

PLANNING POLICY & BENEFITS

NATIONAL PLANNING POLICY

Birchwood Lakes would deliver a number of the key objectives of the Government's National Planning Policy Framework (NPPF): sustainable development which boosts the economy; protecting and managing the environment; supporting sustainable growth of business in rural areas.

The NPPF also promotes local distinctiveness through good design, responding to local characteristics, reflecting the identity of local surroundings and materials, whilst not preventing innovation.

LOCAL PLAN POLICY

The adopted Local Plan (2006) identifies the area south of Barnstaple as a Priority Area for Rural Regeneration within which the principle of large scale innovative holiday accommodation projects is supported – Birchwood Lakes would be consistent with the principles behind the policy.

The emerging Local Plan (2016) supports high quality sustainable tourism development that promotes year-round activity, provided the environment isn't harmed. Economic or tourism related industries are supported at Venn Quarry provided adverse impacts are avoided.

Birchwood Lakes promotes these policy objectives:

- High quality buildings and landscape design.
- A consent geared towards

all season use.

- Sustainable off-site construction techniques with high insulation standards and sustainable use of materials.
- A design that offers positive benefits to the environment.

BENEFITS TO BE DELIVERED

The Birchwood Lakes scheme offers a unique opportunity to deliver a wide range of benefits in an area where regeneration is being encouraged.

PLANNING / COMMUNITY

- Implements adopted / emerging local planning policy
- Layout incorporates cues from local vernacular and form
- High quality restoration and long term ecologically informed habitat management assured
- Confinement to holiday use assured through tested planning and legal controls
- Sustainability – provision of on-site outdoor activities, shop and amenities (with membership options for the local community)
- Public access to the restaurant & shop, and the eastern area of the site with new Nature Reserve, trails, cafe & interpretation material.

ENVIRONMENT

- Exemplar development within the Biosphere Reserve
- Habitat creation and net biodiversity gain
- Publicly accessible Nature Reserve
- Accommodation sensitively integrated within the local landscape
- Enhances local landscape
- Advances catchment management objectives
- Heritage and geology interpretation & trails
- Secures long term treatment and management of acidic water

ECONOMIC / TOURISM

- Implements local plan policy on sustainable economic development with a focus on tourism
- Extends tourism season with year-round occupation
- Sustainable - provides high quality tourist accommodation in a nature-based setting
- Provides at least 30 full time equivalent (FTE) construction jobs and 76 FTE operational jobs
- Generates £3.8M pa additional GVA
- Delivers quantifiable benefits - biodiversity / landscape / heritage / water environment



BIRCHWOOD LAKES



HABITAT FIRST