

Appendix D

Clarification of the Contributions required to satisfy the Joint Approach to Habitat Mitigation under the Conservation of Habitats and Species Regulations 2010

The following document contains two lists which set out non-infrastructure items and infrastructure items as included in the South East Devon European Site Mitigation Strategy.

Table A sets out the items and projects which are not infrastructure and are funded by S106 obligations. Table B sets out infrastructure projects which are to be funded from CIL payments.

Table A:

Joint Approach mitigation measures as set out in the South East Devon European Site Mitigation Strategy, 2014 Report	
<u>Table A: Non-Infrastructure projects - Funded by S106 Contributions</u>	Total Cost
Cross site measures:	
1. Delivery officer post (required to coordinate projects, including purchase of patrol boat, revision of codes of conduct on the Exe, revision of zones and byelaws on the Exe, the dog project, new interpretation and leaflets across sites, overseeing monitoring).	£213,500
2. Two Wardens (providing liason, outreach and enforcement role).	£5,600,000
3. Dog Walking project (working with dog walkers to change behaviors and conduct).	£172,000
Exe Estuary measures	
5. Closing railway crossing and/or lay-by south of Cockwood	£2,000
7. Screening and modifications to gates at Exminster Marshes	£6,000
9. Access restrictions to prevent access along shore near roost at Dawlish Warren	£160,000
14. Updates of the Exe Estuary leaflets	£22,000
15. Review and revision of byelaws relating to the Exe Estuary	£10,000
16. Improved codes of conduct for specific user groups	£11,500
17. Revised zoning for watersports activities	£5,000
18. Install dedicated codes of conduct signs relating to kitesurfing and windsurfing at Imperial Recreation ground and the Maer	£45,000
19. Update signs at public slipways with zones and speed limits	£120,000
20. Dog control order to control dogs off leads on the mudflats	£7,500
21. River Exe patrol boat	£162,600
22. Carry out scoping study for creation/ modification of a viable disturbance-free roost at Dawlish Warren	£2,500
23. Create new high tide roost	15,000
Dawlish Warren measures	
25. Create a live visitor management plan including a regular review of visitor access patterns.	£52,000

27. Improved codes of conduct for specific user groups	£1,000
29. Make information available in local retail outlets selling barbeques so that potential buyers know they cannot use them at Dawlish Warren	£6,000
30. Establish regular Warren Newsletter to be distributed locally	£80,000
31. Review and modify parking charges	
32. Remove dog control order (use of leads) in buffer zone outside Dawlish Warren SAC	£2,000
33. Adopt byelaw preventing fires and barbeques in buffer zone	£2,000
34. Carry out translocation of petalwort to created scrapes	£2,000
Monitoring	
49 – 52. Monitoring of visitor numbers, motivation, profile, behaviour; Monitoring of fires, vandalism and incidents; Monitoring of vegetation change, accretion and erosion; Monitoring of Petalwort, waterfowl disturbance, crab tiles, damselfly, etc.	£398,000

Information concerning the level of S106 payments for development in the Dawlish Warren and Exe Estuary Zones can be found on the Teignbridge website at; <http://www.teignbridge.gov.uk/hra>

Table B:

Joint Approach mitigation measures as set out in the South East Devon European Site Mitigation Strategy, 2014 Report	
<u>Table B: Infrastructure projects – Funded by CIL</u>	Total Cost
4. SANGS	
6. Low fencing/planting around edge of the car parks and the Recreation Ground	£90,000
8. Consider gating the slipway at Exmouth Imperial Recreation Ground from 1 September to 1 April	£1,000
10. Reed screening or landscaping between north-eastern most fairway on the golf course and the Bight	£90,000
11. Changes to layout of Golf course	£45,000
12. Modifications of slipway at Mamhead to encourage users not to enter the estuary	£7,500
13. New interpretation boards (five boards)	£112,500
24. Relocate bird hide onto the shore of the Bight at Dawlish Warren	£52,000
26. Audit and replacement of information boards	£67,500
28. Rationalisation of path network	£160,000
35. Creating banks or fencing around existing car park	£25,000
36. Re-site visitor centre at edge of buffer zone, ensuring main access point is via centre. Redesign to allow unstaffed opening	£500,000

Information concerning the CIL charging rates and zones within Teignbridge can be found on the Teignbridge website at; <http://www.teignbridge.gov.uk/cil>

Calculation of HRA Mitigation Measure Costs Per Dwelling

Total Cost of Mitigation Measures to be funded via Habitat Mitigation Assessment funding from development = £6,915,000. This figure excludes Suitable Alternative Natural Green Space (SANGS)

The basis for the calculation of the payments under the Joint Approach is contained in Table 27 of the South East Devon European Site Mitigation Strategy, which is quoted in full below and is available on the Council's website here:

<http://www.teignbridge.gov.uk/article/15169/Why-is-Habitat-Regulations-mitigationneeded>

Cross-site measures are split evenly between the sites. This would mean a dwelling that fell in two zones would pay twice as much for the cross-site measures, but this is sensible as, for example, delivery officer time would be required to address measures at two sites rather than one. Monitoring that is cross-site has been apportioned in the same way.

The full list of measures is contained in Table 26 of the Mitigation Strategy, p218 onwards. Having considered these measures, **the following are considered to be 'relevant infrastructure' for the purposes of CIL**. All of the other items are not infrastructure, for example involving staff costs, habitat creation and leaflet printing.

6. Low fencing/planting around edge of the car parks and the Recreation Ground
8. Gate slipway at Exmouth Imperial Recreation Ground from 1 September to 1 April
10. Reed screening or landscaping between north-eastern most fairway on the golf course and the Bight
11. Limited, localised changes to layout of golf course at Dawlish Warren
12. Modifications of slipway at Mamhead
13. New interpretation boards (five boards)
24. Relocate bird hide onto the shore of the Bight at Dawlish Warren
26. Audit of information boards over whole of the Dawlish Warren area and as necessary add new boards
28. Rationalisation of path network
35. Create banks or fencing around existing car park with gateways at board walks and path to visitor centre

36. Re-site visitor centre at edge of buffer zone, ensuring main access point is via centre

Excluding the costs of these items, revised per dwelling figures can be derived as follows:

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

Conclusion

Accordingly, since the June 2015 review of the Joint Approach Payments, the new February 2016 Exe only payment reduces from £103 per dwelling to £96, and the Exe and Dawlish payment reduces from £804 to £800 per dwelling.

Zone	Exe Estuary only	Dawlish Warren and Exe Estuary
Cost (from February 2016)	£96	£800