



## CLINTON DEVON ESTATES

### **Making the Case for a Mainstream Approach: Planning for Nature Recovery in East Devon**

**Tender brief to deliver 3 x rewilding costed delivery plans as part of the  
Heaths to Sea Landscape Recovery initiative**

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<b>Address</b>	Colaton Raleigh Trust, Clinton Devon Estates, Rolle Estate Office, Bicton Arena, East Budleigh, Budleigh Salterton, Devon EX9 7BL
<b>Reference</b>	Rewilding costed delivery plans in East Devon
<b>Tender issued</b>	Mon 12 May 2025
<b>Tender deadline</b>	Sun 1 June 2025
<b>Anticipated award date</b>	Friday 6 June 2025
<b>Period of contract</b>	TBC

### Table of contents

Project Background .....	2
Contract Scope .....	2
Scope of works: .....	3
Tender Process.....	4
Deadline for applications: .....	4
Payment schedule and terms: .....	5
Terms and Conditions.....	5
Our organisation.....	7
Appendix 1: Location of potential rewilding sites in East Devon and photos of current landscapes and habitats.....	8

## Project Background

Clinton Devon Estates is a family business that owns and manages 25,000 acres across Devon. It is engaged in landscape recovery, farming, sustainable forestry, renewable energy projects, and has a portfolio of commercial and residential property across South West England. It is a forward-thinking organisation with the strategic aim, under its 2030 Strategy, of environmental sustainability and business innovation, aligned with UN sustainability goals based on the ethos of doing today what is right for tomorrow.

In 2006 Clinton Devon Estates set up the Pebblebed Heaths Conservation Trust, a charity to manage the East Devon Pebblebed Heaths and Otter Estuary, which are located in the East Devon National Landscape (formerly AONB). The Heaths have both UK and European designations, including Site of Scientific Interest (SSSI), Special Protection Area (SPA), a Special Area of Conservation (SAC) and National Nature Reserve (NNR).

In 2024, the Pebblebed Heaths NNR was extended to include the Otter Estuary, the location of the Lower Otter Restoration Project - a partnership initiative between Clinton Devon Estates and the Environment Agency to restore historic floodplains of the Otter Estuary.

In autumn 2023 Clinton Devon Estates was awarded a Round 2 Landscape Recovery development grant (March 2024 to March 2026) to progress the Heaths to Sea initiative. This has the objective of delivering nature recovery across the agricultural hinterlands linking three parts of the Pebblebed Heaths NNR in East Devon. The focus of this landscape recovery initiative includes river/floodplain restoration and woodland creation.

A primary species ambition is to accelerate and expand the existing population of wild-living beavers within the River Otter catchment. We believe that this vision is compatible with a productive and accessible landscape that supports food production, net zero and timber needs.

## Contract Scope

Although very significant nature restoration can be achieved via the Heaths to Sea initiative by adapting existing agricultural business practices via a land sharing model, an initial option appraisal undertaken during 2024 has identified three sites within the project area that are very strong candidates for restoring natural ecological processes more fully following a wilding model. These have the potential to support the recovery of a greater variety and rarity of species than through a land sharing model. These are: 1) an area of 100 ha+ of Otterton Hill, a hedged, pastoral landscape most recently used for dairy youngstock grazing, 2) an area of 100 ha+ of the River Otter floodplain which already supports beavers and is currently part of dairy grazing platform, and 3) Blackhill Quarry, an area of 70+ hectares that is being restored to heathland after quarrying activity but which does not currently have statutory conservation designations allowing for a more creative approach to heathland landscape management than is normally possible under current legislation. Site locations can be seen in Appendix 1.

Core funding prior to the Heaths to Sea initiative, and subsequently via the Heaths to Sea project, has allowed us to provide the foundation for delivering a wilding approach to conservation. This has included: the completion of feasibility studies outlining what the potential ecological benefits of wilding might be; habitat and carbon baselining (below and above ground) with the latter undertaken via the Soil Association Exchange; the development of a baseline natural capital account (eftec). This is further supported by baseline species recording through citizen science of breeding and winter birds. In addition, existing funding has

helped to build an understanding of the financial (rather than ecological) merits of a range of alternative land uses on the potential wildling sites through, for example, undertaking a woodland economic feasibility assessment for Otterton Hill. Hydrological studies have identified opportunities for floodplain restoration, including the reactivation of paleo-channels, ditch blocking and the creation of an environment that will enable the expansion of free-living beavers.

Based on the studies undertaken we believe that a wilding approach for future management is suitable for the sections of the landscape identified, technically feasible to deliver and likely to generate significant ecosystem service and species benefits

With support from Rewilding Britain's Innovation Fund we are commissioning work to complete costed wilding management plans for the three sites highlighted above.

### Scope of works:

To translate the broad recommendations of two existing rewilding feasibility studies undertaken by Derek Gow, Jonathan Spencer and Kevin Cox into practical, phased, costed delivery plans. The feasibility studies are included with the tender documents. Further reports relating to hydrological and ecological baselining will be shared with the successful contractor if required.

Contract works to include:

- Advice on the location and extent of any initial preparatory ground works if required (as broadly recommended by the feasibility studies). These could include but are not limited to: bunding/scrapes or pond creation; rotavation or bare earth exposure; use of green hay; creation of deadwood etc.
- Advice on any licencing / permitting required for a model of this type.

We anticipate that after any initial ground preparation or capital works, future management will largely focus around enabling appropriate grazing. As such the scope of work will also include:

- External and internal fencing requirements, including maintenance/addition of and/or removal of existing internal fenced compartments. Detail to include length and specification of any additional new fencing;
- Identification of any future fencing weak spots under a wilding model (e.g. goyles and problematic topography) and appropriate management response based on likely grazing (probably pigs/ponies/cattle – dependent on the sites);
- Review of existing type and positioning of gates and recommendations of further gates if required;
- Advice on use and cost of no-fence collars (we are presuming just for cattle) and associated tracking/husbandry technology;
- Type and cost of essential supporting capital eqpt. to enable management across the site (cattle crush/gator/trailer etc.);
- Advice on water availability/water management and associated costs at each site if new infrastructure required;
- Advice on livestock type, breeds, family units & animals numbers for each site & associated purchase and maintenance costs; Regarding cattle, we would be minded to use Devon Reds unless advised otherwise; regarding pigs (probably only on Otterton Hill) we are minded to use Tamworths; regarding ponies either Dartmoor or Exmoor.
- Recommended sequencing of grazing introduction into sites over first ten years;
- Grazier labour needs to effectively manage livestock;

- Consideration of livestock welfare and costs– to include TB/other testing/logistics of removal if required;
- Any public access considerations/constraints;
- Opportunities to connect open grazing area of Mutters Moor through woodland to the adjacent Mutters Moor;

Outputs would include:

- Costed delivery plans for each of the three proposed rewilding areas

Initial set-up meetings would be required with Kim Strawbridge, the Estate's Reserves Manager, Sam Briant-Evans, the Estate's Director of Agriculture and Kirstie Ellis, Heath to Sea Project Manager.

## Tender Process

Please address your quotes to Clinton Devon Estates and reference *Making the Case for a Mainstream Approach: Planning for Nature Recovery in East Devon*. Tender applications should be sent by email to [sam.bridgewater@clintondevon.com](mailto:sam.bridgewater@clintondevon.com) and [mail@heathstosea.com](mailto:mail@heathstosea.com)

Please quote for the work as defined by the contract scope above and taking account of the details in the project description. Within the tender please:

- 1) Provide a full breakdown of delivery costs against each item in the brief;
- 2) Describe your background or experience of undertaking similar work and provide examples, if possible;
- 3) We are looking work to be delivered in the period June – Aug 2025. Please indicate an approximate timeline for your work.

Tenders will be judged on quality of submission, experience of contractors and value for money. We will not necessarily choose the cheapest quote but must be able to justify choosing a more expensive contractor and demonstrate that the quoted cost is reasonable.

### Deadline for applications: 23:59 Sun 1 June 2025

The successful contractor should be able to start work immediately.

Tenders will be reviewed, with a view to announcing the successful tender by Friday 6 June 2025. An inception meeting to be held with the successful contractor the w/c 9 June 2025 or as soon after as possible.

For any questions about the role and project, please contact [sam.bridgewater@clintondevon.com](mailto:sam.bridgewater@clintondevon.com)

***Please note: As the body providing funding for this project Rewilding Britain will expect to review procurement processes, and as such a copy of the quotes / tenders received will be made available to their grant team prior to award. Any resultant costed plans will also be shared with Rewilding Britain.***

**Payment schedule and terms:** Term payments to be negotiated with the successful contractor before the start of the contract, and to be paid on submission of invoices. Normal terms are 30 days after invoicing.

**Invoices to: Colaton Raleigh Trust,** Clinton Devon Estates, Rolle Estate Office, Bicton Arena, East Budleigh, Budleigh Salterton, Devon EX9 7BL

## Terms and Conditions

The basis of the contractual agreement between Clinton Devon Estates (The Estate) and the successful contractor is outlined in our standard terms and conditions below. In applying for this work, you are explicitly agreeing to be bound by these terms and conditions for the duration of the contract. If you require any alterations to these terms and conditions, please state your issues within your tender documents.

1. The contractor shall provide the services with that degree of diligence, prudence and foresight which would reasonably and ordinarily be expected from a skilled and experienced person engaged in a type of undertaking similar to that of the contractor; and in such a manner as to minimise disruption to the business of the Estate. The contractor shall comply with all UK Regulations in its provision of the Services.
2. The contractor shall undertake the services to meet all standard and appropriate codes of practice, health and safety advice as issued by the Health and Safety Executive
3. The contractor shall undertake and be responsible for all necessary risk assessments to complete the contract and shall confirm with the Estate's authorising officer that this has been undertaken.
4. The contractor and the Estate will comply at all times with their respective obligations under Data Protection Legislation (Data Protection Legislation means (i) the UK GDPR as amended from time to time; (ii) the DPA 2018 as amended from time to time; (iii) Regulations made under the DPA 2018; and (iv) all applicable Law relating to the Processing of Personal Data).
5. The contractor shall be responsible for the supply of all equipment necessary to undertake the contract.
6. The contractors shall have in place current public liability insurance to the value of not less than £5m, and professional indemnity insurance with a minimum liability of £2million per claim, and shall make available a copy of the renewal certificate(s) for such policies to Mr. Graham Vanstone, Insurance Manager, Clinton Devon Estates, Rolle Estate Office, Bicton Arena, East Budleigh, EX9 7BL.
7. The contractor shall keep in strict confidence all technical or commercial know-how, specifications, inventions, processes or initiatives which are of a confidential nature and have been disclosed to the contractor by the Estate or its agents and any other confidential information concerning the Estate's business or its products which the contractor may obtain. The contractor shall not use such confidential information for

any purpose other than fulfilling its obligations under this agreement and shall restrict disclosure of such confidential material to such of its employees, agents or sub-contractors as need to know the same for the purpose of discharging the contractor's obligations to the Estate and shall ensure that such employees, agents or sub-contractors are subject to these same obligations of confidentiality.

8. Unless otherwise agreed in writing, all Intellectual Property Rights in and to the outputs of the services are hereby assigned with full title guarantee (including by way of a present assignment of future copyright and/or unregistered design right) by the contractor and shall vest in the Estate. The contractor shall (at the request of the Estate, but at the contractor's cost and expense) do all such acts and things (including executing all documents) required to vest such Intellectual Property Rights in the Estate. In relation to photographs taken as part of contracted work, the contractor will assign copyright of the photographs to the Estate, who will have the rights to reproduction in perpetuity.
9. The contractor warrants that the materials, all deliverables and outputs of and the use of the services by the Estate shall not infringe any Intellectual Property Rights of any third party. The contractor shall keep the Estate indemnified against any and all liabilities, losses, damages, injury, costs, claims and expenses (including reasonable legal expenses) awarded against or incurred or paid by the Estate arising out of or in connection with any breach by the Contractor of this condition.
10. The contractor shall carry out the provision of the services in accordance with the Estate grant Authority's environmental requirements, which are:
  - a. To conserve energy, water, wood, paper and other resources, reduce waste and phase out the use of ozone depleting substances and minimise the release of greenhouse gases, volatile organic compounds and other substances damaging to health and the environment.
  - b. Where relevant, to pay due regard to the use of recycled products, so long as they are not detrimental to the provision of the Project or the environment, to include the use of all packaging, which should be capable of recovery for re-use or recycling.
  - c. Where relevant, take all possible precautions to ensure that any equipment and materials used in the provision of the Project do not contain chlorofluorocarbons, halons or any other damaging substances, unless unavoidable, in which case the Estate shall be notified in advance of their use.
  - d. Endeavour to reduce fuel emissions wherever possible.
11. The Payment Schedule will be agreed with the contractor, and the Estate reserves the right to hold a retention to be paid on completion of the contract, the extent of which and the release date shall be specified on awarding the contract.
12. The work shall be undertaken in accordance with the contract scope outlined in tender documents and in the Contractors tender document.

## Our organisation

Clinton Devon Estates is a family business involved in farming, sustainable forestry, conservation management and several other land-based enterprises including the South West's premier equestrian venue, Bickton Arena. (<https://clintondevon.com/>).

For over 700 years we have been stewards of the East Devon countryside and are active across all areas of land management. This includes the management of the core area of the Pebblebed Heaths National Nature Reserve (<https://www.pebblebedheathsnnr.co.uk/>) which also includes the Otter Estuary. These internationally important conservation sites are managed by the Estate's own conservation charity ([www.pebblebedheaths.org.uk/about-us/](http://www.pebblebedheaths.org.uk/about-us/)) and we work in close strategic partnerships with the Devon Wildlife Trust, the RSPB, the National Trust, East Devon District Council and Devon County Council. Working in collaboration with the Environment Agency, in 2023 the Estate completed the lower Otter restoration project (<https://www.lowerotterrestorationproject.co.uk/>) an ambitious nature recovery and coastal climate adaptation scheme (see also <https://www.pacco-interreg.com/>).

The Estate has been the recipient of many awards and accolades including achieving the Queen's Award for Enterprise three times and we have been honoured several times in the Sunday Times Best Small Companies To Work For. We are proud of our conservation credentials and can demonstrate an excellent track record for delivering nature improvement at scale.

*Clinton Devon Estates is committed to creating an inclusive work environment with a diverse workforce. All appropriately qualified candidates will receive consideration for employment without regard to race, religion, gender, sexual orientation, national origin, disability or age.*



## Appendix 1: Location of potential rewilding sites in East Devon and photos of current landscapes and habitats



**Otterton Hill. Potential rewilding location 1**





**Otter Floodplain. Potential rewilding location 2**



**Blackhill Quarry. Potential rewilding location 3**

