
From: Chris Hariades
Sent: 13 December 2019 16:56
To: Planning Policy
Subject: RE: Otterton Regulation 16 Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Policy Team

Thank you for consulting me on the Otterton Neighbourhood Plan. Please see my comments in red below in respect of policies ONP5 and P7.

Policy ONP5 – Protecting and Enhancing Wildlife in the Natural Environment

Development must follow the following key principles to help protect and enhance the fauna and flora:

- *Avoid both statutory and non-statutory designated sites*
- *Avoid non – designated areas which contain large or linked areas of semi-natural habitat*
- *Consider the potential protected species implications of sites before finalising plans*
- *Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended land use*
- *Ensure that there is potential to retain, restore and re-create habitat linkages such as hedges as part of developments*
- *Look for enhancement opportunities to create, expand, buffer and link **wildlife semi-natural** habitats on-site*
- *Consider the potential for creating new **wildlife semi-natural** habitats off-site if opportunities on-site are limited, this is known as ‘biodiversity offsetting’. It may be possible to pool contributions from several developments.*

Policy ONP7 – Ladram Bay Holiday Park

*Development will only be permitted within the area outlined in red on the map below if it is for the replacement of an existing structure or pitch, is designed to be sustainable and does not harm **the landscape or setting of the East Devon AONB, Jurassic Coast World Heritage Site and Coastal Protection Preservation Area**. No new development of any kind will be permitted anywhere outside the existing site boundary defined on the map below. Support will be given for any proposal **meeting the above criteria** that:*

- *improves the wider road infrastructure giving access to the site*
- *reduces the number of holiday units on the site*
- *improves the landscaping of the site, including use of natural green and brown colours for lodge buildings*
- *reduces the need to travel by car*
- *reduces the need for delivery lorries*

- improves the infrastructure for walking and cycling
- *includes a Traffic Management and Travel Plan to reduce the traffic impact of the site on the local roads, which must be implemented and reviewed annually.*

The accompanying map referred to in the policy does not show the recently constructed depot at the entrance to the site. I also question the extent of the proposed red line area and show suggested revised boundary within the areas circled orange in the image below, to which I have also added the new depot.

Otterton - Ladram Bay Holiday Park and associated infrastructure bounda



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