



# Antony Richards Property Services

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12<sup>th</sup> September 2017

Dear Stakeholder

## **CL701 Carnyorth Downs registered common – Consultation of a Review of the Management.**

Following the expiry of a 10 year Environmental Stewardship Higher Level Stewardship (HLS) agreement on Carnyorth Downs in 2017, Mr Trembath is eligible to apply to Natural England for a 10 year Countryside Stewardship Higher Tier agreement on Carnyorth Downs registered common beginning on 1<sup>st</sup> January 2018.

Following a Higher Tier agreement application being received by Natural England from Mr Trembath, Natural England has recommended Mr Trembath carry out a consultation of a review of the management of Carnyorth Downs registered common involving local and national stakeholders. The outcome of the consultation will form the basis of any 10 year Higher Tier agreement between Mr Trembath and Natural England. Mr Trembath has agreed to Natural England's recommendation and has asked Antony Richards Property Services to deliver the consultation on his behalf.

The extent of public engagement required will depend upon the management changes being considered within the proposed Higher Tier agreement and the impacts that any changes may have on features of interest on the common and on local and national stakeholders. Almost all commons have features of public interest; these include but are not limited to: public access rights, historic features, landscape and nature conservation.

Where works are proposed that need consent from the Planning Inspectorate then applicants need to follow the principles set out in the guide called '**A common purpose: a guide to agreeing management on common land (CP1)**'.

In the case of Carnyorth Downs registered common it is envisaged that any management changes proposed within a proposed Higher Tier agreement would not require consent from the Planning Inspectorate. Where management changes do not require consent from the Planning Inspectorate, public consultation should still be undertaken, in these circumstances applicants are not obliged to follow the principles in "**A common purpose**" but where there is considerable public interest in the site, particularly if there are significant numbers of visitors, then it is likely to be helpful to follow "**A common purpose**".



Directors: Antony Richards MRICS FAAV and Jennie Richards

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Public engagement, where works proposed do not need consent, should still include relevant stakeholders. The applicant should identify relevant stakeholders, contact them, supply information about the proposed scheme, what the intended outcomes will be (e.g. biodiversity, archaeology and public access), and opportunities should be provided for stakeholders to give feedback, especially if the proposals would impact upon them.

A summary of the scheme proposals and outcomes, including a map of Carnyorth Downs registered common has been prepared for your information. The consultation is planned to be open for comments for 3 calendar weeks from the day the proposals are distributed.

I would be grateful if you would inform me of any comments you may have before the consultation period closes and mark them '**CL701 Carnyorth Downs Management Review Consultation**'.

Yours sincerely

A handwritten signature in black ink that reads "Antony Richards". The signature is written in a cursive style with a large initial 'A'.

Antony Richards MRICS FAAV  
Antony Richards Property Services