

Habitat Regulations Executive Committee

Annual Business Plan and 5 Yr Delivery Programme

Appendix 2 – Five Year Delivery Programme 2017-21

1. This report begins by setting out the balance of receipts after allowing for all on-site mitigation measures recommended in the 2016 Annual Business Plan. Thereafter, the ongoing (revenue) costs of on-site mitigation measures in the 2016 Annual Business Plan are calculated and thereafter incorporated into respective tables.

1.1 The report also details the income from developer contributions for Habitat Regulations, forecast for the financial period 2016-21.

1.2 Using the balance of receipts and income forecasts, on site measures from the South East Devon European Site Mitigation Strategy (June 2014) are allocated according to the available budget, scoring criteria previously agreed by the Officer Working Group, logical progression of related measures and delivery timescales recommended in the Strategy.

1.3 Tables 4, 6, 7 & 8 allocate measures to each site (and cross-site), according to priority scores, recommended Strategy timeframes and income forecasts. Therefore, measures as listed in these tables form the 5 Year Delivery Programme recommendations.

1.3 Developer contributions are made under various charging schedules, via S106 obligations and the Community Infrastructure Levy (CIL). The Joint Interim Approach (JIA) charging schedule covers the period of time over which developer contributions were charged at a standard £350 per dwelling in each authority area.

This was:

15th Dec 2008 until 1st Aug 2014 at Teignbridge District Council (TDC);
1st Nov 2011 until 1st Aug 2014 at Exeter City Council (ECC); and
1st Nov 2011 until 1st Aug 2014 at East Devon District Council (EDDC).

1.4 From 1st Aug 2014, informed by housing and mitigation cost estimates in the Strategy, a new charging schedule was implemented. This is the current Joint Approach.

1.5 The Joint Approach requires specific financial sums for mitigation measures, based on a 10km zone of influence, cost estimates of mitigation measures on each European protected site, cost estimates of providing and managing Suitable Alternative Natural Green Space (SANGS), cost estimates of monitoring and cost estimates of “cross site” measures which benefit all of the three sites.

1.6 Many of the S106 obligations contain specific wording which indicate where the contribution must be spent. For example, TDC’s standard wording reads “to mitigate the impact of the development on Dawlish Warren and the Exe Estuary”. Similar wording exists for Exeter and East Devon.

1.7 To ensure that this wording is adhered to, the 5yr programme is split according to the measures recommended for each of the European protected sites. The JIA contributions are S106 obligations and unilateral undertakings.

1.8 JIA charges were based on mitigating the impact of development on Dawlish Warren and the Exe Estuary and therefore could justifiably be spent on measures on those sites, as well as measures which benefit all of the sites. It would not be considered justifiable to spend JIA contributions on measures specific to the Pebblebed Heaths as these measures did not form part of the considerations (or S106 wording) during this period.

Table 1. Current balance less Yr 1 estimated expenditure:

Balance of contributions per charging zone/period after 2016 Annual Business Plan (Yr 1) expenditure:

Charging zone/period	Current balance	Less Yr 1 expenditure	Balance
JIA On site	£323,699.31	£187,400 (projects)	£136,299.31
Dawlish Warren On site	£113,175.85	£1,000 (Petalwort)	£112,175.85
Exe Estuary On site	£23,916.58	£5,000 (Zoning) £10,000 (Codes) £ 15,000 (total)	£8,916.58
Pebblebed Heaths On site	£11,055.54	£6,370 (Dog bins) £1,500 (map) £1,000 (codes of conduct) £2000 (monitoring) £ 10,870 (total)	£185.54
Total	£471,847.28	£214,270.00	£257,577.28

Table 2. Annual Business Plan revenue cost over 5 years

Revenue cost of mitigation projects recommended for delivery in the 2016 Annual Business Plan, over a 5 year period.

Project	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Two Wardens	£68,000	£68,000	£68,000	£68,000	£68,000	£340,000
Dog project (Officer)	£13,800	£13,800	£13,800	£0	£0	£41,400
Dog Project	£0 (covered by capital cost)	£2,000	£2,000	£2,000	£2,000	£8,000
Patrol Boat	£7,000	£7,000	£7,000	£7,000	£7,000	£35,000
Delivery Officer	£40,000	£40,000	£0	£0	£0	£80,000
Warden vehicle	£2,000	£2,000	£2,000	£2,000	£2,000	£10,000
Dog bins Pebblebeds	£2,870	£2,870	£2,870	£2,870	£2,870	£14,350
Monitoring Pebblebeds	£2,000	£4,000	£4,000	£4,000	£10,000	£24,000
Petalwort monitoring	£0	£0	£1000	£0	£0	£1000
Total	£135,670	£139,670	£100,670	£85,870	£91,870	£552,750

Table 3. Five year forecast of Habitat Regulations developer contributions:

Income from all developer contributions across the three authorities, forecasted from 2016 until the end of the 2020 financial year, arranged into on site and SANGS totals (excludes contributions already collected).

- It does not include “windfall” projections (unexpected housing development not part of Local Plan allocations).
- CIL income forecast for SANGS at TDC is currently unavailable (forecasting work currently in progress).
- Forecasts do not include amounts relating to SANGS proposals as reported in SANGS Appendix 1 (Part B).
- Careful attention should be paid to the caveats and assumptions upon which these forecasts are made, detailed in the following section.

JOINT	2016-17	2017-18	2018-19	2019-20	2020-21	Total
JIA	£ 117,756.86	£ 271,500.00	£ 121,200.00	£ 60,000.00	£ 156,900.00	£ 727,356.86
Warren	£ 37,312.00	£ 77,400.00	£ 105,600.00	£ 70,400.00	£ 98,560.00	£ 389,272.00
Exe	£ 35,357.22	£ 63,513.00	£ 106,212.00	£105,069.00	£ 123,915.00	£ 434,066.22
Pebblebeds	£ 26,193.94	£ 75,990.00	£ 120,243.00	£104,151.00	£ 128,736.00	£ 455,313.94
SANGS	£ 163,930.95	£ 255,807.00	£ 482,061.00	£364,029.00	£ 439,527.00	£ 1,705,354.95
Total	£ 380,550.97	£ 744,210.00	£ 935,316.00	£703,649.00	£ 947,638.00	£ 3,711,363.97

It is important to note the following caveats and assumptions relating to the forecast of housing completions across the region:

We certainly should not rely on getting income in the timescales set out in Table 3. It is a best estimate of net housing projections based on the information currently available. Figures in reality may be much lower or higher in any given year.

Assumptions (EDDC)

- It is based on draft net housing projections from a base date of 30 September 2015 which are likely to change before publication
- It includes dwellings with planning permission and not yet completed, sites with a resolution to grant permission/acknowledged development potential and allocations as at 30 September 2015. It does not include any future windfalls which would be in addition.
- It is based on a housing monitoring spreadsheet. This groups permissions on the same site (be they separate/related or replacement/resubmission applications) to help make monitoring easier. Only the date of the latest planning permission decision is recorded so potentially this is catching sites that were permitted without Hab Regs contribution requirements from previous years.
- It assumes all contributions are paid when each dwelling is completed. In reality the majority so far have been required prior to first occupation of a site as a whole. To try to apply estimates of site occupation would make modelling much more unreliable.
- It assumes that all development which has already been completed and was liable to pay has done so. In reality there are a lot of contributions which remain outstanding for one reason or another.
- Sites which gained permission between 01/11/2011 and 31/07/2014 that fall within the Exe Estuary area are assumed to all be paying £350 per dwelling
- Sites which gained or will gain permission from 01/08/2014 onwards are assumed to all be paying the following amounts either via S106 or “top-sliced” (prioritised) from CIL:
 - Exe Estuary only - £600 per dwelling
 - Pebblebed Heaths only - £626 per dwelling
 - Both - £749 per dwelling
- Cranbrook 587 permission is required to pay towards both in specific instalments and these are assumed to be £85,000 in 2016/17 and £119,000 in 2018/19.
- Permissions have not been spatially mapped. Parishes where the whole administrative area falls within a single charging zone are easy but plenty fall across one or more charging zones or none at all. In these cases I’ve tried to be as accurate as possible without going into the detail of every site.
- It is presumed that when CIL is charged, the same costs per dwelling will continue.
- CIL will be payable in set phased payments. This presents many difficulties in modelling at present, so the forecast is made on the assumption that each dwelling pays when it is completed.

- All of the Cranbrook expansion areas are assumed to be within the “both” charging zone. In fact part of the eastern expansion area is in just the Pebblebeds area but it is not currently possible to determine how many dwellings this would equate to.

Caveats (ECC)

- Emphasis that this is an initial assessment. It should be regarded as an early ‘ball park figure’, and not an accurate prediction.
- The method used to forecasting is systematic, based on available evidence and Council policy. However, forecasting the quantum of CIL eligible dwellings and particularly the timing of ‘date of commencement’ of the development permitted and hence the level of CIL income received in the 5 years is surrounded by considerable uncertainty.
- Exeter City Council is at an early stage of introducing CIL charging and is developing an understanding and evidential base for monitoring and forecasting. CIL income from “brownfield” (land previously in industrial or commercial use) site development is particularly difficult to forecast and is not expected to deliver a high proportion of CIL income despite the total amount of future development forecast given within the City on brownfield sites. Consequently, the principal supply of CIL eligible housing where receipts are anticipated in the next 5 years are in the South and East Zones where strategic greenfield sites are allocated (some have permissions).
- Forecasting annual receipts of income adds another level of uncertainty into the assessment. The forecasts are highly sensitive to the assumption about the ‘date of commencement’ set out on the ‘commencement notice’ and subsequent ‘CIL demand’ and payments. We allow payment by instalments where the total CIL liability of a development is £50,000 or more. This facility is only available where someone has assumed liability to pay, and notice of commencement has been given to us before development starts. Failure to comply with the CIL instalment policy at any stage will result in the total unpaid balance becoming payable immediately

2. Five Year Delivery Plan 2017-2021 – Joint Interim Approach

2.1 Teignbridge District Council is the first of the three partners to have introduced developer contributions for Habitat Regulations. Preliminary research at the time was based on calculations and formulae relating to operational cost of access and monitoring management plus a contribution towards provision of new public open space.

2.2 This suggested a generic split of £50 towards what was, in effect, early consideration of SANGS type provision and £300 towards on site mitigation projects, which was maintained throughout the Joint Interim Approach (JIA) charging period. The Strategy recommended increased charges based on more accurate cost estimates, which were subsequently adopted in August 2014 (Joint Approach).

2.3 The income forecast for JIA funds (5 years 2016-2021) are shown in Table 4 below. Some of the funds collected to date have pay-back deadline clauses and were also collected first. For this reason and to demonstrate good practise, it is recommend that these funds are prioritised for initial spend in the 2016 Annual Business Plan (Yr1) and the five year delivery programme.

2.4 As mentioned (1.6-1.8), there are many S106 obligations in the JIA funds which have specific wording in order to relate the Habitat Regulations charges directly to each development. For example TDC's standard wording reads "to mitigate the impact of the development on Dawlish Warren and the Exe Estuary". Similar wording exists for Exeter and East Devon. Therefore, site specific projects need to be funded according to the wording in each specific obligation.

2.5 However, "cross-site" projects such as the wardens, patrol boat and dog project deliver benefit to each protected site and therefore can justifiably be funded from the JIA funds without contradicting the wording of the obligations.

2.6 In consultation with the Officer Working Group, mitigation projects have been prioritised according to criteria previously agreed by the group. These criteria are designed to ensure delivery of the most effective mitigation measures.

2.7 Balances remaining after allowing for the 2016 Annual Business Plan are shown in Table 4. These balances are carried over to the start of Year 2, a process repeated yearly.

2.8 Using these scores and the income forecast, the revenue cost for cross site projects during the 5 year period 2017-2021 is shown in Table 4.

2.9 There is sufficient income forecast in the 2017 financial year to agree in principle a contribution of £200,000 towards the Dawlish Warren Visitor Centre (assuming a build date of summer 2018). Indications are that there will be sufficient income in 2018 to agree in principle to a further £50,000. However, implications are that this would leave only a small budget surplus for contingency in years 2018-21.

2.10 However, as previously mentioned, cross-site measures benefit each of the protected sites. To reflect this, the current Joint Approach charging schedules include an element relating to an equal share of the cross-site measures cost (as recommended in the Strategy). Therefore, any (or all) of the cross-site projects could justifiably be paid for from funds allocated specifically to the zones as well, to cover any potential deficit.

2.11 It can be seen in Table 6 (Dawlish Warren forecast) and Table 11 (Pebblebed Heaths forecast) that both of the funds for these zones are forecast to run a “surplus” in relation to the projects allocated to them for Years 4-6. Therefore, whilst bearing in mind the necessity of allowing for contributions to an in-perpetuity endowment investment scheme, these funds could also be allocated to any (or all) of the cross-site measures.

2.12 The forecast also indicates that important measures such as updating all signage on public slipways and works at the Imperial Recreation Ground can be covered by JIA contributions. This enables other measures such as new interpretation, byelaw revision and dog control orders (or other relevant legislation) to be implemented using Exe-specific funding (see 6.0 and Table 10).

Table 4 shows income from the Joint Interim Approach developer contributions across the three authorities, forecasted from 2016 until the end of the 2020 financial year. It is recommended that the revenue cost of cross-site projects initiated in the Annual Business Plan is allocated to these funds.

Joint Interim Approach (On site)	Year 2 2017-18 (16-17 income)	Year 3 2018-19 (17-18 income)	Year 4 2019-20 (18-19 income)	Year 5 2020-21 (19-20 income)	Year 6 2021-22 (20-21 income)	Total 5 Yr (2016-21) Income
Income	£ 117,756.86	£ 271,500.00	£ 121,200.00	£ 60,000.00	£ 156,900.00	£ 863,656.17
Carried forward	£ 136,299.31	£ 78,256.17	£ 23,956.17	£ 23,156.17	£ 11,156.17	
Total (Start of Year balance)	£ 254,056.17	£ 349,756.17	£ 145,156.17	£ 83,156.17	£ 168,056.17	
Expenditure						Total 5Yr Expenditure
Two wardens	£ 68,000.00	£ 68,000.00	£ 68,000.00	£ 68,000.00	£ 68,000.00	£ 340,000.00
Warden vehicle	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 10,000.00
Dog project (Officer)	£ 13,800.00	£ 13,800.00	£ -	£ -	£ -	£ 27,600.00
Dog project	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 10,000.00
Delivery Officer	£ 40,000.00	£ 40,000.00				£ 80,000.00
<i>Exe Estuary slipway signage</i>	£ 40,000.00					£ 40,000.00
<i>IRG planting/gate</i>	£ 10,000.00					£ 10,000.00
<i>DW Visitor Centre</i>		£ 200,000.00	£ 50,000.00			£ 250,000.00
Total Expenditure	£ 175,800.00	£ 325,800.00	£ 122,000.00	£ 72,000.00	£ 72,000.00	£ 767,600.00
Carried forward	£ 78,256.17	£ 23,956.17	£ 23,156.17	£ 11,156.17	£ 96,056.17	£ 96,056.17

3. Dawlish Warren

3.1 The zone of influence for the Warren lies wholly within the boundaries of Teignbridge. The income forecast is made up of anticipated developer contributions for those mitigation projects considered to be non-infrastructure (such as the wardens, dog project, monitoring, codes of conduct etc), therefore not subject to pooling restrictions, collected through S106 obligations.

3.2 Mitigation projects considered to be infrastructure such as SANGS, the Dawlish Warren Visitor Centre and the Roost Creation Project are collected through CIL. Forecasts of the CIL contribution to these projects is underway and will be incorporated to future financial reports to the Committee as a priority. Therefore, Table 6 shows only forecast information relating to S106 obligations.

3.3 The S106 per dwelling contribution is currently £800, with £704 relating to site specific projects at Dawlish Warren and £96 relating to site specific projects for the Exe Estuary, as shown in **Table 5**, below:

Table 5: Calculation of developer contribution to Dawlish Warren and Exe zone

Site	Exe Estuary	Dawlish Warren
Cross site measures	£1,995,167	£1,995,167
On-site mitigation	£634,500	£79,000
Monitoring	£155,667	£242,333
Total	£2,785,334	£2,316,500
Number of Dwellings in Zone	28875	3291
Per Dwelling Cost	£96	£704

3.4 The 5 Year Delivery Plan for Dawlish Warren (shown below in Table 6) includes as priorities those measures which are integral to the success of the strategy, such as regular monitoring of key habitats and species, as well as visitor number and behaviour monitoring.

3.5 Remaining projects have been prioritised according to available budget, time horizons of related but non-Habitat Regulations schemes (such as the Environment Agency Beach Management Scheme) and the project scoring criteria (scores shown in brackets next to project description).

Table 6 Developer contributions towards mitigation measures at Dawlish Warren, forecast from 2016 until the end of the 2020 financial year.

Dawlish Warren On site (S106 only)	Year 2 2017-18	Year 3 2018-19 (17-18 income)	Year 4 2019-20 (18-19 income)	Year 5 2020-21 (19-20 income)	Year 6 2021-22 (20-21 income)	Total 5 Yr (2016-21) Income
Income	£ 37,312.00	£ 77,400.00	£ 105,600.00	£ 70,400.00	£ 98,560.00	£ 501,447.85
Carried forward	£ 112,175.85	£ 124,487.85	£ 193,837.85	£ 269,387.85	£ 333,405.85	
Total (Start of Year)	£ 149,487.85	£ 201,887.85	£ 299,437.85	£ 339,787.85	£ 431,965.85	
Expenditure						Total 5Yr Expenditure
Petalwort monitoring		£ 1,000.00			£ 1,000.00	£ 2,000.00
Vegetation monitoring		£ 5,000.00			£ 5,000.00	£ 10,000.00
Erosion monitoring		£ 1,000.00			£ 1,000.00	£ 2,000.00
Visitor number monitoring (1/3)				£ 1,666.00		£ 1,666.00
Visitor behaviour monitoring (1/3)				£ 1,666.00		£ 1,666.00
Remaining	£ 149,487.85	£ 194,887.85	£ 299,437.85	£ 336,455.85	£ 424,965.85	
<i>Live visitor management plan (28)</i>	£ 12,500.00					£ 12,500.00
<i>Carry out audit of information boards (22)</i>	£ 7,500.00					£ 7,500.00
<i>Rationalisation of path network (22)</i>			£ 2,000.00	£ 2,000.00	£ 2,000.00	£ 6,000.00

<i>BBQ info at local retailers (19)</i>	£ 2,000.00	£ 50.00	£ 50.00	£ 50.00	£ 50.00	£ 2,200.00
<i>Review and modify parking charges (19)</i>						£ -
<i>Byelaw preventing fires and barbeques in buffer zone (19)</i>	£ 2,000.00					£ 2,000.00
<i>Banks or fencing around existing car park (19)</i>			£ 25,000.00			£ 25,000.00
<i>Remove dog control order (use of leads) in buffer zone (18)</i>			£ 2,000.00			£ 2,000.00
<i>Regular Warren Newsletter (16)</i>	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 5,000.00
<i>In-perpetuity endowment contribution</i>	tbc	tbc	tbc	tbc	tbc	tbc
Remaining	£ 124,487.85	£ 193,837.85	£ 269,387.85	£ 333,405.85	£ 421,915.85	5yr expenditure
						£ 79,532.00
						Balance Remaining
						£ 421,915.85

3.6 The production of a live Visitor Management Plan to monitor and manage visitor access to the site is prioritised, as are the projects to carry out an audit of information boards, provision of information at local retailers relating to restrictions on BBQ's at the Warren, a byelaw preventing fires and BBQ's in the buffer zone and a regular Warren newsletter for local distribution.

3.7 Other projects such as the rationalisation of the path network and banks/fencing around the car park are not recommended for delivery until after the relocation of the Visitor Centre. This is because the layout and use pattern of the area, including the paths and car park, are likely to change when the centre is built.

4. The Exe Estuary

4.1 Of the three European protected sites, the Exe Estuary Special Protection Area is the only one which lies within all three partner authorities' boundaries. As such, developments in each partner authority are required to contribute towards mitigation measures here.

4.2 Mitigation measures for the Exe Estuary are collected through both S106 obligations and/or CIL, depending on the partner. As with the measures at Dawlish Warren, complete forecasts of CIL funding for these measures is underway and will be incorporated in future financial reports to the Committee as a priority.

4.3 Table 10, below, shows the 5 Year Delivery Plan for the Exe Estuary. As with Dawlish Warren and the Pebblebed Heaths plan, it includes as priorities those measures which are integral to the success of the strategy, such as regular monitoring of key habitats and species as well as visitor number and behaviour monitoring.

4.4 Other measures are recommended subject to the available budget, scoring criteria and delivery timescales recommended in the Strategy. For example, measures such as the dog control order (or other relevant legislation), to control dogs off leads on the mudflats, is recommended for delivery after the dog project is up and running (also part of 2016 Annual Business Plan recommendations).

4.5 The forecast indicates sufficient budget for an allocation of £30,000 towards the Dawlish Warren Visitor Centre from Exe Estuary funds in 2018/19.

Table 7. Developer contributions towards mitigation measures on the Exe Estuary, forecast from 2016 until the end of the 2020 financial year.

Exe Estuary	Year 2 2017-18	Year 3 2018-19 (17-18 income)	Year 4 2019-20 (18-19 income)	Year 5 2020-21 (19-20 income)	Year 6 2021-22 (20-21 income)	Total 5 Yr (2016-21) Income
Income	£ 35,357.00	£ 63,513.00	£ 106,212.00	£ 105,069.00	£ 123,915.00	£ 442,982.58
Carried forward	£ 8,916.58	£ 25,523.58	£ 6,286.58	£ 20,298.58	£ 109,835.58	
Total (Start of Year)	£ 44,273.58	£ 89,036.58	£ 112,498.58	£ 125,367.58	£ 233,750.58	
Prioritised Expenditure						Total 5Yr Expenditure
Patrol Boat	£ 7,000.00	£ 7,000.00	£ 7,000.00	£ 7,000.00	£ 7,000.00	£ 35,000.00
Monitoring of wintering wildfowl (WeBS)	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 250.00	£ 1,250.00
Disturbance monitoring	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 5,000.00
Visitor number monitoring (1/3)				£ 1,666.00		£ 1,666.00
Visitor behaviour monitoring (1/3)				£ 1,666.00		£ 1,666.00
DW Visitor Centre element:		£ 30,000.00				£ 30,000.00
Remaining	£ 36,023.58	£ 50,786.58	£ 104,248.58	£ 113,785.58	£ 225,500.58	
<i>Gate slipway at Exmouth Imperial Recreation Ground(29)</i>	£ 1,000.00					£ 1,000.00
<i>Close railway crossing at Cockwood (29)</i>	£ 2,000.00					£ 2,000.00
<i>Review and revision of byelaws (29)</i>		£ 10,000.00				£ 10,000.00

<i>Dog control order - mudflats (29)</i>		£ 7,500.00					£ 7,500.00
<i>Updates of the Exe Estuary leaflets (28)</i>		£ 6,000.00	£ 200.00	£ 200.00	£ 200.00	£ 200.00	£ 6,600.00
<i>Low planting around edge of Recreation Ground (26) (see JIA)</i>			£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 3,000.00
<i>New interpretation boards (five boards) (26)</i>		£ 12,500.00	£ 1,250.00	£ 1,250.00	£ 1,250.00	£ 1,250.00	£ 16,250.00
<i>Modifications of slipway at Mamhead (21)</i>	£ 7,500.00						£ 7,500.00
<i>Install dedicated signs - kite & wind surfing (20)</i>		£ 5,000.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 6,500.00
<i>Update signs at public slipways (17)(see JIA)</i>		£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 1,000.00	£ 4,000.00
<i>Scoping study</i>		£ 2,500.00					£ 2,500.00
<i>New high tide roost</i>			£ 15,000.00				£ 15,000.00
<i>Relocate Bird hide</i>			£ 50,000.00				£ 50,000.00
<i>Reed/other screening between Bight & Golf Course</i>			£ 10,000.00				£ 10,000.00
<i>Limited, localised changes to Golf Course</i>			£ 5,000.00				£ 5,000.00
<i>In-perpetuity endowment</i>	to be confirmed	tbc	tbc	tbc	tbc	tbc	tbc
Remaining	£ 25,523.58	£ 6,286.58	£ 20,298.58	£ 109,835.58	£ 221,550.58	£ 221,550.58	5Yr expenditure
							£ 221,432.00
							Balance Remaining
							£ 221,550.58

5. The Pebblebed Heaths

5.1 The zone of influence for the Pebblebed Heaths covers large areas of East Devon and parts of Exeter and therefore developments in each of these authorities's areas are required to provide mitigation through developer contributions.

5.2 Although not part of the Joint Interim Approach (and therefore not eligible for contributions from S106 obligations during that timeframe, see 1.7 & 1.8) consideration of the likely effects of new development on the Pebblebed Heaths is an important element of the Strategy, which recommended a number of measures.

5.3 As recommended in the Strategy, East Devon District Council commissioned further research into effective measures for the Pebblebed Heaths. Although not yet finalised, the draft Pebblebed Heaths Visitor Management Plan details the results of visitor surveys and species monitoring. It also recommends a number of mitigation measures to include, enhance and add to those in the Strategy.

5.4 Mitigation measures derived from the draft Visitor Management Plan have initially been prioritised by the Officer Working Group, with the benefit of expert advice from Dr Sam Bridgewater, Nature Conservation Manager at Clinton Devon Estates (who own and manage extensive areas of the Pebblebed Heaths). Other measures in the management plan are prioritised according to the scoring criteria and available budget.

5.5 Table 11, below, shows the 5 Year Delivery Plan for the Pebblebed Heaths. As with the Dawlish Warren and Exe Estuary plans, it includes as priorities those measures which are integral to the success of the strategy, such as regular monitoring of key habitats and species as well as visitor number and behaviour monitoring.

5.6 The income forecast for Year 2 (2017-18) suggests sufficient funding to initiate 3 of the highest scoring measures, such as the codes of conduct, gorse management and educational work with schools. Other measures such as signs relating to conduct, interpretation boards and signs directing people around the Heaths are dependent on the codes of conduct and therefore logically follow after that work is completed.

5.7 Thereafter, measures are allocated according to the criteria scores, officer working group approval and budget forecast. The forecast suggests that there will be an adequate sum remaining for contingency after allowing for expenditure each year.

Table 8. Developer contributions towards mitigation measures on the Pebblebed Heaths, forecast from 2016 until the end of the 2020 financial year.

Pebblebed Heaths	Year 2 2017-18	Year 3 2018-19 (17-18 income)	Year 4 2019-20 (18-19 income)	Year 5 2020-21 (19-20 income)	Year 6 2021-22 (20-21 income)	Total 5 Yr (2016-21) Income
Income	£ 26,193.94	£ 75,990.00	£ 120,243.00	£ 104,151.00	£ 128,736.00	£ 456,499.48
Carried forward	£ 1,185.54	£ 6,134.48	£ 34,437.81	£ 92,644.14	£ 158,426.48	
Total (Start of Year)	£ 27,379.48	£ 82,124.48	£ 154,680.81	£ 196,795.14	£ 287,162.48	
Prioritised Expenditure						Total 5Yr Expenditure
Dog bins	£ 2,870.00	£ 2,870.00	£ 2,870.00	£ 2,870.00	£ 2,870.00	£ 14,350.00
Monitoring	£ 2,000.00	£ 4,000.00	£ 4,000.00	£ 4,000.00	£ 10,000.00	£ 24,000.00
Visitor number monitoring (1/3)				£ 1,666.00		£ 1,666.00
Visitor behaviour monitoring (1/3)				£ 1,666.00		£ 1,666.00
Remaining	£ 22,509.48	£ 75,254.48	£ 147,810.81	£ 186,593.14	£ 274,292.48	£ 41,682.00
<i>Codes of conduct (26)</i>	£ 4,000.00				£ 2,000.00	£ 6,000.00
<i>Gorse management (26)</i>	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 500.00	£ 2,500.00
<i>Education work with schools (24)</i>	£ 11,875.00	£ 11,875.00	£ 11,875.00	£ 11,875.00	£ 11,875.00	£ 59,375.00

<i>Detailed material on web (24)</i>		£ 5,000.00					£ 5,000.00
<i>Boardwalks/Path surfacing (24)</i>		£ 791.67	£ 791.67	£ 791.67	£ 791.67		£ 3,166.67
<i>Works to car parks (24)</i>		£ 15,000.00	£ 15,000.00	£ 15,000.00	£ 15,000.00		£ 60,000.00
<i>Interpretation Boards (Ten boards) (23)</i>			£ 27,000.00				£ 27,000.00
<i>Signs directing people (22)</i>		£ 4,250.00					£ 4,250.00
<i>Signs related to conduct (21)</i>		£ 3,400.00					£ 3,400.00
<i>In-perpetuity endowment contribution</i>	tbc	tbc	tbc	tbc	tbc		
Carried forward	£ 6,134.48	£ 34,437.81	£ 92,644.14	£ 158,426.48	£ 244,125.81		
						5yr expenditure	
						£ 212,373.67	
						Balance Remaining	
						£ 244,125.81	

Neil Harris
Habitat Regulations Delivery Officer

South East Devon
Habitat Regulations
Executive Committee
June 2016