

**County Council Development**

**South Hams District: Relocation of Slapton Monument approximately 1.4km north east on land north of A379 to preserve the monument from storm damage and restoration of existing site**

**Location: Land at NGR 283449 45549, Strete, Dartmouth**

**Applicant: Devon County Council**

**Application No: 3158/22/DCC**

**Date application received by Devon County Council: 5 September 2022**

Report of the Chief Planner

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

**Recommendation: It is recommended that planning permission is granted subject to the conditions set out in Appendix 1 of the report (with any subsequent minor material changes to the conditions being agreed in consultation with the Chair and Local Member).**

**1. Summary**

- 1.1 This report relates to the relocation of Slapton Monument on land north of the A379 approximately 1.4km north-east of its current location.
- 1.2 It is considered that the main material planning considerations in the determination of this application are the benefits of relocating the monument in order to preserve the structure; the historic environment; the local landscape; ecology; highway, parking and access matters; and residential amenity.
- 1.3 The planning application, representations received and consultation responses are available to view on the Council website under reference DCC/4317/2022 or by clicking on the following link:  
<https://planning.devon.gov.uk/PlanDisp.aspx?AppNo=DCC/4317/2022>.

**2. The Proposal/Background**

- 2.1 Slapton Monument was given to the people of Torcross, Slapton, Strete, Blackawton, East Allington, Sherford, Stokenham and Chillington in 1945 by the United States Army Authorities to commemorate the evacuation of the area to enable D-Day training exercises during World War Two.
- 2.2 The Monument is currently located on Slapton Sands beach, north of Slapton Sands Memorial car park and adjacent to the A379 between Strete and

Torcross, and is a 5m granite cenotaph on a three-tiered granite plinth with two flag poles on either side.

- 2.3 It is understood that the existing location is highly vulnerable to storms and is likely to become damaged or destroyed if not relocated. This application proposes to dismantle and reconstruct the monument and flagpoles in a new location to preserve them. The existing site is proposed to be restored with beach-won shingle.
- 2.4 The proposed location is approximately 1.4km north east of the existing site and is accessed via Strete Gate car park. This re-location site currently consists of semi-improved grassland bordered by the A379 and car parking bays to the south, the South West Coast Path (SWCP) to the east and an area of trees and dense vegetation to the north and west. The curtilage of the closest residential property to the proposed site is approximately 15 metres south, on the opposite site of the A379.
- 2.5 A new 1.8 metre wide access path is proposed to link Strete Gate car park to the monument. This path would be constructed from compacted sub-base topped with a layer of dust quarry stone. The existing kissing gate is also proposed to be removed and the existing field gate at the access via the car park replaced. Amenity grass planting is proposed to reinstate any areas affected during construction.

### **3. Consultation Responses**

- 3.1 South Hams District Council (including conservation officer): No objection, subject to conditions. The LPA fully concur with the response provided by DCC's Historic Environment Team and do not consider that the proposal will harm the landscape character or the character of the AONB. No concerns are raised regarding impacts on public open space.

The following conditions are recommended:

- a method statement detailing both disassembly and rebuild of the monument;
- a Construction Management Plan in relation to the construction compound being within SHDC's land ownership; and
- a method statement and tree protection measures to ensure that the construction path and relocation site will not harm any mature trees in the surrounding areas, including the Holm Oak south of the car park.

- 3.2 Strete Parish Council: Objection. The Parish Council refers to negotiations with the Field Studies Council (FSC) in relation to a maintenance agreement, however, the aims of the parish and FSC are so divergent that it would not be possible to reach a maintenance agreement for the monument site. The Parish Council also raised the outstanding issue regarding structural maintenance which the Parish Councils agreed they could not take on. The Parish Council remain committed to re-siting the Memorial as soon as possible to prevent further storm damage and raised the need for alternative

site suggestions including land being brought by South Hams District Council adjacent to Strete Gate car park to provide additional parking.

- 3.3 Slapton Parish Council: Objection. The Parish Council refers to ongoing discussions regarding protecting the road, car park and site heritage including the monument remaining in situ. The Parish Council also has significant concerns about removing the concrete base within the shingle which they say will significantly weaken the sea defence and request mitigating actions to protect the road and carpark.
- 3.4 Stokenham Parish Council: The application came as a surprise to the Parish Council as the original plan to move the Memorial to the proposed site no longer had the support of members. The Parish Council do however support moving the monument as soon as possible to ensure future protection.
- 3.5 Natural England: No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on Slapton Ley Site of Special Scientific Interest (SSSI).
- 3.6 DCC Ecology: No objection, subject to conditions. The development is not considered to impact the Slapton Ley SSSI, the County Wildlife Site, dense scrub habitat or any veteran/mature trees. The application proposes a loss of habitats suitable of supporting nesting bird as well as habitats with low potential in supporting small populations of reptiles. It is considered that there will be no impact to bat roosts in buildings or trees and no signs of badgers were present during site surveys.

The following conditions are recommended:

- to ensure removal of vegetation is carried out outside the bird nesting season;
- a Construction Environmental Management Plan to include details of habitat manipulation under ecological supervision within the grassland habitat site in advance of construction to ensure that reptiles move safely into adjacent habitat and are not harmed by the proposed works;
- to ensure that no external lighting is installed which may impact bat flight lines; and
- to carry out a repeat survey for the presence of badgers.

- 3.7 DCC Historic Environment: No objection, subject to conditions. Recommend that the monument meets the relevant criteria of evidential, historic, aesthetic and communal value to be regarded as of equal significance to a designated heritage asset, such as a Listed Building.

Suggests that the level of harm that the proposed move will do to the monument and its setting is greater than that stated in the Heritage Assessment, however that the circumstances are 'exceptional' (NPPF 200).

In accordance with paragraphs 205 and 206 of the NPPF, a condition is recommended to offset the necessary harm caused to the monument by

securing an appropriate level of public interpretation of this historic monument at both the current and proposed location.

The Heritage Assessment notes that there is some potential for post-medieval archaeology and higher potential for Second World War archaeological evidence to be exposed during groundworks for the removal and re-erection of the monument. The loss of this archaeological evidence can be mitigated by way of a condition to secure a programme of archaeological and architectural recording.

- 3.8 DCC Highways: No objection. Observations are made regarding accessibility to the monument, in that the proposed site access is steeper than is recommended in Inclusive Mobility for wheelchair access. However, it is noted that the existing site is not Disability Discrimination Act (DDA) compliant and also proposes risks for users due to the uneven ground and shingle. A comment is made that a tarmac path would be more beneficial, but recognises the landscape sensitivities of the site.
- 3.9 DCC Flood Risk Management: No in-principle objections. Due to the nature of the proposal, there is no technical requirement for attenuation of surface water runoff due to the fact that it is located immediately next to the coastal shoreline. The new location is on the edge of Flood Zone 3 and therefore provides betterment in terms of reducing the flood risk compared to the existing location.
- 3.10 DCC Public Rights of Way: No objection. Overall, the proposal seems positive adding interest and value to the SWCP National Trail (and soon to be complete England Coast Path). Concerns were raised in relation to the construction phase and its potential impacts on the PRow, but subsequent clarification was provided which detailed that full access to the PRow would remain open during construction. An informative will be included within the decision notice regarding the levels of public use associated with visits to the beach and use of SWCP/Bridleway to maintain safe public access.

#### **4. Advertisement/Representations**

- 4.1 The application was advertised in accordance with the statutory publicity arrangements by means of a site notice and notification of neighbours by letter. As a result of these procedures one objection was received from a neighbouring property in relation to:
- a lack of respect for both the historical events and current local communities;
  - a lack of public consultation prior to submission of this application;
  - impacts on the appearance of the beach and coastline including the proposal not being sympathetic or visually attractive and would not maintain the character and beauty of the countryside and AONB as required by paragraphs 130, 174 and 176 of the NPPF;
  - impacts on the road and congestion at the entrance to the car park;
  - the speed of traffic on the corner and safety concerns for pedestrians;
  - impacts on the visitors of Strete Gate Beach;

- impacts on their residential property including damage to boundary wall from congestion;
- the scheme not representing a good use of funds especially as it is understood that the Council will no longer maintain the A379;
- need for a wider site search to include other villages named on the monument; and
- the location being set behind a wall and car parking area which won't lead to tourism or commemoration of the events of WW2.

## **5. Planning Policy Considerations**

5.1 In considering this application the County Council, as County Planning Authority, is required to have regard to the provisions of the Development Plan insofar as they are material to the application, and to any other material considerations. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where regard is to be had to the Development Plan, the determination shall be in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan policies are summarised below and the most relevant are referred to in more detail in Section 6.

5.2 Plymouth & South West Devon Joint Local Plan 2014-2034 (adopted March 2019)

Policies SPT1 Delivering sustainable development; SPT11 Strategic approach to the historic environment; SPT12 Strategic approach to the natural environment; TTV26 Development in the countryside; DEV1 Protecting health and amenity; DEV21 Development affecting the historic environment; DEV23 Landscape character; DEV24 Undeveloped Coast and Heritage Coast; DEV25 Nationally protected landscapes; DEV26 Protecting and enhancing biodiversity and geological conservation; DEV29 Specific provisions relating to transport; and DEV36 Coastal Change Management Areas.

5.3 Strete Neighbourhood Plan (made March 2022)  
Policies SNP1 Protecting The Landscape; SNP2 Heritage and Conservation; and SNP3 Coastal Setting and Land South of the A379.

5.4 Other material planning considerations include:

- National Planning Policy Framework; and
- Planning Practice Guidance.

## **6. Comments/Issues**

6.1 It is considered that the main material planning considerations in the determination of this application are the benefits of relocating the monument in order to preserve the structure; the historic environment; the local landscape; ecology; highway, parking and access matters; and residential amenity.

## Need & Climate Change

- 6.2 The existing location of the monument is less than 10 metres from the edge of the beach and has become highly vulnerable to storm damage. Given the increased frequency and intensity of storm events predicted due to climate change, this application proposes to relocate Slapton Monument to preserve the structure. The proposed relocation site is set further from the beach (approximately 40 metres) and benefits from a boundary wall and slight elevation which significantly reduces the risk of storm damage.
- 6.3 The proposed location is within the open countryside. Policy TTV26 (Development in the countryside) of the Plymouth and South West Devon Joint Local Plan 2014-2034 states that isolated development will only be permitted in exceptional circumstances, including to secure the long term future of a significant heritage asset. It is considered the proposal achieves this, as set out in the Historic Environment section below, given the risks from future storm damage.
- 6.4 Alternative locations were considered, in consultation with Strete, Slapton and Stokenham Parish Councils, including a site at the entrance of the Slapton Ley Nature Reserve, at the location of the Sherman tank memorial in Torcross and on the verge along Sands Road. These sites were discounted due to a lack of parking capacity and restricted space to site the monument at the Nature Reserve, a lack of support from the Parish Councils for the location at Torcross and insufficient space and public safety concerns for the location along Sands Road.
- 6.5 It is considered that this application is in accordance with the above policy as well as Policy SPT1 (Delivering sustainable development) of the Plymouth and South West Devon Joint Local Plan 2014-2034.

## Historic Environment

- 6.6 Slapton Monument is not a designated heritage asset, but the County Council's Historic Environment Team regards the monument of national and international significance because of the wartime events that it commemorates, as well as having high local communal value. It should, therefore, be regarded as of equal significance to a designated heritage asset, equivalent to that of a grade II listed building.
- 6.7 Due to the existing location of the monument being considered as fundamental to its purpose, the Historic Environment Team regards the level of harm that the proposed relocation will have on the monument and its setting as substantial. It is noted that objections are raised to the effect that the siting shows a lack of respect to historical events.
- 6.8 Paragraph 200 of the National Planning Policy Framework (NPPF) states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification and, where substantial harm to or

loss of a grade II listed building is proposed, this should be exceptional. Paragraph 201 of the NPPF further states that, where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm.

- 6.9 It is considered that the need to move the monument to prevent its destruction by coastal erosion is exceptional and that substantial public benefits are demonstrated that outweigh the harm. No concerns have been raised on the suitability of the proposed re-location site and, given that the monument is remaining within a parish named on the monument, it is considered acceptable.
- 6.10 Prior to the submission of this application, the applicant consulted the American Battle Monuments Commission. They have no concerns about the relocation of the monument.
- 6.11 In order to sufficiently record the monument and ensure it is rebuilt appropriately, a condition is recommended to secure a method statement. A further condition is recommended for the provision of public interpretation at the existing and proposed locations in order to offset the harm caused to the monument and its setting in accordance with paragraphs 205 and 206 of the NPPF.
- 6.12 The application includes groundworks in order to excavate material for the proposed access path and foundations of the monument base. The Heritage Assessment notes that there is some potential for post-medieval archaeology and higher potential for Second World War archaeological evidence to be exposed during groundworks for the removal and re-erection of the monument. A condition is therefore recommended to secure a suitable programme of archaeological works.
- 6.13 With the proposed conditions, it is considered that the application is in accordance with the above NPPF requirements as well as Policies SPT11 (Strategic approach to the historic environment) and DEV21 (Development affecting the historic environment) of the Plymouth and South West Devon Joint Local Plan 2014-2034.

#### Landscape

- 6.14 The existing monument and the proposed relocation site are both within the South Devon Area of Outstanding Natural Beauty (AONB) and the Undeveloped and Heritage Coast.
- 6.15 An objection raises concerns over the impacts of the siting of the monument on the appearance of the coastline, that it is not sympathetic or visually attractive and that no weight has been given to conserving the landscape and scenic beauty of the AONB.

- 6.16 A Landscape and Visual Appraisal has been prepared and concludes the removal and relocation of the monument would conserve and enhance the special qualities, distinctive character and key features of the AONB, allowing continued accessibility, good connectivity between the beach and sea, a more tranquil location and allows the former area to restore the uninterrupted coastal vistas.
- 6.17 Given the conclusions of the appraisal and the monument being an existing feature of the local landscape, it is not considered inappropriate in this setting and is in accordance with Policies DEV23 (Landscape character), DEV24 (Undeveloped Coast and Heritage Coast) and DEV25 (Nationally protected landscapes) of the Plymouth and South West Devon Joint Local Plan 2014-2034.

### Ecology

- 6.18 The existing monument is located within the Slapton Ley Site of Special Scientific Interest (SSSI), while the proposed relocation site is adjacent to the Strete Gate to Pilchard Cove County Wildlife Site, but the proposal is not considered to have any impacts on these designations.
- 6.19 At the proposed relocation site, vegetation clearance is limited to grass cutting and tree pruning, with no areas of dense scrub or trees being removed. The area is considered suitable for reptiles, breeding birds and badgers, but of low importance to bats. Conditions are therefore recommended to protect the vegetation to be retained; ensure vegetation clearance occurs outside of the bird nesting season; ensure any reptiles are moved safely into adjacent habitat; no lighting is installed; and a repeat survey for badgers is carried out prior to works commencing.
- 6.20 Subject to the proposed conditions, it is considered that the application is in accordance with Policies SPT12 (Strategic approach to the natural environment) and DEV26 (Protecting and enhancing biodiversity and geological conservation) of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 174 of the NPPF.

### Highways, Parking and Access

- 6.21 During construction, 10 parking spaces within Strete Gate car park will be utilised for a compound and site access, with the remaining car park and the South West Coast Path continuing in use. A condition is recommended for a Construction Environmental Management Plan to minimise any impacts on the public car park, local highway network and public right of way.
- 6.22 The proposed access path from Strete Gate car park to the monument will achieve gradients between 1:20 and 1:12. Although this is steeper than that recommended for wheelchair access, it is considered the new path does provide an improvement compared to the existing site where there are risks of drops and shingle.



- 6.23 An objection was received from a neighbouring property in relation to existing congestion at Strete Gate car park and subsequent damage this could cause to their boundary wall, as well as the safety of pedestrians on this corner due to traffic speeds. The relocation of this monument is deemed to attract only a low level of mostly off peak traffic visits based on evidence of traffic generation from the existing site. In relation to pedestrian access, there are alternative off road links and crossing points available in this location which provide adequate visibility for crossing the road.
- 6.24 With the proposed condition, it is considered that the application is in accordance with Policy DEV29 (Specific provisions relating to transport) the Plymouth and South West Devon Joint Local Plan 2014-2034.

#### Residential Amenity

- 6.25 One residential property lies within close proximity to the proposed relocation site and, during the construction period, the amenity of this property could potentially be affected. A condition is therefore recommended for a Construction Environmental Management Plan to minimise the impact of construction on nearby residents.
- 6.26 Once constructed, it is considered that the proposal will not give rise to any significant harm to residential amenity and accords with Policy DEV1 (Protecting health and amenity) of the Plymouth and South West Devon Joint Local Plan 2014 – 2034.

#### Other Matters

- 6.27 An objection was raised by Strete Parish Council in relation to a maintenance agreement for the proposed relocation site. The Parish Council also raised the outstanding issue regarding structural maintenance which they are not able to take on. The Field Studies Council (owner of the proposed relocation site) did not respond to the application.
- 6.28 The applicant has confirmed that, prior to progressing the development, the necessary agreements in relation to maintenance of the structure and site to ensure the asset is preserved and public access is maintained will be required.
- 6.29 An objection was also raised by Slapton Parish Council in relation to ongoing discussions to protect the road and car park in which the monument could remain in situ. However, there is no evidence that these discussions will necessarily lead to long term protective measures, and it is considered necessary to secure the protection of the monument through its relocation.
- 6.30 Slapton Parish Council also raised concerns about removing the concrete base within the shingle due to this potentially weakening the sea defence. It is considered that the concrete base would offer no realistic future protection to the road or adjoining car park if left in situ, and its removal is understood to be

required by Natural England as part of the removal of the Memorial from the Site of Special Scientific Interest.

#### Other Environmental Considerations (Including Climate Change)

- 6.31 Paragraph 152 of the National Planning Policy Framework requires that “the planning system should support the transition to a low carbon future in a changing climate”, while Devon County Council has declared a climate emergency and committed to facilitating the reduction of Devon’s carbon emissions to net-zero by 2050. The scope for individual planning applications to contribute to these initiatives will be dependent on the nature and scale of the development being proposed, and relevant considerations are outlined below.
- 6.32 The application proposes to re-use topsoil where possible to minimise the amount of material exported off site. This measure looks to reduce potential carbon emissions through reducing transportation needs. In addition, the monument is proposed to be relocated to a site in close proximity which further reduces travel requirements and associated carbon emissions. Furthermore, the application proposes to re-use the materials forming the existing monument.

#### Strategic Plan

- 6.33 The development will result in the improvement of a cultural asset in Devon, maintaining accessibility and educational opportunities to future residents and visitors, which aligns with the vision of the Strategic Plan.

### **7. Reasons for Recommendation/Alternative Options Considered**

- 7.1 The Committee has the option of approving, deferring or refusing this planning application.
- 7.2 It is considered with the proposed conditions, any ecological and temporary impacts during construction are acceptable. The proposal will maintain the resilience of the monument for future generations and the historic significance of the monument will be conserved and enhanced.

Mike Deaton  
Chief Planner

**Electoral Division: Kingsbridge**

Local Government Act 1972: List of Background Papers

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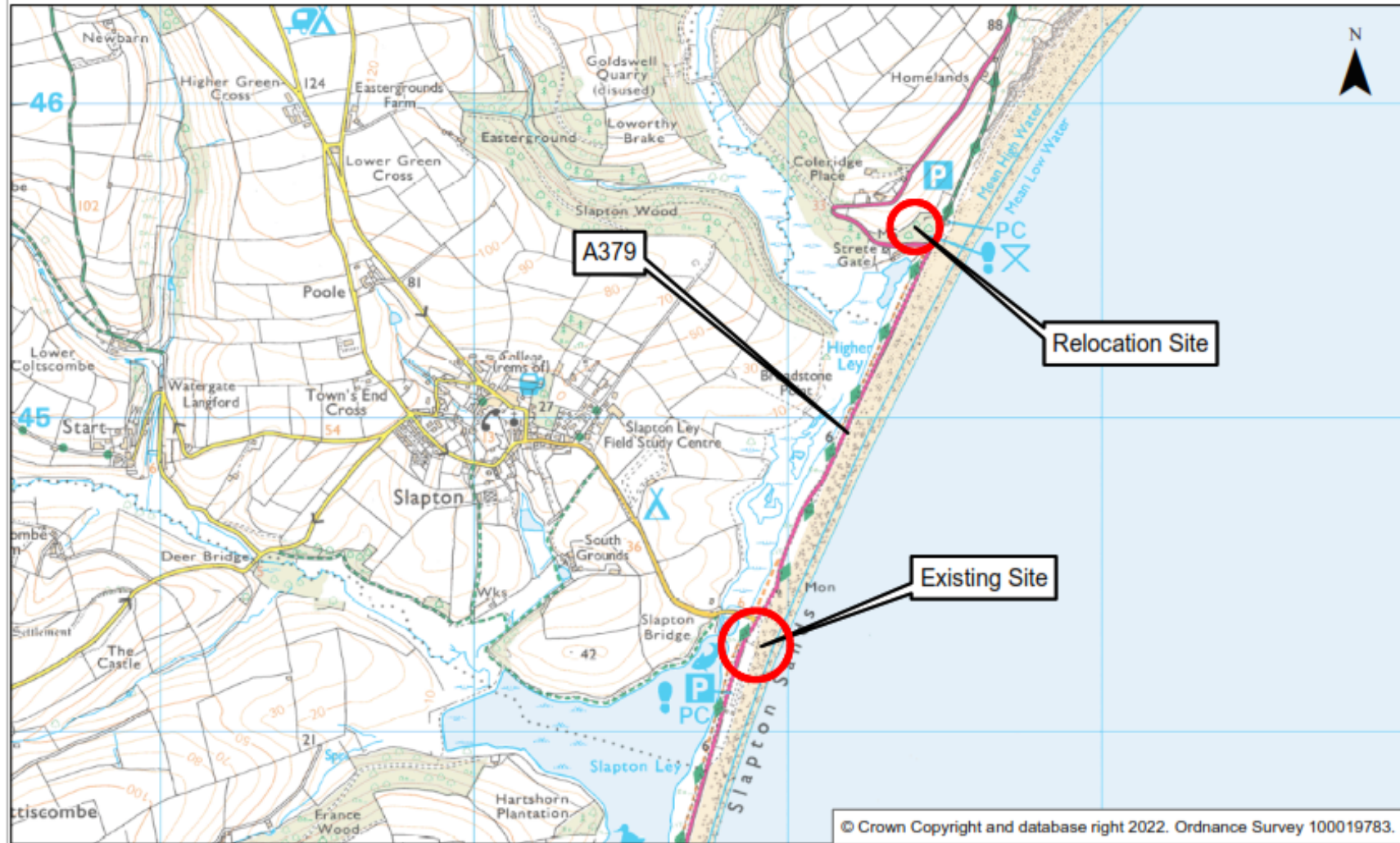
<b>Background Paper</b>	<b>Date</b>	<b>File Ref.</b>
Casework File	26 <sup>th</sup> July 2022	DCC/4317/2022

ab081122dma

sc/cr/Relocation of Slapton Monument and restoration of existing site Strete,  
Dartmouth

03 281122

# Location Plan



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Climate Change,  
Environment  
and Transport

Development Management Committee

December 2022

scale 0 0.1 0.2 0.4 Miles

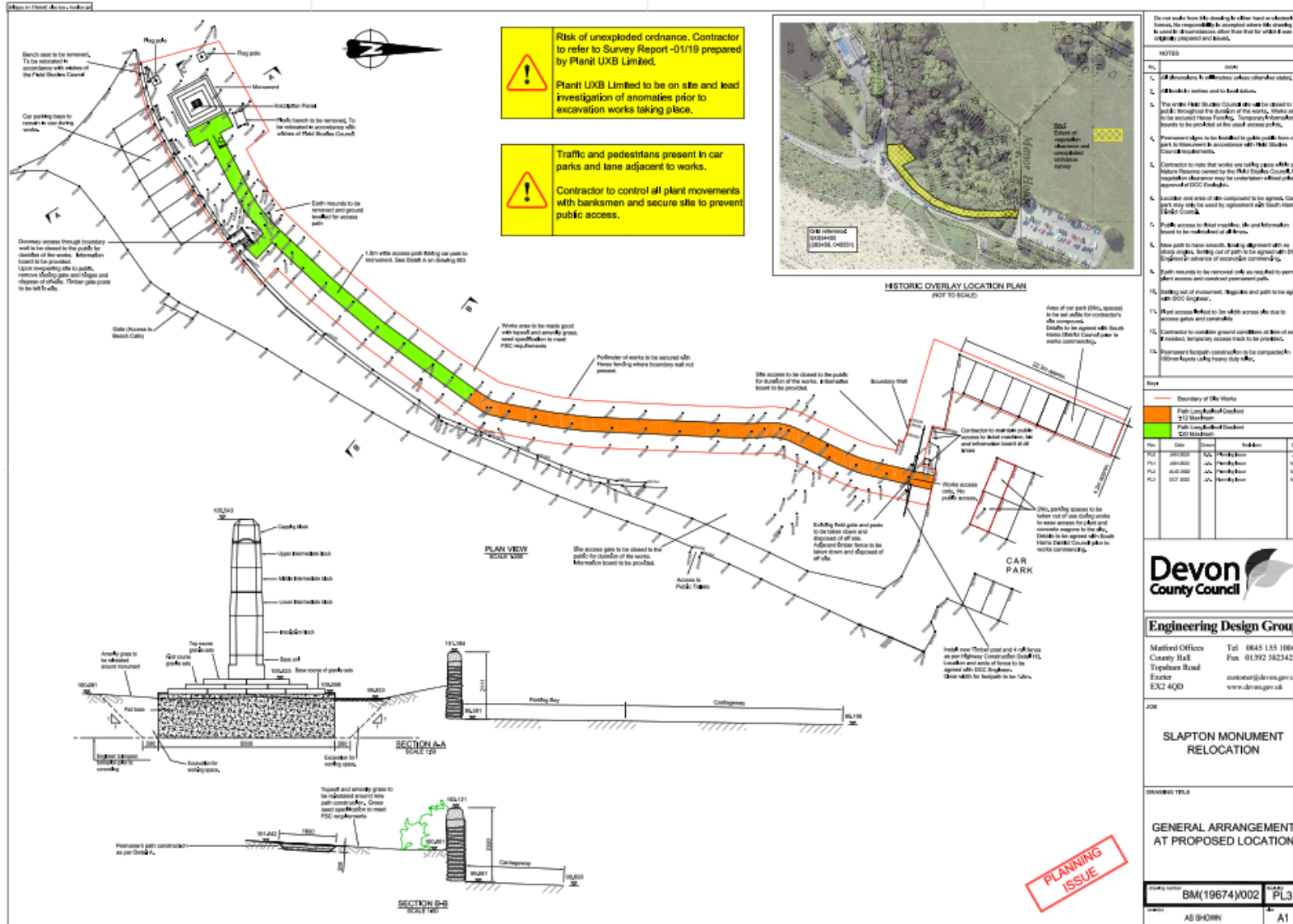
**Location Plan**

County Council Development  
Teignbridge District Council: Extension to the existing visitor centre with associated public external space, new workshop building, a buried water treatment plant, and alterations to the public car park.  
Stover Country Park, Access To Stover Country Park, Stover, Devon, TQ12 6QG

Application No:  
DCC/4317/2022  
3158/22/DCC



# Site Plan To CET/22/77



## **Planning Conditions**

### STANDARD COMMENCEMENT

1. The development shall commence within three years of the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990.

### STRICT ACCORDANCE WITH PLANS

2. The development shall be carried out in strict accordance with the details shown on the approved drawings and documents numbered, except as varied by the conditions below:

- Works Boundary Drawing at Proposed Monument Site – BM(19674)/004 PL2
- Works Boundary Drawing at Current Monument Site – BM(19674)/005 PL0
- General Arrangement at Existing Location – BM(19674)/001 PL2
- General Arrangement at Proposed Location – BM(19674)/002 PL3
- Construction Details – BM(19674)/003 PL2

REASON: To ensure that the development is carried out in accordance with the approved details.

### CONDITIONS (PRE-COMMENCEMENT)

### CONSTRUCTION MANAGEMENT

3. No development or vegetation clearance shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the County Planning Authority. The plan shall provide the following:
  - a) timetable/programme of works;
  - b) measures for traffic management [including routing of vehicles to and from the site, details of the number/frequency and sizes of vehicles] and how traffic will be managed alongside the South West Coast Path National Trail;
  - c) days and hours of building operations and deliveries;
  - d) location of loading, unloading and storage of plant and materials;
  - e) location of contractor compound and facilities;
  - f) provision of boundary fencing/hoarding;
  - g) parking of vehicles of site personnel, operatives and visitors;
  - h) mitigation measures for dust, noise and mud on the highway;

- k) details of environmental protection during construction, including but not limited to, the tree protection measures including a method statement to ensure that the construction of the path and relocation of the monument will not harm mature trees in the surrounding area (in accordance with BS 5837) and the location and type of any temporary tree protection fencing, and habitat manipulation for reptiles;
- l) timing and methods of all vegetation clearance; including no vegetation clearance to take place during the bird nesting season (1 March to 31 August, inclusive) unless the developer has been advised by a suitably qualified ecologist that the clearance will not disturb nesting birds and a record of this kept; and
- m) details of landscaping and reinstatement of amenity grass.

The development shall be implemented in accordance with the approved scheme.

REASON: To ensure adequate access and associated facilities are available for the construction traffic and to minimise the impact of construction on nearby residents, the local highway network and trees/vegetation in accordance with policies DEV1 (Protecting health and amenity), DEV26 (Protecting and enhancing biodiversity and geological conservation) and DEV29 (Specific provisions relating to transport) of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 174 of the NPPF and the Wildlife and Countryside Act 1981 (as amended).

#### ECOLOGY

- 4. Prior to the commencement of any site works, a repeat survey for the presence of badgers on the site and surrounding suitable habitat, with associated mitigation/compensation measures, shall be submitted to and approved in writing by the County Planning Authority. Site works shall be carried out in accordance with the approved survey and any associated mitigation/compensation measures required.

REASON: To minimise the impacts on protected species DEV26 (Protecting and enhancing biodiversity and geological conservation) of the Plymouth and South West Devon Joint Local Plan 2014-2034.

#### ARCHAEOLOGY

- 5. No development shall take place until the developer has secured the implementation of a programme of archaeological and historic structural recording in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not be limited to:
  - initial historical research/context work;
  - drawn and photographic record of the monument as it currently is (which could be based on existing planning and engineering documents);



- a method statement detailing both disassembly of the monument and its rebuild in the new location;
- a plan and photographic record of the monument once it has been re-erected; and
- and the monitoring and recording of groundworks associated with the proposed development to allow for the identification, investigation and recording of any exposed archaeological or artefactual deposits.

The development shall be carried out at all times in accordance with the approved scheme as agreed in writing by the County Planning Authority.

REASON: To ensure, in accordance with Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and paragraph 205 of the National Planning Policy Framework, that an appropriate record is made of archaeological historic structural evidence that may be affected by the development.

Informative: The results of the fieldwork and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report, and the finds and archive deposited in accordance with relevant national and local guidelines.

#### PUBLIC INTERPRETATION

6. Details of public interpretation, including design, materials and location, shall be submitted to and approved by the County Planning Authority. Once approved, the public interpretation shall be installed as follows:
  - a) at the existing location within 1 month of the disassembly of the monument; and
  - b) at the proposed re-location site prior to opening the site for public access.

REASON: To offset the necessary harm caused to the monument and its setting, through enhancing, better revealing and advancing the significance of the heritage asset, in accordance with paragraphs 205 and 206 of the National Planning Policy Framework.

#### LIGHTING

7. No external lighting shall be installed at any time at the application site without the written permission of the County Planning Authority.

REASON: To minimise the visual impact of the site and to ensure that protected species are conserved in accordance with Policies DEV1 (Protecting health and amenity) and DEV26 (Protecting and enhancing biodiversity and geological conservation) of the Plymouth and South West Devon Joint Local Plan 2014-2034.

#### Informative Note:

A right of way will be affected by development where it:

- crosses or is adjacent to an application site
- is to be used for site access (whether temporary or permanent)
- will be crossed by an access road (whether temporary or permanent).

The effect of a development on a right of way is a material planning consideration. Planning permission does not grant the right to close, alter or build over a right of way in any way, even temporarily, this includes, for example, a change in the surface, width or location.