

## A Joint Approach to Habitat Regulations Mitigation

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## Covering

- Our history
- South East Devon
- Our sites
- Our Strategy
- Decision making
- Mitigation delivery
- What next?



# Why are we here?

## The ‘Habitats Regulations’

63.—(1) A competent authority, before deciding to...give any...permission...for, a plan or project which—

(a) is likely to have a significant effect on a European site ...(either alone or in combination with other plans or projects),

must make an appropriate assessment of the implications of the plan or project for that site in view of that site’s conservation objectives.

(5) In the light of the conclusions of the assessment...the competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site...





# Housing delivery

Approximately 2,000 dwellings/year across region.

Housing delivery by LPA 2025 - 2040:

EDDC 14,400 (49%)

ECC 8,607 (30%)

TDC 6,104 (21%)

TOTAL 29,111 (100%)

Offsite - Mix of developer SANG, LPA strategic SANG and local projects.

Developer provides SANG for sites of 300 or more dwellings.

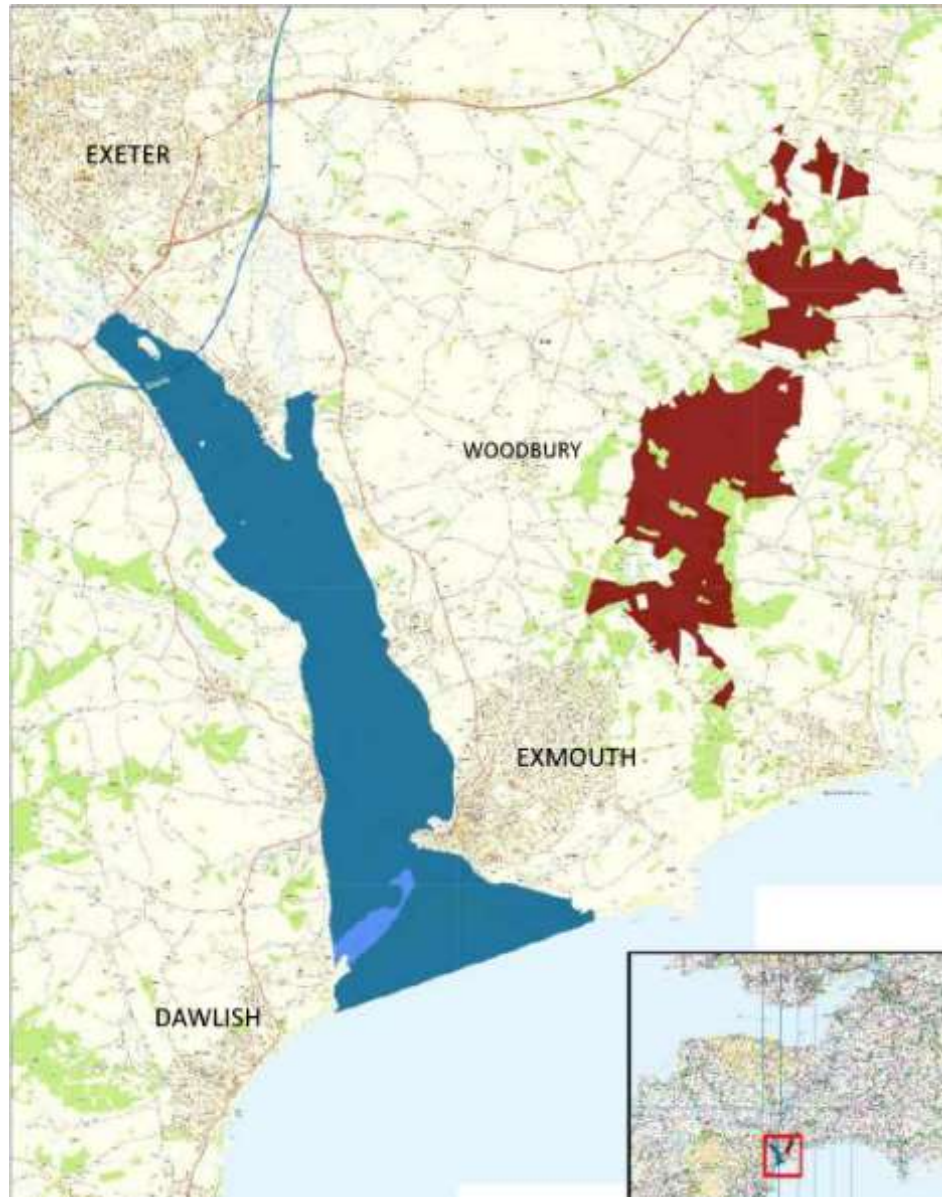
SANG provision 8ha per 1000 new residents.



Exe Estuary SPA

Dawlish Warren  
SAC

Pebblebed Heaths  
SPA/SAC



- Internationally important wildlife sites.
- Legally protected, highest environmental designation.
- Primary consideration in the planning process.

# Impacts: evidence base 2009-2013





Report



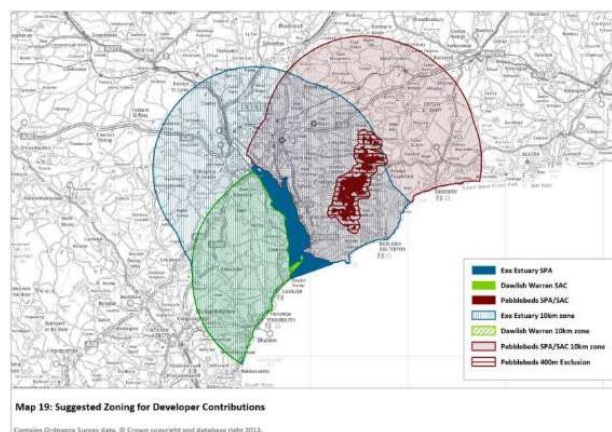
## South-east Devon European Site Mitigation Strategy



Durwyn Liley, Rachel Hoskin, Sophie Lake,  
John Underhill-Day & Katie Cruickshanks

Forest Office  
Cold Harbour  
Wareham  
Dorset BH20 7PA  
Tel/Fax: 01929 552444  
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*connecting wildlife and people*  
www.footprint-ecology.co.uk



Report



## East Devon Pebblebed Heaths Visitor Management Plan



Durwyn Liley, Chris Panter  
& John Underhill-Day

Forest Office  
Cold Harbour  
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Tel/Fax: 01929 552444  
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## Mitigation measures

### Onsite / SAMM

Delivery Manager

Wardens (outreach & engagement)

Devon Loves Dogs

Communications Officer

Websites/Social Media

SANGS/Infrastructure Delivery Officer

Wildlife Refuges

Access Management

Signage/Interpretation

Patrol Boat

Car Parking management review (Heaths)

Visitor surveys

Ecological monitoring



### Offsite / SANG

Suitable Alternative Natural Green Space (SANGS)

New (or enhanced) countryside areas to ease pressure on protected sites by providing alternatives

Strategic provision.

Mix of delivery mechanisms  
developer/LPA

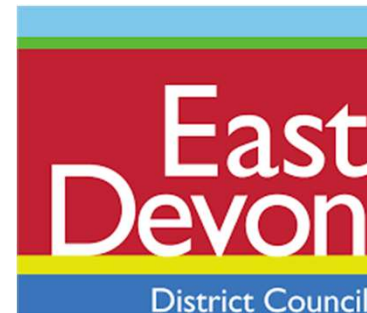




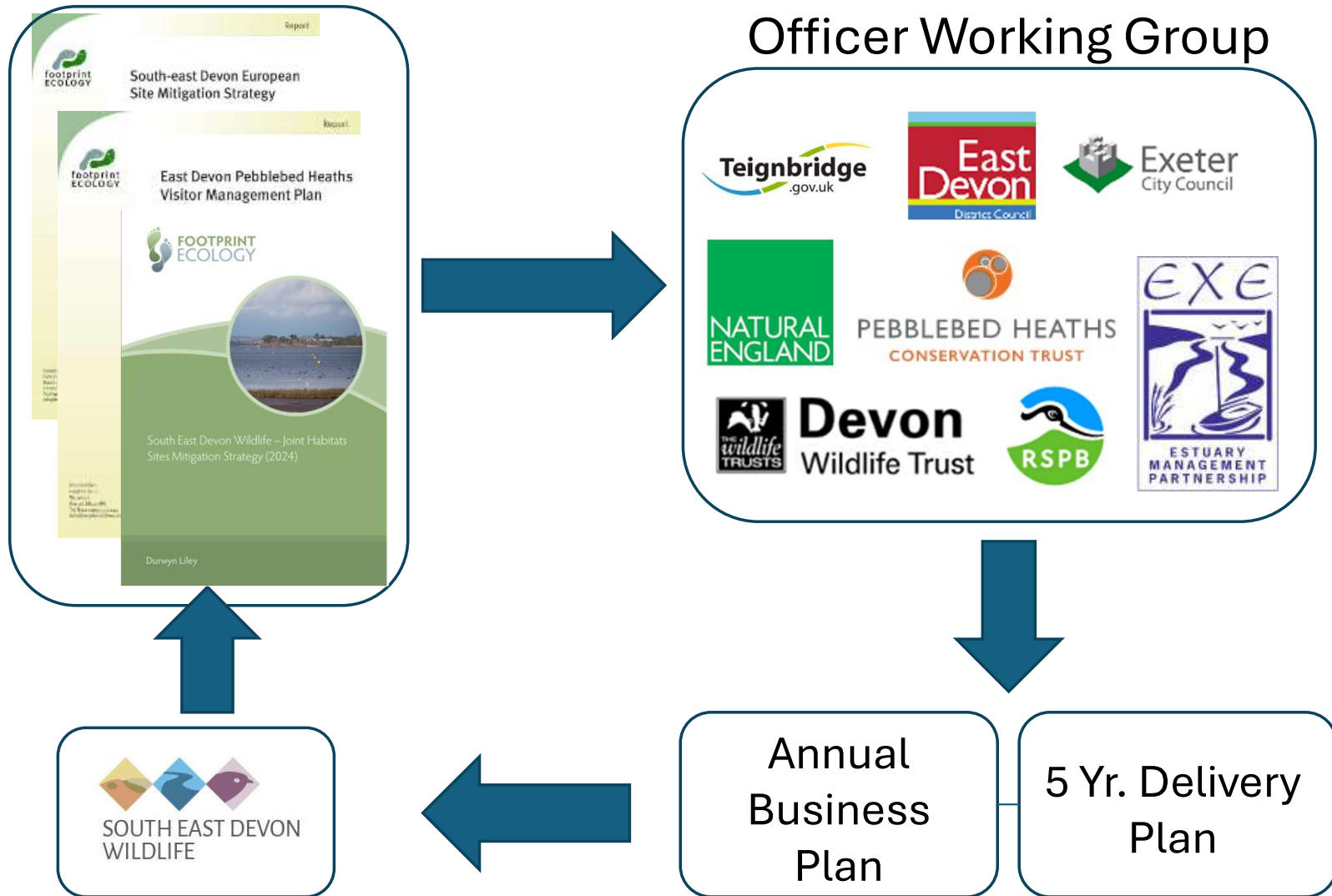
# Executive Committee:



Exeter  
City Council



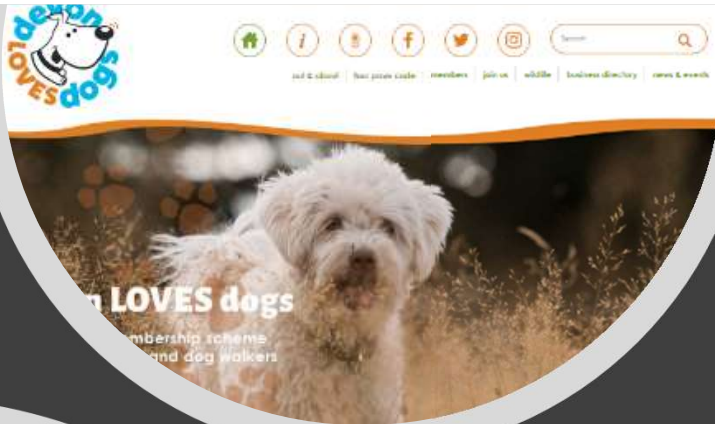
# Decision making



# Wildlife Wardens

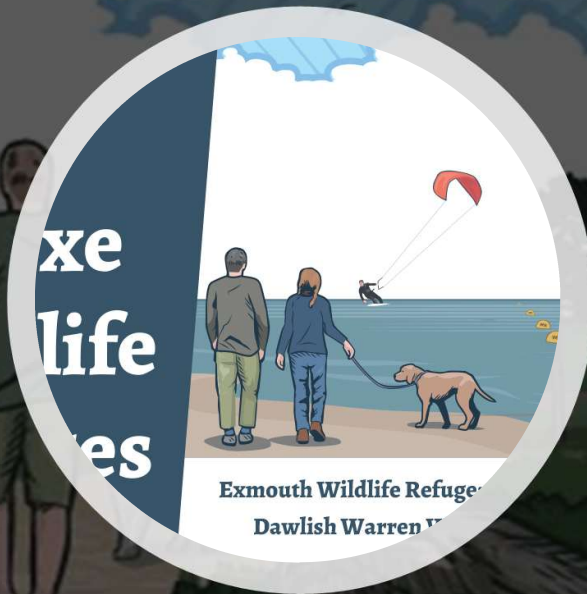






# Devon Loves Dogs





Public awareness campaigns

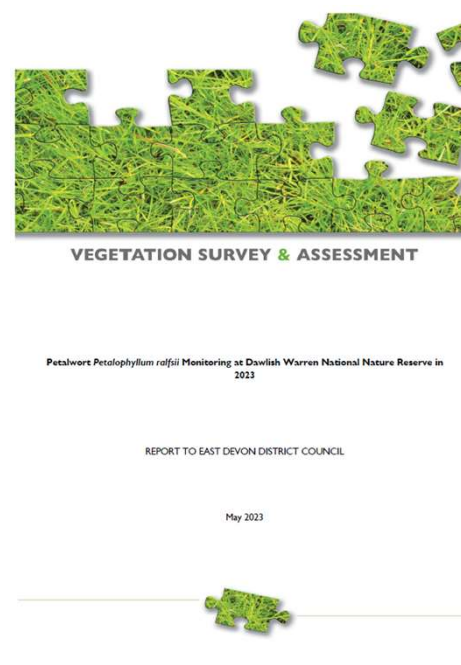
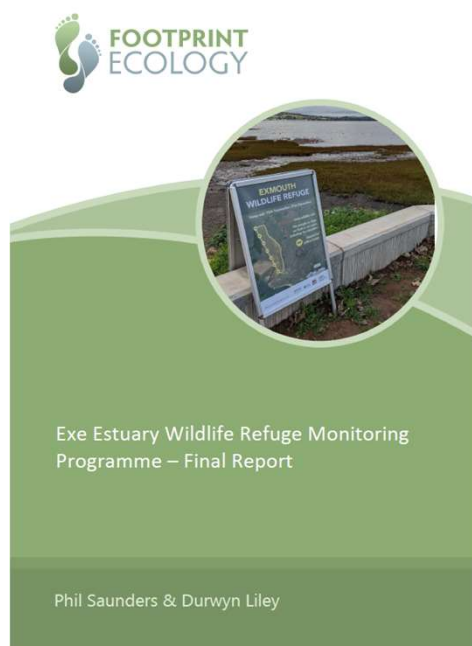
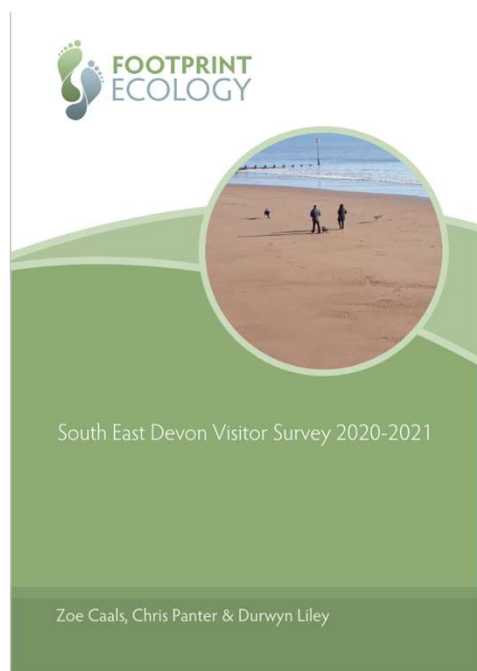
Many of our birds and mammals are easily scared by dogs. Thank you for protecting wildlife by keeping your dog under control and on the path.





# Monitoring

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Dawlish Warren NNR  
trampling & nutrient enrichment  
assessment  
2023



December 2023







# Pebblebed Heaths Visitor Access Improvements

Types of activity  
affecting the  
heaths





SOUTH EAST DEVON  
WILDLIFE



PEBBLEBED HEATHS  
CONSERVATION TRUST

# £500K invested

- Changing layouts
- Tarmac entrances
- Install height barriers
- Additional dog waste bins
- Improving surfaces and drainage
- Cycle racks
- Vehicle counters





# Signage and interpretation





- **S**uitable
- **A**lternative
- **N**atural
- **G**reen
- **S**pace







# Welcome to Dawlish Countryside Park

These spacious acres, for centuries farmed to feed us, are now yours to explore and enjoy.

If you have an hour to spare why not follow the **Red Route** right round taking in the panoramic views from the **Ridge Path**, the **Island Viewpoint** and **The Lookout**.

For a shorter stroll why not follow one of the **Mellow Yellow** loops past the **Bird Feeding Station** to the **Coffee Curve seat** with sea views

...or make your own route around the many meadow paths - there's room to run and room to roam.



'Port Road' bus stops are on the main road



## Birdsong and barley fields

Enjoy a real country walk with our classic farmland birds for company. Skylarks singing joyfully high overhead - and our real Devon celebrities, the bandit masked Cirl Bunting (pronounced sirl) making their subtle rattle. They were once called the Village Bunting because of their close ties to us.



Patches will still be farmed for Barley to support these special and long standing country companions..

As their name suggests tiny Harvest Mice like fields of corn, we've added a few to the countryside furniture - see if you can spot them!



Marbled White butterfly, (it scatter bombs its eggs!).



## Marvellous meadows

Grassland will be managed as hay meadows packed with colourful wildflowers and bustling with butterflies, with mown paths for exploring and shorter strips for throwing a ball.



No fouling



No cycling



No vehicles



No camping



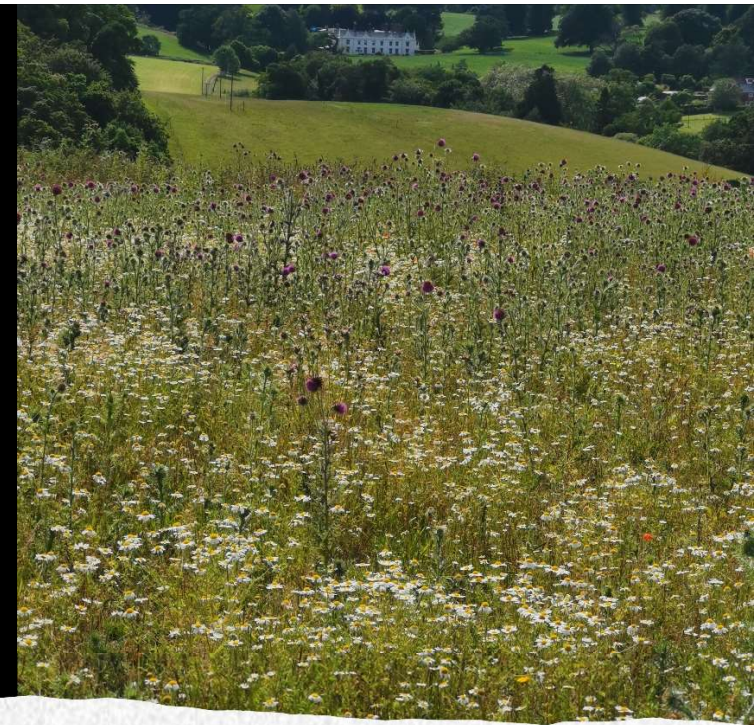
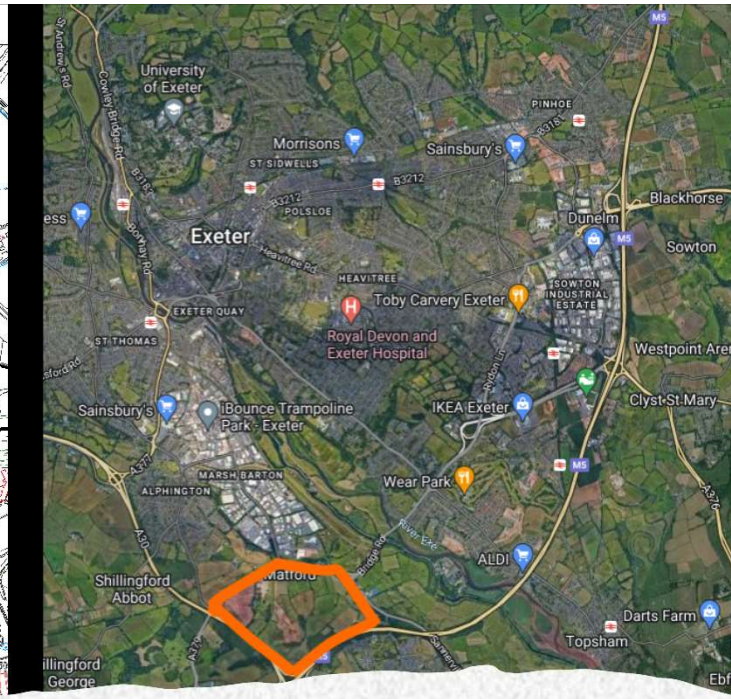
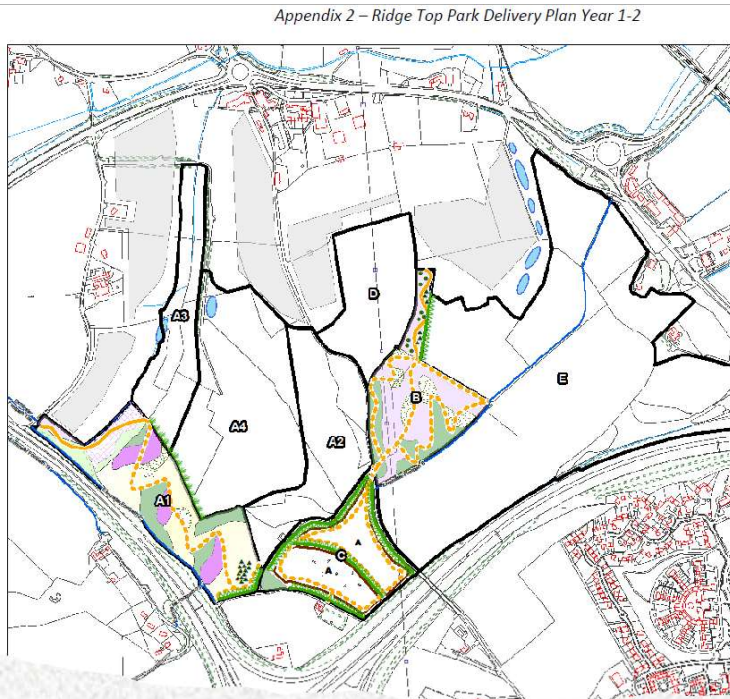
No riding



WARNING Overhead power lines



Appendix 2 – Ridge Top Park Delivery Plan Year 1-2



## • Ridgetop Park - SANGS





# Website

[www.southeastdevonwildlife.org.uk](http://www.southeastdevonwildlife.org.uk)

## Social media

@SEDwildlife



## SOUTH EAST DEVON HABITAT REGULATIONS PARTNERSHIP

### Why does wildlife need to be protected?

Welcome to South East Devon Wildlife. We are an organisation created to protect internationally important nature reserves for future generations. We work for East Devon, Exeter and Teignbridge councils, in partnership with Natural England, the Pebblebed Heaths Foundation Trust, Devon Wildlife Trust, RSPB, and the Exe Estuary Management Partnership.

In the future, there will be more recreational pressure on significant conservation sites at Dawlish Warren, East Devon Pebblebed Heaths and the Exe Estuary.

# What next?

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- New Local Plans
- Increased housing targets
- New strategy
  
- Devolution
- Planning & Infrastructure Bill



South East Devon Wildlife – Joint Habitats  
Sites Mitigation Strategy (2024)



## What has been amended?

- Supersedes and replaces the existing Strategy.
- Covers 2025-30. Updated on a rolling basis every 5 years thereafter. (80yr framework outlined)
- Staff resource increases:
- Expansion of current team and SANGS/Greenspace Project Delivery Officer. Operational budgets for staff projects.



## What is new?

ECC “Infrastructure Projects”  
as offsite mitigation - as an  
alternative to SANG.

To “provide access or  
enhance existing land away  
from the European sites”

Flexible “special projects  
pot” funding for site  
specific mitigation, along  
with defined projects.



# In summary

- Evidence base
- Housing delivery in South East Devon.
- Wildlife within reach – our sites.
- Mitigation strategy & measures.
- Local Authority partnership with stakeholders.
- Mitigation delivery.
- What next?







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