

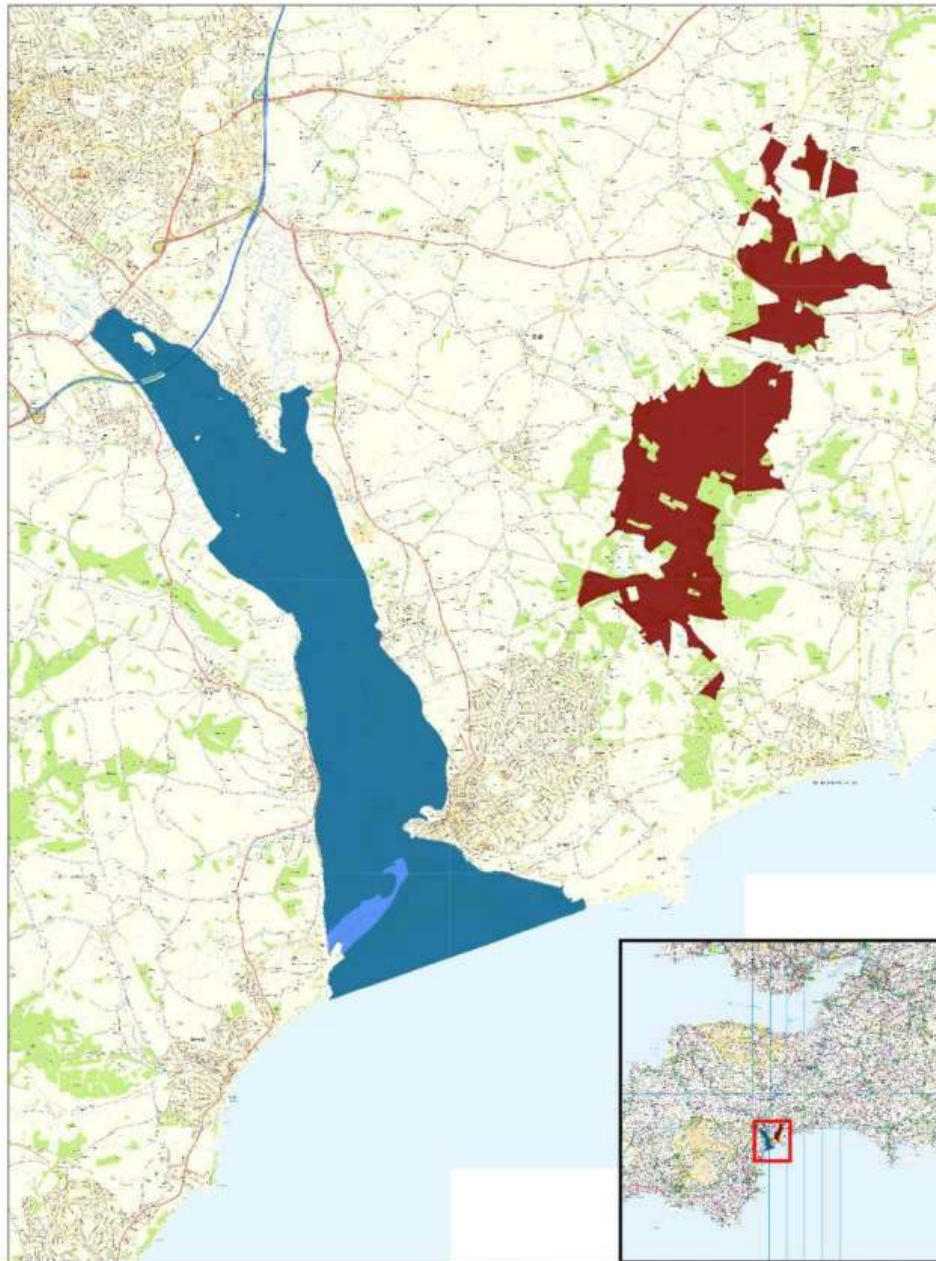
# A Joint Approach to Habitat Regulations Mitigation

# Executive Committee:



# Partners:





**Map 1: Overview of the three European sites**

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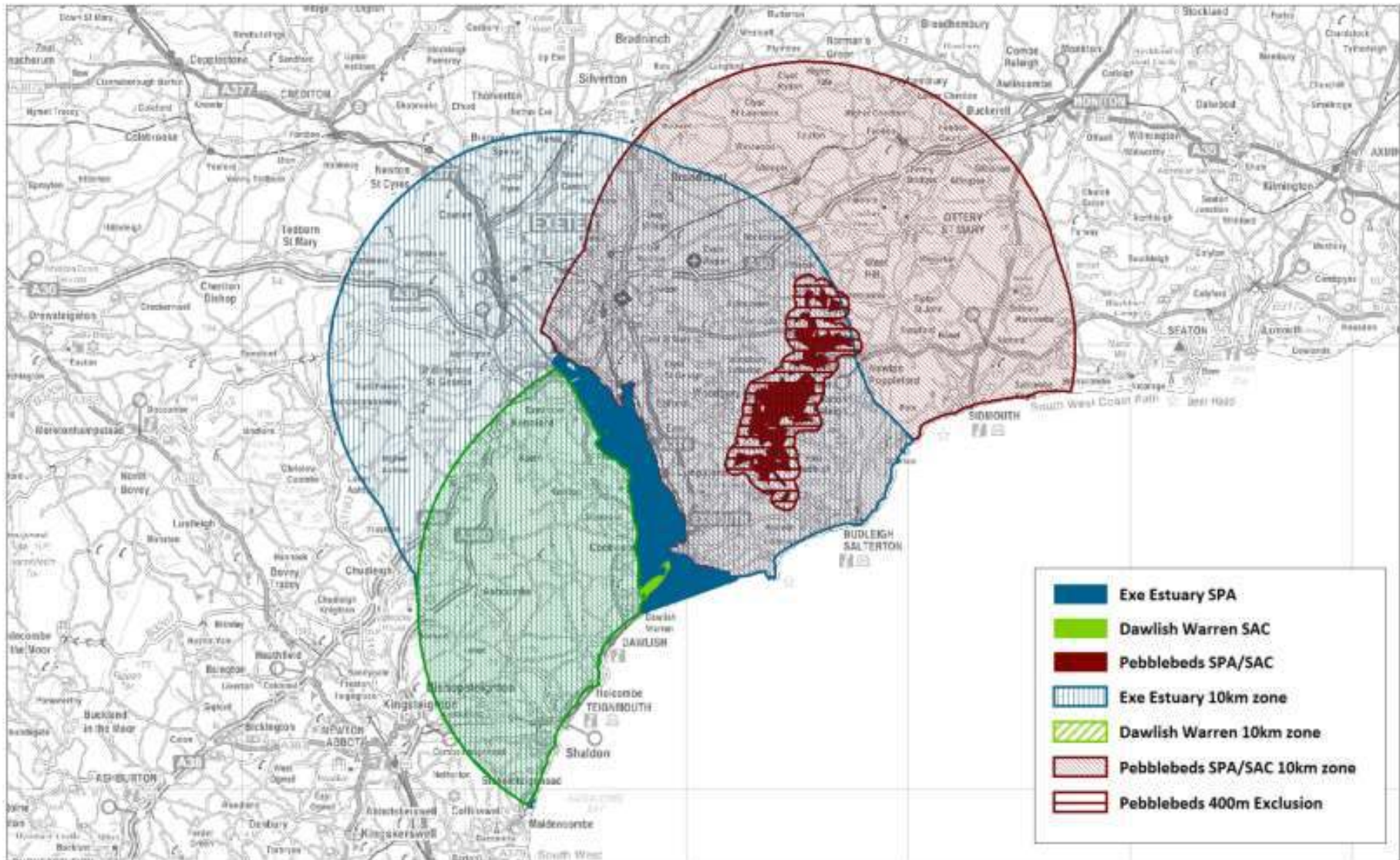
**SOUTH EAST DEVON  
HABITAT REGULATIONS  
PARTNERSHIP**

Exe Estuary SPA

Dawlish Warren SAC

Pebblebed Heaths SPA/SAC





**Map 19: Suggested Zoning for Developer Contributions**

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City Council

South Devon

## SPAs and SACs

- Special Protection Areas (SPAs). Important for rare and vulnerable birds because they rely on them for breeding, feeding, wintering or migration.
- Special Areas of Conservation (SACs) designated for other species, and for habitats. Rare & vulnerable animals, plants and habitats have increased protection and management

# Exe Estuary SPA



The area qualifies by regularly supporting at least 20,000 waterfowl



Avocet

Brent Goose



# Dawlish Warren SAC



Qualifying Habitat:  
Humid Dune Slack



Qualifying Species:  
Petalwort



← 2mm →



# Pebblebed Heaths SPA/SAC

8% of the UK population of  
Dartford Warbler



2.4% of the UK population  
of Nightjar



*“covering over 1,400 hectares, it is the  
largest block of lowland heathland in  
Devon”*





# What are the Habitats Regulations?

- The **designation, protection and restoration** of internationally important wildlife sites (SPAs & SACs)
- Legal duty to protect from harm
- Habitats Regulations Assessment – the process for plans and projects to assess the likely significant effects of development

## Development in Local Plans



SOUTH EAST DEVON  
HABITAT REGULATIONS  
PARTNERSHIP

- East Devon District Council – **10,334** new dwellings
- Exeter City Council – **15,000** new dwellings
- Teignbridge District Council – **4,047** new dwellings



# Mitigation measures



## Onsite

- Access/Monitoring
  - Delivery Officer
- Wardens (outreach & enforcement)
  - Dog project
- Codes of conduct on the Exe
  - Patrol Boat

## Offsite

- Suitable Alternative Natural Green Space (SANGS)
- New (or enhanced) countryside areas to ease pressure on protected sites by providing alternatives
  - Strategic provision
- Provision linked to development

## South East Devon European Site Mitigations Strategy

- Published 2014
- Used for basis of charging schedules
  - Cost assumptions
  - Not official endorsed



# Habitat Mitigation Officers



# Funding

Planning departments secure funding from new residential development through:

- Community Infrastructure Levy (CIL)

And/or

- Section 106 obligations