

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Cabinet held at Council Chamber, Blackdown House, Honiton on 3 December 2025

118 In Perpetuity Funding for Management of Clyst Meadows SANG

Cabinet received an update on the management funding for Clyst Meadows Countryside Park (10Ha Suitable Alternative Natural Greenspace (SANG)), at Station Road, Broadclyst which sat within the wider Clyst Valley Regional Park. Estimated costs for future SANG delivery to mitigate the impact of residential allocations in the emerging Local Plan were provided. The delivery of Clyst Meadows would ensure that the planning authority was able to meet its statutory duty to preserve the integrity of nearby internationally designated habitat sites.

The total budget for delivery of the site works at Clyst Meadows was £1.63M (excluding land purchase and management costs). This was funded through CIL contributions, s106 agreements and £200k from the capital programme. A further £200k of UK SPF funding was also allocated for delivery of the shared cycle path.

Advice from an Independent Financial Advisor and CCLA Investment Management indicated that an appropriate low-risk investment to secure in-perpetuity funding would be £1.1M (to be funded from CIL).

RESOLVED that Cabinet:

1. Approves the creation of an investment fund of £1.1m, funded from CIL, to secure the in-perpetuity funding for the management of Clyst Meadows.
2. Delegates authority to the Assistant Director Planning Strategy and Development Management, Finance Director, Place Director and Director Governance, in consultation with the relevant Portfolio Holders, to set up and arrange for the management of this fund.

REASON:

The Council as the competent authority, had a legal responsibility to ensure that SANG was provided and managed in-perpetuity as part of the Mitigation Strategy for the SE Devon Internationally Protected Habitats. The delivery and in-perpetuity management of Clyst Meadows SANG was one of the mitigation measures identified through the Habitat Regulations Assessment process, ensuring the Council met its legislative requirements when permitting housing development through the Local Plan.