with a target of £414,000.

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Revenue Surplus	2015/16	2016/17	2017/18	2018/19
Target	£337,000	£362,000	£382,000	£414,000
Actual	£325,571	£389,442	£393,682	£411,721
As a % of Target	97%	108%	103%	99%

3.6 Running Costs

3.6.1 Running costs for 2018/19 were £432,284 (excluding management fees) against a target of £470,000. The reduction in in-year spend principally related to a significant saving on expenditure on Health & Safety works, redundant buildings and asbestos removal.

Running Cost	2015/16	2016/17	2017/18	2018/19
(d) Per Farm	£6,159	£7,300	£6,900	£6,650
(e) Per Hectare	£109	£129.79	£121.15	£112.00
(f) As a % of Income	42%	45%	43%	39%

3.7 Management Costs

3.7.1 Management costs for 2018/19 were £264,681 against a target of £230,000. It is noted that in 2018/19 NPS took on more responsibility for Farmwise and procured a far higher than normal volume of farm relettings than experienced in a normal year.

Management Cost	2015/16	2016/17	2017/18	2018/19
(g) Per Farm	£3,739	£3,409	£3,456	£4,072
(h) Per Hectare	£66	£60.62	£60.68	£68.44
(i) As a % of Income	26%	21%	21%	24%

3.8 Capital Receipts

3.8.1 In 2018/19 the Estate generated £2,398,000 from the sale of land adjacent to Cumberland Way (Monkerton); land adjacent to Exeter College, Monkerton; Part Cordwents Farm, Halberton; Ogbear Woods, Gulworthy; and Firsdon Barns, Ashreigney.

Capital Receipts	2015/16	2016/17	2017/18	2018/19
Actual	£3,813,001	£1,476,115	£11,130,000	£2,700,644

3.8.2 At year end a further 5 properties were 'sold subject to contract and planning' with a potential capital receipt value of £4,523,621 expected to be received in 2019/20.

3.9 **Capital Investments**

- 3.9.1 Capital investment amounted to £1,365,740. Investment was made in one slurry and dirty water storage system and ten farmhouse renovation and improvement schemes.
- 3.9.2 At year end a total of £558,337 of capital funding was committed to previously approved schemes on the Estate which has been carried forward to the new financial year. It is anticipated this money will be spent in 2019/20.
- 3.9.3 Two insurance claims were made by the Estate in 2018/19. One building was badly damaged by fire and another building damaged beyond repair by excessive snow load.
- 3.9.4 In future years the Estate is likely to require ongoing capital investment in:
- (i) Further ongoing farmhouse renovation and improvement works
 - (ii) Meeting the requirements of the Clean Air Strategy
 - (iii) New sewage treatment plants
 - (iv) Renewable energy, energy efficiency, carbon offsetting and sequestration
 - (v) More onerous electrical regulations for farm buildings

4 **Net capital contribution to the Corporate Capital Programme**

- 4.1 After the County Farms Estate inward capital investment expenditure is deducted from the capital receipts generated by the sale of surplus Estate assets, a net capital contribution of £1,032,260 was made by the Estate to the corporate capital programme in 2018/19.

Net Capital Contribution	2015/16	2016/17	2017/18	2018/19
Actual	£2,559,000	£368,421	£10,351,401	£1,032,260

- 4.2 In addition to the direct contribution of capital receipts, the Estate also contributed to corporate priorities by way of land provision at no cost to the Highways, Infrastructure Development & Waste Service:
- (i) Land at Moorhouse Farm, Bovey Tracey – 0.54 hectares of land used for tree planting to mitigate loss of dormouse habitat unavoidably caused by the A382 highway improvement programme.

5 **Estate Management Performance**

- 5.1 The achievements for 2018/19 are analysed, as on previous occasions, in two areas – namely tenant matters and property matters.

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5.2 Tenant Matters

- One tenant has progressed off the Estate to a larger tenanted farm in the private sector.
- Three tenants have progressed off the Estate to their own owner occupied holdings.
- Six tenants have retired.
- Two tenants progressed within the Estate to larger farms (Furze Cottages Farm, Ashreigney and Fairfield Farm, Denbury).
- Eight Farms (Cotley Farm, Ottery St Mary; Chapel Farm, Marwood; Prixford Barton Farm, Marwood; East Catkill Farm, Rose Ash; Churchlands Farm, Ermington; Ten Oaks Farm, Roborough; Moorhouse Farm, Bovey Tracey; and Coppa Dolla Farm, Denbury) were re-let to new tenants where the standard of applicants remains extremely high.
- Two tenancies were renewed or extended.

5.3 Property Matters

The size of the Estate decreased to 3,867.11 hectares (9,555.50 acres) during 2018/19. This was the net result of sales of land adjacent to Cumberland Way (Monkerton); land adjacent to Exeter College, Monkerton; Part Cordwents Farm, Halberton; Ogbear Woods, Gulworthy; and Firsdon Barns, Ashreigney.

No suitable land was identified to purchase in year.

Size of the Estate	2015/16	2016/17	2017/18	2018/19
Hectares	3,892.71	3,880.91	3,872.99	3,867.11
Acres	9,618.89	9,589.73	9,570.16	9,555.50

5.4 The overall picture of the Estate as at 31 March 2019 was as follows:

	2015/16	2016/17	2017/18	2018/19
Number of let residential farms	69	69	68	65
Total AHA 86 Farms	20	20	18	15
AHA 86 Lifetime Tenancies	11	11	9	8
AHA 86 Retirement Tenancies	9	9	9	7
Total ATA 95 (FBT) Farms	49	49	50	50

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FBT's more than seven years	20	21	21	19
FBT's seven years or less	29	28	29	31

- 5.5 Two farm cottages remain sublet by Estate tenants (with landlords consent).
- 5.6 One traditional building remains let on a Landlord and Tenant Act 1954 lease to a micro-brewery operator.
- 5.7 One surplus farm building remains sublet (with landlords consent) to a rural business on a Landlord and Tenant Act 1954 lease.
- 5.8 Three blocks of bare land are let to Parish Council's for community use (playing field and allotments).
- 5.9 Six allotments are let direct to members of the public.
- 5.10 Two telecommunication masts are let on the County Farms Estate.
- 5.11 Three leases are granted for community internet apparatus installed on the County Farms Estate.
- 5.12 Nine blocks of bare land are let to non-core Estate agricultural tenants (land at Whitsun Farm, Land at Cofton Cross, Part East Hill Farm, Part Greenhills Farm, Part Beara Down Farm, Part Middle Winsham Farm, Part Manor Farm, Part Manor Farm, Part East Week Farm).
- 5.13 Four farmsteads are declared surplus to the operational requirements of the Estate. At the end of the financial year one was sold subject to contract and planning (East Hill Farm) and three are due to be advertised for sale as soon as practically possible (Baxters Farm, Musbury; East Week Farm, South Tawton; and Beara Down Farm, Bratton Fleming).
- 5.14 A farmstead (Barton Farm, Aylesbeare) was vacated and surrendered back to the head landlord.

6 **Other notable Estate achievements and events**

- 6.1 Farmwise –
 - (i) For the fourth year in a row, Farmwise was present at the County Show for the three days 17, 18 and 19 May 2018. The event won the Nethway Perpetual Challenge Trophy for the overall best trade stand at the show.

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(ii) The sixth Farmwise Devon event was held on 16 October 2018 at Westpoint. The following key facts are worthy of note:
Approximately 1,275 pupils attended
Approximately 30 schools plus groups of home schooled children attended
12 zones (dairy, beef, sheep, pigs, poultry, fruit, vegetables, arable, wildlife, forestry, food and environment)
12 tenants from within the estate volunteering and running zone exhibits.

- 6.2 For the second year the Estate hosted the Duchy College Level 4 Apprenticeship students sitting their farm business planning module. A mock viewing was held at New Standon Farm, Bridestowe and the Chairman of the Committee, Senior Land Agent and tenant of the holding interviewed students in Lifton for the hypothetical tenancy.
- 6.3 Tenants Training Academy –
For the first time the Estate organised its own Tenants Training Academy, aimed at helping existing tenants improve their business skills and chances of progressing beyond the Estate. The event was supported financially by the Princes Countryside Trust. Speakers included consultants and professionals from Kite, Promar, Savills, Bateman Hosegood, Michelmores Solicitors, and the Duchy of Cornwall. One existing and one former tenant also kindly presented one of the sessions.
24 tenants and/or tenants partners attended one or more of the six training sessions.
- 6.4 Environmental endeavours:

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- Seven sets of Solar Panels were installed on farmhouses during the year. Each system is between 3 and 4 kw in size and is estimated to be capable of producing approximately 14,000 kw of green and free electricity per annum.
- An event was organised at Topshayes Farm, Aylesbeare in partnership with Clinton Devon Estates for both Estates tenants to learn of the 'Business Benefits of Farming for Biodiversity'. Speakers at the planned event were Dr. Grace Twiston-Davies (Exeter University) and Becky Hughes (FWAG).
- Approximately 300 deciduous trees were planted on Moorhouse Farm, Bovey Tracey.



- The 2018 Devon Hedge Laying competition was hosted at East Fingle Farm, Drewsteington. The competitors worked hard to transform many meters of traditional Devon hedgerows.

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6.5 Other notable events/activities

- Two educational and informational Newsletters were published in year.
- Social media was used for the first time to great success to advertise farms to let.
- The Estate Tenant's Association held a farm walk at Lower Henland Farm, Kentisbeare
- A sheep collection centre for St Merryn meat was established at Lower Chitterley Farm, Bickeigh
- Glas-Denbury, a community spirited family focused music and arts festival, was again hosted on Fairfield Farm, Denbury

7.0 Options/Alternatives

- 7.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

8.0 Consultations/Representations/Technical Data

8.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.

8.2 No other parties have been consulted and no other representations have been received

8.3 The technical data is believed to be true and accurate.

9.0 Financial Considerations

9.1 The Author is not aware of any financial issues arising from this report.

10.0 Environmental Impact Considerations (including Climate Change)

10.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

11.0 Equality Considerations

11.1 The Author is not aware of any equality issues arising from this report.

12.0 Legal Considerations

12.1 The Author is not aware of any legal issues arising from this report.

13.0 Risk Management Considerations

13.1 The Author is not aware of any obvious risks to manage.

14.0 Public Health Impact

14.1 The Author is not aware of any public health impact.

15.0 Summary/Conclusions/Reasons for Recommendations

15.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Mary Davis – County Treasurer

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Electoral Divisions: ALL

Local Government Act 1972: List of Background Papers

None

Who to contact for enquiries:

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Contact: 01392 351066 or dan.meek@nps.co.uk

Name: Lisa Beynon, Head Accountant for Corporate Services, County
Treasurer's, County Hall, Exeter

Contact: 01392 382876 or lisa.beynon@devon.gov.uk

The County Farms Estate Management and Restructuring

Report of the Head of Digital Transformation and Business Support

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

Recommendation(s):

That the Committee approves the recommendations as set out in the opening paragraphs of sections 1, 2 and 3 of this report.

1.0 Lomans Farm, Broadhempston

It is recommended that:

- (i) OS 2000 and Pt OS 2800 forming part Lomans Farm, Broadhempston and amounting to 0.88 acres or thereabouts be declared permanently surplus to the requirements of the Estate so that it can be sold on the open market.
- (ii) Lomans Farm, Broadhempston be advertised to let on the open market to a new entrant as a mixed livestock starter farm for a term of seven years commencing 25 March 2021 and expiring 25 March 2028, subject to terms being agreed.

1.1 The Broadhempston Estate comprises:

(a) Lomans Farm	–	26.77 hectares (66.15 acres)
Total	–	26.77 hectares (66.15 acres)

1.2 An area of land with a small redundant agricultural building on it and located on the periphery of the holding has been identified as an asset that might be capable of being sold on the open market at a premium (greater than existing/agricultural use value).

1.3 The barn is potentially suitable for conversion to a small residential dwelling subject to securing permitted development rights under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

1.4 The barn is believed to be capable of conversion to a small dwelling.

1.5 The current tenant is prepared to sign a statutory declaration to confirm that the building was last in use as an agricultural building thus confirming its eligibility for Class Q.

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1.6 Devon County Council officers have decided not to secure permitted development rights in advance of a sale on the basis that the cost to the Authority of securing the permitted development rights may outweigh the increase in the assets capital value.

1.7 At the County Farms Estate Committee meeting of 20 May 2019, members resolved under minute reference FE/93(a) Lomans Farm, Broadhempston:

'that the tenant of Lomans Farm, Broadhempston be granted a further but final 12 month Farm Business Tenancy of the holding commencing 25 March 2020 and terminating 25 March 2021, subject to terms being agreed'.

1.8 Terms have now been agreed for the extension of tenancy and it is anticipated the current tenant will vacate the holding on or before 25 March 2021. The holding is a well equipped starter holding that would afford a new entrant a good start to their farming career. It is therefore proposed the holding be advertised to let on the open market to a new entrant from 25 March 2021.

2.0 Lower Farm, High Bickington

It is recommended that:

- (i) The current tenant of Lower Farm, High Bickington be invited to surrender from his lease the barn and part NG 7235 extending to 0.12 acres or thereabouts as soon as possible.
- (ii) The barn and part NG 7235 forming part Lower Farm, High Bickington and amounting to 0.12 acres or thereabouts be declared permanently surplus to the requirements of the Estate so that it can be sold on the open market.

2.1 The High Bickington Estate comprises:

(a)	Lower Farm	–	34.63 hectares (85.26 acres)
(b)	Part Little Bickington Farm -		0.11 hectares (0.27 acres)
	Total	–	34.74 hectares (85.53 acres)

2.2 An area of land with a small redundant agricultural building on it has been identified as an asset that might be capable of being sold on the open market at a premium (greater than existing/agricultural use value).

2.3 The barn is potentially suitable for conversion to a very small residential dwelling subject to securing permitted development rights under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.4 The barn is believed to be capable of conversion to a very small dwelling.

2.5 The current tenant may be prepared to sign a statutory declaration to confirm that the building was last in use as an agricultural building thus confirming its eligibility for Class Q.

- 2.6 Devon County Council officers have decided not to secure permitted development rights in advance of a sale on the basis that the cost to the Authority of securing the permitted development rights may outweigh the increase in the assets capital value.

3.0 Cordwents Farm, Halberton

It is recommended that:

- (i) Part NG 3881 forming part Cordwents Farm, Halberton and amounting to 0.14 acres or thereabouts be declared permanently surplus to the requirements of the Estate so that it can be sold, on a subject to contract and planning basis, on the open market.

- 3.1 The Halberton Estate comprises:

(a)	Cordwents Farm	–	34.63 hectares (85.26 acres)
(b)	The Mead Playing Field	-	0.11 hectares (0.27 acres)
(c)	Part NG 3881	-	0.05 hectares (0.14 acres)
	Total	–	34.79 hectares (85.67 acres)

- 3.2 At the County Farms Estate Committee meeting of 22 November 2012, members were informed of the officer decision taken under delegated powers to declare surplus part Cordwents Farm. Resolution FE/158 refers:

Action Taken Under Delegated Powers

'The Committee noted the action taken by the Head of Business Strategy Support, in accordance with Part 3 of the County Council s Constitution, in declaring as permanently surplus to the operational requirements of the Estate Pt OS 3881 comprising land at Cordwents Farm, Halberton for disposal to Halberton Parish Council, subject to terms being agreed'.

- 3.3 The transaction referred to in 3.2 was only completed in 2018 and the Parish Council are in the processes of fencing the boundary dividing the land sold and the land retained.
- 3.4 The land retained would appear, subject to planning, to represent a reasonable sized development plot, probably for a well designed single dwelling in keeping with the current traditional character of the Conservation Area and sympathetic to the adjacent listed properties.
- 3.5 Given the plot sits within a Conservation Area it is not possible to seek outline planning consent in advance of putting the asset on the market for sale.
- 3.6 It is therefore proposed that the land be declared permanently surplus to the requirements of the Estate and placed on the open market for sale. Inviting informal offers on a subject to contract and planning basis is likely to yield the best possible capital receipt for the County Council.

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4.0 Options/Alternatives

4.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

5.0 Consultations/Representations/Technical Data

5.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.

5.2 No other parties have been consulted and no other representations for or against the proposal have been received

5.3 The technical data is believed to be true and accurate.

6.0 Financial Considerations

6.1 The Author is not aware of any financial issues arising from this report.

7.0 Environmental Impact Considerations (including Climate Change)

7.1 The Author is not aware of any environmental impact (including climate change) issues arising from this report.

8.0 Equality Considerations

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9.0 Legal Considerations

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10.0 Risk Management Considerations

10.1 The Author is not aware of any obvious risks to manage.

11.0 Public Health Impact

11.1 The Author is not aware of any public health impact.

12.0 Summary/Conclusions/Reasons for Recommendations

12.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010)

Rob Parkhouse
Head of Digital Transformation and Business Support

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Electoral Divisions: Ashburton & Buckfastleigh; Torrington Rural; Tiverton East

Local Government Act 1972: List of Background Papers:

None

Who to contact for enquiries:

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**The County Farms Estate
Devon's Climate Emergency and Green Action Plan**

Report of the Head of Digital Transformation and Business Support

Please note that the following recommendations are subject to consideration and determination by the Committee before taking effect.

Recommendation(s):

That the Committee endorses the proposed new actions linked to the principal themes promoted by the '10 Point Green Action Plan' or otherwise linked to the Devon Climate Emergency.

1.0 Background

1.1 Members will be aware that at its meeting of 25 July, Council considered the recommendations of Cabinet in relation to the Notice of Motion submitted by Cllr. Wright which proposed the adoption of a '10 Point Green Action Plan', the purpose of which was to help mitigate the anticipated, catastrophic, effects of climate change and the associated environmental crisis. In line with the recommendation from Cabinet, it was resolved to approve the spirit of the Notice of Motion and, specifically, that the Council:

- Endorse the principle of further action to address environmental issues in line with the global concerns highlighted through relevant intergovernmental panels; and
- Mandate the Environmental Performance Board (EPB) to consider how relevant issues raised by the proposed Green Action Plan might be addressed through changes or additional to its own suite of action plans.

1.2 Attached to this report is the paper put to the County Council's Environmental Performance Board on 8 August 2019.

1.3 Members of this committee will note that the County Farms Estate has been identified as a valuable land resource that can and hopefully will play an instrumental role in supporting the County Council deliver its Climate Emergency objectives.

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2.0 Options/Alternatives

- 2.1 Alternative options have been considered and discounted as they are believed to either be contrary to current Estate policy and/or not in the best financial interests of the Estate.

3.0 Consultations/Representations/Technical Data

- 3.1 The views and opinions of the Devon Federation of Young Farmers Clubs and the Estate Tenants Association will be presented by the two co-opted members to the committee.
- 3.2 No other parties have been consulted and no other representations for or against the proposal have been received
- 3.3 The technical data is believed to be true and accurate.

4.0 Financial Considerations

- 4.1 The Author is not aware of any financial issues arising from this report.

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9.0 Public Health Impact

- 10.1 The Author is not aware of any public health impact.

11.0 Summary/Conclusions/Reasons for Recommendations

- 11.1 The Author has prepared this report in accordance with the findings of the County Farms Estate Strategic Review (April 2010).

Rob Parkhouse
Head of Digital Transformation and Business Support

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Electoral Divisions: All

Local Government Act 1972: List of Background Papers:

None

Who to contact for enquiries:

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Report to the Environmental Performance Board – 08/08/19

10 Point Green Action Plan – Opportunities for Improved Environmental Performance

Recommendation: In accordance with the County Council resolution, it is recommended that the EPB approves the approach outlined below to the adoption of enhanced environmental action.

Background

At its meeting of 25 July, Council considered the recommendations of Cabinet in relation to the Notice of Motion submitted by Cllr. Wright which proposed the adoption of a '10 Point Green Action Plan', the purpose of which was to help mitigate the anticipated, catastrophic, effects of climate change and the associated environmental crisis. In line with the recommendation from Cabinet, it was resolved to approve the spirit of the Notice of Motion and, specifically, that the Council:

- Endorse the principle of further action to address environmental issues in line with the global concerns highlighted through relevant intergovernmental panels; and
- Mandate the Environmental Performance Board (EPB) to consider how relevant issues raised by the proposed Green Action Plan might be addressed through changes or additional to its own suite of action plans.

The purpose of this report is to guide the EPB in its consideration of this issue by suggesting a possible way in which DCC might adopt enhanced environmental action in relation some of the key themes addressed by the proposed 10 Point Green Action Plan.

Issues Addressed by the 10 Green Action Plan

Attached as Appendix 1 is the factual briefing presented to Cabinet to support their consideration of the Notice of Motion and the specific proposals set out by the proposed 10 Point Green Action Plan. This highlighted: constraints (both practical and legal) to the adoption of some of specific proposals; relevant action already being taken by DCC; and identified some opportunities for further action.

This analysis suggested that adoption of the Green Action Plan in its originally proposed form was not appropriate. However, it does address themes which are clearly recognised as environmental priorities and relevant to DCC's own environmental performance agenda, specifically:

- Pollinators
- Pesticides and Fertilisers
- Habitat Protection, Creation and Tree Planting
- Soil Health
- Water Use

Proposed Approach to Enhanced Environmental Action

In line with the Council resolution, members of the Environmental Performance Management Group and NPS colleagues have considered alternative ways in which DCC might commit to enhanced environmental action. Initial ideas are set out in Appendix 2, which cover the themes highlighted above, plus DCC's declaration of a Climate Emergency (as it relates to the County Farms Estate).

The following steps are proposed to formalise this process:

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1. Through its consideration of the initial ideas set out in Appendix 2, EPB to clarify its expectations in terms of the scale of ambition and general nature of the intended new action. In particular, whether this should be based on currently available staff and budgetary resources and any viable new business case for investment, or whether a case should be made for the allocation of dedicated new (or re-allocated) resources.
2. In the light of this guidance, the Environmental Performance Management Group will review and propose amendment and updating to the relevant Action Plans, in the general manner anticipated by Appendix 2.
3. If achievable (subject to other Climate Change Emergency priorities), drafts of these updated Action Plans will be brought back to the next meeting of the EPB for its consideration and sign-off.

Peter Chamberlain
Environment Manager

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Appendix 1 - Briefing / Position Statement

The 'Special Report on Global Warming' published by the Intergovernmental Panel on Climate Change highlighted the need for rapid, far-reaching and unprecedented changes in all aspects of society if we are to limit the rise in global temperatures to 1.5°C and, thereby, avoid the worst of the anticipated impacts of climate change. It was in this context that this Authority declared a Climate Emergency and is now working collaboratively with other strategic bodies to this end.

In a similar vein, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services has just released its first-ever assessment, indicating that nature is declining globally at rates unprecedented in human history. More than just an environmental crisis, this is characterised as a developmental, economic, security, social and moral issue which requires 'transformative change' at every level, from local to global. On this basis, it forms a direct parallel to the Climate Emergency and demands urgent consideration by all, including Devon County Council.

This Authority's approach to minimising its impact upon the environment and supporting the protection and enhancement of Devon's distinctive natural, historical and cultural surroundings is based around the nine objectives of its Environmental Policy. Since 2014 the role of implementing this policy has been overseen by an Environmental Performance Board and an associated Management Group. This has included the production of a suite of Strategy and Action Plan documents covering the following topics: energy; renewable energy; waste; plastics; water; environmentally sustainable procurement; environmental risk; and countryside and heritage interests, including an associated pollinators plan. All of these documents are available on the County Council's web pages (see: <https://www.devon.gov.uk/environment/environmental-policy>).

The 10 Point Green Action Plan promoted by this Notice of Motion has been devised in the context of the Climate Emergency recognised by Devon County Council and sets out proposals which are directly relevant to this Authority's environmental performance agenda.

The attached table lists each of these proposed actions and provides a summary assessment of constraints and opportunities associated with each. This might be used to inform the consideration of their appropriateness and practicality for adoption.

	10 POINT GREEN ACTION PLAN MOTION FOR DEVON	COMMENTARY ON OPPORTUNITIES AND CONSTRAINTS TO INFORM POTENTIAL ACTION BY DCC
1.	Call on the government to offer all pollinators full legal protection from harm	According to the national charity Buglife, wild pollinators include bumblebees and other bees (250 species), butterflies and moths (2200 species), flies (6700) and various other insects such as beetles, wasps and thrips. On this basis, calling on government to offer all pollinators full legal protection from harm would not appear to be a pragmatic option.
2.	Write to all Devon outlets stocking bee harming pesticides, and urge them to permanently cancel their order with the suppliers	<p>A wide range of readily available insecticides have the potential to harm bees; DCC does not hold details of Devon outlets stocking such products. In any event, the targeting of Devon outlets is questionable when such authorised products remain readily available to purchase / order from elsewhere. There might also be legal and financial constraints related to such an approach in the light of the regulatory functions exercised by Trading Standards and their need to maintain a non-political / non-campaigning stance and avoid any potential future claims of bias or civil claims relating to financial losses.</p> <p>In relation to both 1. and 2., this Authority's current proactive approach in relation to the pollinators issue is set out through the DCC Pollinators Action Plan, which includes support for the Devon LNP's 'Keep Devon Buzzing' campaign.</p>
3.	Take action to phase out all glyphosate pesticides used in council weed spraying or any other council related activity, by December 2019 (there may be exceptional circumstances such as dealing with specific non native species, such as Japanese knotweed)	<p>In the absence of any cyclic programme of weed spraying by DCC through its highway management activities, any usage would be through exceptional circumstances. However, glyphosate is currently used for several other Council activities, particularly through the grounds maintenance contract and the tree works contract (as a stump killer) and, less regularly, through specific landscaping schemes and some management operations linked to public rights of way and country parks. To limit such applications, the majority of such use is highly targeted (i.e. selective treatment, rather than blanket spraying).</p> <p>At present there is no clear consensus on the safety risks associated with the use of glyphosate or related formulations, nor on suitable alternatives which offer the same practical advantages. More informed choices should become possible as this evidence emerges.</p>
4.	Support Devon County Council tenant	The underlying purpose of the County Farms Estate is to provide people with their first

	farmers in phasing out the use of inorganic fertilisers (such as nitrogen) by December 2023	opportunity to farm, whilst also realising financial and environmental objectives. The following points on the management of the estate are relevant to the consideration of Green Action Plan points 4, 5 and 6.
5.	Support Devon County Council tenant farmers in setting aside 10 per cent of their land for wildlife and/or wildflower mixes for pollinators	The County Council's agricultural tenancy agreements have been reviewed by a Chartered Surveyor and Lawyer and, as far as we can see, provided the tenant is acting within the law and industry best practice, there are no provisions within the leases that would enable the landlord to prevent the tenant using artificial fertilisers. Similarly, the landlord is not able to insist any proportion of the farm is set aside for wildlife and/or wildflower mixes for pollinators or for tree planting.
6.	Work with community groups and non-government organisations such as Devon Wildlife Trust and the Woodland Trust to support Devon County Council tenant farmers to set aside five per cent of their land for tree planting	<p>Despite this, the County Council actively supports, signposts and encourages participation in all agri-environment scheme contracts by tenants, such as the current Countryside Stewardship Scheme or the standalone 'Wildlife Offer', through which they can apply for funding towards the establishment costs of creating nectar and pollen rich environments for insect pollinators, plus annual payments for maintaining these areas under a five-year contract. Tree planting can be supported through a Woodland Creation Grant, which is also available through the Countryside Stewardship Scheme. Tenants attending the recent Training Academy received a presentation from a consultant on applying for the current Countryside Stewardship grant.</p> <p>It is important to note that Tenants would be ineligible for these government-funded schemes if the works or management was already a requirement of the tenancy agreement.</p> <p>Where tenants have more than 15 hectares of arable land, of which less than 75% is in permanent grass, temporary grass, herbaceous forage or leguminous crops, they will need to put 5% of that land into an Ecological Focus Area (EFA) to claim their Basic Payment Scheme Entitlements. The EFA can include 'options' such as AB1 – Nectar flower mix, AB8 – Flower rich margins and crops and AB16 – Autumn sown bumblebird mix.</p> <p>The rapidly developing 'Payment for Ecosystems Services' market may well offer potential opportunities for the County Farms Estate. An example of how this operates is through reverse tender process to put land into specific management schemes which deliver public benefits in terms of improved water quality. This concept is currently being explored through Defra's 25-Year Environment Plan 'Pioneer' within the North Devon Biosphere Reserve, as well as by South West Water through its 'Upstream</p>

		Thinking' initiative. DCC will need to consider carefully any specific management requirements or restrictions on its tenants which might prevent them from benefiting from this developing market.
7.	Work with community groups and non-government organisations such as Devon Wildlife Trust and the Woodland Trust on supporting town and parish councils, schools and community groups to set aside land for tree planting	DCC is already working with the Devon Ash Dieback Resilience Forum to investigate ways of promoting tree planting across Devon. Specific consideration is being given to ways in which this might be encouraged through town and parish councils and community groups, particularly to compensate for the loss of ash. Cabinet previously approved the allocation of £250k in support of such compensatory planting, with this being offered as potential match-funding for the 'Saving Devon's Treescapes' project, which is focussed on exactly this type of initiative and for which lottery funding is being sought. A meeting is already planned with the Woodland Trust in June to explore how such action might be promoted in the interim.
8.	Develop a policy on soil health good practice, with an emphasis on allowing land to recover and phasing out damaging chemicals, which are ultimately sterilising the land. This would include setting appropriate and reasonable targets for Devon County Council tenant farmers	<p>Soil health is vital to the sustainability of agriculture / food production and to providing resilience to climate change and flood risk. Whilst there is no overarching DCC policy relating to this, it is specifically addressed through the letting of County Farms Estate holdings. In particular, soil health and condition is covered by clauses within all new farm tenancy agreements. There is a requirement to comply with the DEFRA Code of Good Agricultural Practice for farmers, growers and land managers – covering the protection of water, soil and air – which includes a need to produce a soil management plan. In addition, Tenants are required to take soil samples on entry to the farm and to put, keep and leave soil pH levels, and macro and micro nutrients at prescribed maintenance levels. They are also prohibited from exporting manure off the holding, ensuring that all manure produced on the holding is spread on the holding to ensure good levels of organic material are maintained.</p> <p>Soil condition is also being addressed through a range of natural flood risk management initiatives in which DCC is a partner. This included support for the publication of the excellent guide to soils and natural flood management in Devon and Cornwall, which was produced through the East Devon Catchment Partnership in 2018 and will soon be made available in an interactive web format.</p>
9.	Work with South West Water on a campaign to save water across the county, with an emphasis on education	DCC has developed a range of strategies and action plans linked to its environmental performance agenda, the most recent of which specifically deals with water consumption. The immediate corporate priority for this action plan is addressing the

	<p>about future water scarcity. Specifically target town and parish councils, community groups and schools to raise awareness of the importance of good water practice</p>	<p>objective of reducing water usage by DCC. However, broader issues of good water practice will form part of the climate adaptation agenda to be addressed in Devon through the collective response to the Climate Emergency, which South West Water is now party to.</p>
<p>10.</p>	<p>Support Devon Wildlife Trust's campaign by calling on the Environment Secretary to allocate a further eight Marine Conservation Zones to Devon's waters. Details can be found on the DWT website - https://www.devonwildlifetrust.org/take-action/marine-conservation-zones</p>	<p>In recognition of the outstanding wildlife associated with the County's estuaries and coastal waters, the 2012 advice to Government from Natural England and the Joint Nature Conservation Committee on the potential designation of Marine Conservation Zones included 14 Devon sites. Since then, the designation of only six of these sites has been confirmed. This was followed in summer 2018 by a Defra consultation on the designation of a further eight sites; however, the outcome of this consultation is still awaited. Clarification of the intended status of these remaining areas would appear to be long overdue and would help to dispel the current, unhelpful, uncertainty.</p>

Appendix 2 – Options for Enhanced Environmental Action

Listed below are examples of new actions linked to the principal themes promoted by the '10 Point Green Action Plan' or otherwise linked to the Devon Climate Emergency which might be adopted through the review of the relevant DCC (EPB) Action Plans.

Theme	Relevant DCC Action Plan	Potential Actions
Pollinators	Pollinators	Complete review and updating of DCC Pollinators Action Plan
		New phase of work on 'Keep Devon Buzzing' campaign with Devon LNP
		County Farms Estate promotion of pollinator campaign in 2020 through development of case studies and issue of special edition of newsletter.
Pesticides and Fertilisers	Pollinators and/or Countryside & Heritage	Consider how issues relating to pesticide and fertiliser use might be incorporated into future 'training academy' events for County Farms Estate tenants
Habitat Protection, Creation and Tree Planting	Countryside & Heritage	Work with Woodland Trust in launching a new Devon free tree scheme linked to ash dieback.
		Launch a new 'Flagship Trees' planting scheme with Town and Parish Councils, again linked to ash dieback.
		Approach all County Farms Estate tenants to review opportunities for new tree planting and provide tree stock.
		Undertake a review of new tree planting opportunities on DCC highways land and former landfill sites.
		Work with DWT / DBRC to facilitate preparation of Devon Nature Recovery Network strategy / mapping
		Promote and support a partnership initiative to review the Devon Ancient Woodland Inventory through DBRC.
		Review condition of County Wildlife Sites found within County Farms Estate holdings and promote uptake of relevant agri-environment schemes to tenants.
Soil Health	Countryside & Heritage	Review County Farms Estate compliance approaches to the soil health requirements of the Code of Good Agricultural Practice as part of existing formal monitoring process of new tenants
		Incorporate consideration of soil issues with farm re-letting reports for the County Farms Estate
		Promotion of improved soil management through: a farm-based training event on a County Farms Estate holding; the establishment of good practice case studies; and via the County Farms Estate newsletter.
Water Use	Water	Review and finalise current draft Action Plan, informed by long-delayed supply of meter data by South West Water, in order to confirm priorities for reduced water consumption by DCC.
Devon Climate Emergency	Countryside & Heritage	Review County Farm dwellings for potential 'deep retrofit' opportunities and explore potential business case for investment.

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(action on County Farms Estate)		Consider additional capital investment on the county farms estate to reduce methane and other emissions
		Establish a demonstration site on the County Farms Estate exploring potential approaches to 'net-zero' farming practice.
	Renewables	Review field-scale renewable opportunities on the County Farms Estate and explore associated investment options.
		Consider capital investment in anaerobic digestion plants on the county farms estate.
		Consider capital investment in methane gas harvesting from the county farms estate to fuel DCC vehicle fleet

Note: This is not suggested as a comprehensive and definitive list of future commitments, but an initial set of ideas on ways in which DCC might take further action to improve its environmental performance. In this way, it could form the starting point for the review of the various Action Plans listed above.

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