

Report to: Cabinet



Date of Meeting 3 December 2025

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Mutters Moor – Sidmouth – New Managed Car Park

Report summary:

A report proposing that EDDC support the Pebblebed Heaths Conservation Trust in introducing car parking charges at a currently free site on the outskirts of Sidmouth. If agreed, this will be the 2nd site that EDDC manage on behalf of this landowner.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

- (1) That Cabinet approves the addition of Mutters Moor Car Park to the EDDC Off- Street Civil Enforcement Parking Order 2008 which will allow for car parking charges to be introduced and for EDDC to manage the site on behalf of the landowner.
- (2) That an identical model of commercial terms to those already in effect at Otter Estuary Nature Reserve is agreed for EDDC's ongoing management of the new car park. This will see EDDC receive a 20% share of all income for the site, with the landowner covering all administrative and setup costs associated with the creation and management of the site.

Reason for recommendation:

EDDC already manage Otter Estuary Nature Reserve Car Park in Budleigh Salterton on behalf of the Pebblebed Heaths Conservation Trust, and the landowner have asked if we can support them in introducing a similar charging scheme at Mutters Moor, Sidmouth. The basis for introducing charging at the site is to support the Trust in achieving its charitable aims and ensure the long-term viability of the site. By supporting the landowner, we further improve our working relationship and can manage and enforce the site as we do our other sites, ensuring a fair and transparent enforcement regime for motorists, which would not have any control over if the landowner opted for a private enforcement company to manage the site. EDDC will receive a 20% share of all income from the site, this is calculated once the agreed administrative fees have been paid by the landowner.

Officer: Richard Easthope – Parking Services Manager – Richard.easthope@eastdevon.gov.uk

Portfolio(s) (check which apply):

- ☐ Assets and Economy
- ☐ Communications and Democracy
- ☐ Council, Corporate and External Engagement
- ☐ Culture, Leisure, Sport and Tourism
- ☐ Environment - Nature and Climate
- ☐ Environment - Operational

- ☒ Finance
- ☐ Place, Infrastructure and Strategic Planning
- ☐ Sustainable Homes and Communities

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk; By agreeing to manage the site EDDC are relying on the site generating income to cover the cost of enforcement visits as EDDC's fee for managing the site will be directly dependent upon the number of paid parking sessions.

Links to background information ([Public Pack](#))[Agenda Document for Cabinet, 30/11/2022 18:00](#)

– Page 41 – Details of parking proposal for Otter Estuary Nature Reserve – Budleigh Salterton

Link to [Council Plan](#)

Priorities (check which apply)

- ☐ A supported and engaged community
- ☐ Carbon neutrality and ecological recovery
- ☒ Resilient economy that supports local business
- ☒ Financially secure and improving quality of services

Report in full

Mutter's Moor car park is a popular car park which serves both Mutter's Moor (part of the Pebblebed Heaths NNR) and the coast path near to Sidmouth. The car park and neighbouring nature reserve is managed by the Pebblebed Heaths Conservation Trust. While this car park is currently free, the charity must find ways to generate sustainable repeatable income to support its charitable objectives. By charging a small parking fee to those who wish to park, the charity aim to raise funds to maintain the car park infrastructure such as surfacing, signage, and the provision of dog waste bins and litter clearance, ensuring the long-term ability to keep this facility open to the public. The funds would also act as a contribution toward their conservation management costs for caring for the nature reserve and providing public engagement and educational opportunities for the local community.

The car park has 50-60 unmarked spaces and the charity proposes to charge from 8am - 8pm every day, with no overnight parking permitted.

The tariff is planned to be £1 per hour throughout the year.

The charity seek to work in partnership with EDDC in a identical way to the arrangement already in place for the management of Otter Estuary Nature Reserve car park in Budleigh Salterton.

Income for EDDC:

Since Otter Estuary Nature Reserve was opened in October 2023, EDDC have collected 20% of all revenue from the site.

Similar terms would be sought for this site, with EDDC effectively having a shared interest in the site being commercially successful, whilst also playing an important part in ensuring that the site generates revenue to meet the wider charitable aims which will help with ongoing maintenance and preservation of the facilities used by residents and visitors.

Operationally EDDC will commit to providing one enforcement visit per day and will collect cash from the pay and display machine once it meets our standard threshold. Administratively we will provide monthly records of all payments and PCN's and calculate the fees and charges due as part of the agreement.

We already have a working HoT (Heads of Terms) and Management Agreement which can be used as a template for a new agreement with the same landowner.

Map of location



Financial implications:

The financial details are outlined in the report with the expected additional income being achieved within existing resources

Legal implications:

Changes to the Councils Car Park Charging Order will be required to enable these changes to take effect.