Consent refused, or conditions on consent imposed, by local planning authority

→ Right of appeal to Secretary of State

→ Loss or damage has resulted

→ Right to claim compensation

→ Non-forestry operations

Person suffering loss or damage makes claim within 12 months of authority’s or Secretary of State’s decision

→ Claim considered by local planning authority

→ Disputed settlements referred to the Lands Chamber of the Upper Tribunal

→ Forestry operations (felling and replanting)

Landowner makes claim within 12 months of authority’s or Secretary of State’s decision

→ Claim considered by local planning authority

→ Compensation for refusal to fell limited to loss of timber value