

Luppitt Neighbourhood Plan

# Basic Conditions Statement

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This Basic Conditions Statement supports the  
Luppitt Neighbourhood Plan Submission  
Version dated February 2022

**Submission Version**  
February 2022

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# 1.0 Introduction

1. This Basic Conditions Statement has been prepared by the Luppitt Neighbourhood Plan Steering Group on behalf of Luppitt Parish Council to accompany its submission of the Luppitt Neighbourhood Plan (LNP) to East Devon District Council under Regulation 15 of the Neighbourhood Planning Regulations 2017.
2. The LNP has been prepared by Luppitt Parish Council, a qualifying body under the regulations, for the whole of the civil parish of Luppitt as designated by East Devon District Council and covers the ten year period from 2021 to 2031.
3. The LNP relates to planning matters (the use and development of land) within the designated neighbourhood area of Luppitt parish. It does not contain policies relating to excluded development as laid out in the Regulations (e.g. waste development and mineral extraction).
4. This Statement addresses the four 'basic conditions' required of the Regulations and specifically explains how the Luppitt Neighbourhood Plan meets the requirement of paragraph 8(2) of schedule 4B to the Town and Country Planning Act 1990.
5. The four 'basic conditions' to be addressed are as follows:
  1. *having regard to national policies and advice contained in guidance issued by the Secretary of State;*
  2. *the 'making' of the neighbourhood plan contributes to the achievement of sustainable development;*
  3. *the 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);*
  4. *the 'making' of the neighbourhood plan does not breach, and is otherwise compatible with retained EU obligations*
6. The intention is to demonstrate that these regulations have been fully met and that the Luppitt Neighbourhood Plan:
  - a. complies with the National Planning Policy Framework (NPPF) and any planning decisions or guidance made by the Secretary of State;
  - b. contributes towards an improvement in environmental, economic and social conditions within the neighbourhood plan area and that any potential negative impacts have been reduced, mitigated or prevented;

- c. is in general conformity with the strategic policies of the East Devon District Council (EDDC) Local Plan and does not undermine those policies;
- d. is compatible with the European Convention of Human Rights obligations (ECHR) within the meaning of the Human Rights Act 1998, and legislation governing the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA).

## 2.0 Background

1. In 2013 Luppitt Parish Council voted to commence formalities to create a neighbourhood plan for Luppitt. Consultants were appointed, a steering group of parish councillors and parishioners established, terms of reference issued and the first parish questionnaire distributed in 2014.
2. When the consultant's appointment expired in 2015 a parishioner and former Chartered Surveyor continued their work. In 2016 a start was made on a revised draft neighbourhood plan and this first draft was completed in March 2018.
3. As four years had passed since the initial consultations in 2014 it was decided to distribute a new parish questionnaire in 2018 to start consultations anew. The initial draft was then largely re-written, a process that was completed in October 2021.
4. A timeline and comprehensive description of the consultation process that led to the final draft is included in the accompanying 'Consultation Statement'.
5. The community's rationale for producing the LNP is as follows:
  - a. to maintain the special character of the rural Luppitt landscape, its settlements and historical legacy
  - b. to further protect the landscape, habitats and natural environment of Luppitt parish and give greater weight to environmental matters within the Blackdown Hills Area of Outstanding Natural Beauty (AONB)
  - c. to have greater influence over the outcome of planning applications within the parish and to influence the type, scale, design and form of development in the ten year period to 2031
  - d. to determine whether additional housing is required in the parish, particularly affordable housing, by commissioning a housing needs survey
  - e. to identify valued local heritage assets and to have a greater say in their protection, maintenance and enhancement and potential loss through development

- f. to ensure that valued local services are not lost and that, where supported by the community, additional facilities and services are encouraged
- g. to raise awareness of climate change and the need to reduce the parish carbon footprint and to encourage the use of renewable energy sources

## 3.0 Conformity with National Policy

1. The Luppitt Neighbourhood Plan has been prepared having regard to the policies set out in the National Planning Policy Framework 2021 (NPPF). In particular it has regard to the six planning principles contained in paragraph 16:
  - a) *be prepared with the objective of contributing to the achievement of sustainable development;*
  - b) *be prepared positively, in a way that is aspirational but deliverable;*
  - c) *be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
  - d) *contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
  - e) *be accessible through the use of digital tools to assist public involvement and policy presentation; and*
  - f) *serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)*
2. National Planning Practice Guidance (NPPG) was also an essential reference point in formulating the new planning policies for Luppitt.
3. The table contained in **Appendix 1 - Conformity with the NPPF** sets out these policies together with a summary explaining how each LNP policy has regard to the NPPF. The NPPF paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

## 4.0 Conformity with the Local Plan

1. The Luppitt Neighbourhood Plan has also been prepared in general conformity with the adopted local development plan - East Devon Local Plan 2013 to 2031. This is the current development plan for East Devon. EDDC is currently preparing a new Local Plan for East Devon, but this is currently in the very early stages of development.

2. The table in **Appendix 2 - Conformity with the EDDC Local Plan** contains a summary explaining how each LNP policy has regard to the strategies and policies contained in the Local Plan. The paragraphs referred to are considered to be the most relevant and are not intended to be a comprehensive list of every possible relevant paragraph.

## 5.0 Sustainable Development

1. A Neighbourhood plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of 'sustainability' - economic, social and environmental.
2. The 'vision' set out in 3.3 *Vision Statement* on page 16 of the LNP acknowledges the need to contribute to sustainable development as all three strands are addressed as follows:

Luppitt Neighbourhood Plan - <b>Vision Statement</b>	Contribution to the achievement of sustainable development
<i>'The parish of Luppitt will be a place for residents of all ages to live and enjoy the opportunities and technical advantages of modern life</i>	'social'
<i>It will reduce reliance upon polluting fuels and non-recyclable products, replacing them where possible with energy generated from renewable sources, and the use of recyclable materials</i>	'environmental'
<i>The peaceful tranquillity of this rural parish will be protected whilst new opportunities will encourage the young to live and work in the community</i>	'economic'
<i>The aim is to achieve a thriving, balanced community whilst protecting the unique character of the parish and its valuable rural landscape'</i>	'social, environmental and economic'

3. The table in **Appendix 3 - Contribution to the Achievement of Sustainable Development** contains a summary explaining how each LNP policy impacts on the three strands of sustainability - 'economic', 'social' and 'environmental'.

## 6.0 Screening Process

1. Two screening exercises were undertaken at an early stage to consider whether the emerging plan would potentially have significant environmental impacts or likely significant effects on the protected characteristics of the Blackdown Hills AONB which covers the entire neighbourhood plan area.
2. A screening opinion for Strategic Environmental Assessment (SEA) and a screening opinion for an Appropriate Assessment under the Habitats Regulations (HRA) were issued by East Devon District Council (EDDC) in December 2014 and consultation was undertaken with statutory bodies by them. A draft letter was issued by EDDC on 10 December 2014 stating that no formal SEA would be required for the Plan but this was subject to consultation responses awaited from English Heritage, The Environment Agency and Natural England by 21 January 2015.
3. EDDC re-screened the 'Luppitt Neighbourhood Plan - Submission Draft, October 2021' in December 2021 and re-consulted with the consultation bodies. This concluded that neither SEA or HRA screening was required, to which the two responses received, from Historic England and Natural England, concurred.
4. Natural England recommended the additional inclusion of reference to 'Hense Moor Meadow SSSI' in the Neighbourhood Plan and this has subsequently been included.

## 7.0 Conclusion

1. The LNP planning policies have been carefully thought through to ensure that they both accurately reflect the majority community view but also comply with the policies and strategies of the Local Plan and the policies and principles of the National Planning Policy Framework.
2. The Parish Council is confident that the steering group and steering group committee have painstakingly and energetically directed their efforts to satisfy these requirements and also to ensure that each policy contributes to the achievement of sustainable development.

Luppitt Parish Council  
February 2022

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# Appendices

# Appendix 1 - Conformity with NPPF

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p><b>Policy BC1 - Protecting Parish Facilities</b>            Development leading to the loss or change of use of an existing community facility (including, but not limited to, St Mary's Church, the village hall and The Luppitt Inn) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months marketing there is no longer a need or demand for the facility or that it is no longer economically viable.            Certain new facilities (including, but not limited to, a community shop, pub serving food and a crèche/nursery) will generally be supported.</p>	<p><i>Section 6. 'Building a strong, competitive economy'.            'Supporting a prosperous rural economy'</i>            Paragraph 84 refers</p>	<p>Sub-paragraph 84 d) supports the retention and development of accessible local services and community facilities</p>
<p><b>Policy NE1 - Protecting and Enhancing the Rural Landscape</b></p> <ol style="list-style-type: none"> <li>1. <b>Rural Landscape and Distant Views</b> -              Development and change of use proposals will only be supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views.</li> <li>2. <b>Tranquillity and Rural Nature</b> - Development and change of land use proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of</li> </ol>	<p><i>Section 15 'Conserving and enhancing the natural environment'</i>            Paragraphs 174, 175, and 176 refer</p>	<p>The whole of Luppitt parish is in the Blackdown Hills Area of Outstanding Natural Beauty (AONB):</p> <p>Paragraph 174 requires planning decisions to protect and enhance 'valued landscapes'</p> <p>Paragraph 175 requires Plans to distinguish between the hierarchy of designated sites and 'allocate' land with the least environmental</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>the landscape.</p>		<p>or amenity value</p> <p>Paragraph 176 requires that '<i>great weight</i>' should be given to conserving and enhancing the landscape and scenic beauty of an AONB.</p> <p>LNP policy NE1 is intended to reinforce these principles of protection to give greater certainty that the environment will be protected for the future. To identify the special qualities of Luppitt's landscape a '<i>Landscape Character Assessment</i>' was produced and is included in the LNP as Appendix 17</p>
<p><b>Policy NE2 - Protecting and Enhancing Natural Habitats</b></p> <p>1. <b>Biodiversity</b> - Development and change of land use proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are offered to fully mitigate such impacts, and where proposals deliver a net gain in the biodiversity of habitats.</p> <p>2. <b>Devon Banks</b> - Where development and</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>' <i>'Habitats and biodiversity'</i> Paragraphs 179, 180 and 182 refer</p>	<p>LNP policy NE2 reinforces the principles in these NPPF paragraphs intended to protect and enhance habitats and biodiversity.</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>change of land use proposals entail the removal of any part of a traditional Devon bank, development proposals will only be supported where mitigation measures include the replacement of the lost habitat which must be properly established and permanently maintained</p>		
<p><b>Policy BHE1 - Protecting the Built and Historic Environment</b></p> <p>1. <b>Protecting Designated Heritage Assets</b> - Development and change of land use proposals that affect a Listed building (or other designated heritage asset) or its setting will only be supported where the proposals properly protect or enhance both the fabric and setting of the Listed building or asset.</p> <p>2. <b>Protecting Non-Designated Heritage Assets</b> - Development and change of land use proposals that affect non-designated heritage assets, identified by the Parish Council as contributing to the character of the parish through their age, architectural style or historical merit and considerations of significance and setting including views, will only be supported where those heritage assets are retained and protected and retain the historical fabric and minimise loss</p>	<p>Section 16 '<i>Conserving and enhancing the historic environment</i>'</p> <p>Whilst most paragraphs in this section are relevant, those with the greatest significance include 190, 192, 194, 195, 197,199, 200 and 201</p>	<p>In recognising that heritage assets are an irreplaceable resource, LNP policy BHE1 is intended to reinforce the principles of conservation and enjoyment in the NPPF particularly where heritage assets are at risk through neglect, decay, development and other threats</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p><b>Policy ND1 - Location Parameters for New Development</b></p> <p>1. <b>Brownfield Land</b> - To preserve the rural landscape and the character of Luppitt, applications for development or change of land use of farmland, woodland or amenity land will be strongly resisted except for uses connected with agriculture, horticulture and forestry or community uses. The use of previously developed 'brownfield land' is preferred for any development or change of land use.</p> <p>2. <b>Flood Plain</b> - To preserve the rural landscape and prevent an unnecessary risk of flooding, applications for development or change of land use within the flood plains of the River Otter and River Love will be strongly resisted, except for uses connected with agriculture. Such agricultural use proposals should comply with all other policies in this Plan and the Local Plan and include flood risk mitigation proposals.</p>	<p><u>Brownfield Land:</u> Paragraph 176 Paragraph 179 Paragraph 189 Paragraph 119 Paragraph 120 c)</p> <p><u>Flooding:</u> Paragraphs 159, 161 b),162 and 167</p>	<p>LNP policy ND1 seeks to protect the landscape and character of Luppitt by identifying where development can and cannot take place in conformity with the NPPF.</p> <p>176 - Requires that '<i>great weight</i>' must be given to conserve and enhance the landscape and scenic beauty in an AONB</p> <p>179 - Requires that habitats and biodiversity are '<i>protected and enhanced</i>'</p> <p>189 - Requires that heritage assets are '<i>conserved</i>'</p> <p>119 - Requires '<i>policies and decisions</i>' to make as much use as possible of '<i>previously-developed</i>' or '<i>brownfield land</i>'</p> <p>120 c) - Gives '<i>substantial weight</i>' to the use of 'brownfield land</p> <p>LNP policy ND1 is supportive of NPPF principles and seeks to locate any new development outside the flood plains with the</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
		possible exception of agricultural buildings.
<p><b>Policy ND2 - Materials, Design and Siting</b> To preserve the unique character of the parish and the rural landscape, great weight will be given to the following criteria in all applications for development or change of land use including those under Policy BHE1:</p> <ol style="list-style-type: none"> <li>1. <b>Adverse Impact and Amenity Considerations</b> - Avoidance of adverse and harmful impact upon the landscape, existing settlements and neighbouring properties in respect of visual impact, noise, smell, vibration or increased traffic movements</li> <li>2. <b>Design</b> - High quality design, particularly where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish. For housing, reference should be made to the <i>AONB Design Guide for Houses</i>.</li> <li>3. <b>Reflecting Rural Character</b> - A scale, mass and height of development that is sympathetic and responds to the immediate built environment and landscape and reflects the traditional rural character of the parish</li> <li>4. <b>Siting</b> - Siting that avoids hill tops and prominence and is sympathetic to and respects the immediate surroundings and</li> </ol>	<p>Section 12 '<i>Achieving well-designed places</i>' Whilst most paragraphs in this section are relevant, those with the greatest significance are 126,127,129, and 134 especially 130 a) to f)</p>	<p>The NPPF encourages good design and requires Plans to be clear about their vision and expectations. LNP policy ND2 seeks to reinforce those principles and ensure that future development is well designed and sympathetic to local character (<i>defined by the 'Luppitt Landscape Character Assessment'</i>) whilst not discouraging innovation or change (Paragraph 130 c)) and does not harm the landscape.</p> <p>ND2 specifically encourages reference to the '<i>Blackdown Hills AONB Design Guide for Houses</i>'</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>landscape contours and does not adversely affect the local landscape character.</p> <p>5. <b>Materials</b> - External building materials and finished colours and tones that are non-reflective, locally distinctive and used to respond positively to the immediate built environment, natural surroundings and local context.</p> <p>6. <b>External Lighting</b> - Lighting that preserves dark skies by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution.</p> <p>7. <b>Screening</b> - Screening and landscaping that minimises any adverse impact upon the landscape and surroundings permanently all year round using, wherever possible, a mix of trees, hedging, shrubs and other plant species that are indigenous to Devon.</p> <p>8. <b>Parking</b> - Parking for cars and other vehicles is provided for on-site and, if necessary, appropriately screened to minimise any adverse impact upon the landscape and surrounding properties</p> <p>9. <b>Carbon Reduction</b> - In recognising the impact of climate change, the need for carbon</p>		

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>reduction in the construction and use of buildings and the increased use of renewable energy sources, great weight will be given to applications for new development that are designed to the highest standards in this regard.</p>		
<p><b>Policy ND3 – Housing</b></p> <p>1. <b>Rural Exception Sites</b> - The scope for new housing development within the parish is strictly limited to 'rural exception sites' as defined in the National Planning Policy Framework (Rural Housing - Paragraph 78). To be eligible for consideration, sites must satisfy the requirements of Local Plan Strategies 7 and 35, be capable of accommodating all parking on-site and comply with the other policies in this Plan.</p> <p>2. <b>Affordable Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any affordable housing should:</p> <ol style="list-style-type: none"> <li>1. Be located on a 'rural exception site' (see ND3 (1)) within Luppitt village as defined in Appendix 1</li> <li>2. Comprise a mix of housing sizes and types to meet the demonstrated need</li> <li>3. Comprise at least 66% of the total</li> </ol>	<p>Section 5 '<i>Delivering a sufficient supply of homes</i>'</p> <p>Paragraph 60, 61,62, 63, 64, 68 and 70</p> <p>Paragraphs 78 and 79 ('<i>Rural Housing</i>')</p>	<p>LNP policy ND3 endeavours to make a limited contribution to the supply of new homes as determined by a housing needs assessment (supported by NPPF paragraphs 60 and 61). It also identifies the type and mix of housing preferred by the community (supported by NPPF paragraph 62).</p> <p>In accordance with NPPF principles, LNP policy ND3 identifies that any new affordable housing (with the potential to allow some open market housing on the same site) could be allowed on a '<i>rural exception site</i>'. The location of such a site is identified in LNP Appendix 1.</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>number of units</p> <ol style="list-style-type: none"> <li>4. Be subject to occupancy restrictions in accordance with EDDC policy</li> <li>5. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</li> </ol> <p>3. <b>Open Market Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any open market housing should:</p> <ol style="list-style-type: none"> <li>1. Be located on a 'rural exception site' (see ND3 (1))</li> <li>2. Comprise small housing of up to three bedrooms</li> <li>3. Comprise no more than 34% of the total number of units</li> <li>4. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</li> </ol>		
<p><b>Policy ND4 - Subdivisions, Extensions, Annexes and Replacement Dwellings</b></p> <ol style="list-style-type: none"> <li>1. <b>Subdivision of Houses</b> - To increase the supply of smaller residential units to encourage the younger generation and other</li> </ol>	<p>Section 5 '<i>Delivering a sufficient supply of homes</i>'</p> <p>Paragraph 60,62, 70 and 80 d)</p> <p>Section 11 '<i>Making effective use of land</i>'</p>	<p>LNP policy ND4 endeavours to make a limited contribution to the supply of new homes through the subdivision and (appropriate) replacement of existing houses and extensions and annexes</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>family members to remain in the community, the subdivision of houses into smaller units of accommodation will generally be supported providing there is no significant adverse effect upon the amenity of neighbouring properties and that each unit of accommodation has appropriate internal and external amenity space and off-street parking and that permitted development rights in respect of future extensions are removed. .</p> <p>2. <b>Replacement Dwellings</b> - The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the character of the parish, and the replacement dwelling is of a similar scale and mass to the existing dwelling. Exceptions will be considered on their merits. In all cases, proposals must comply with the policies in this Plan and be supported by a robust condition survey.</p> <p>3. <b>Extensions and Annexes</b> - To assist extended families, the elderly and dependent relatives, extensions and annexes added to existing houses will generally be supported by the Parish Council providing they are in keeping with the existing house in terms of design and external building materials used</p>	<p>Paragraph 120 d) Section 14 <i>'Meeting the challenge of climate change flooding and coastal change'</i></p> <p>Paragraph 152</p>	<p>where there is no harm to the landscape and neighbours particularly if a building is under-utilised. These principles are supported by the NPPF</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>NPPF - Most Relevant Paragraphs</b>	<b>Comment on Conformity</b>
<p>and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact upon a neighbouring property or the landscape will not be supported.</p>		
<p><b>Policy ND5 - Conversion of Redundant Traditional Farm Buildings</b> To help preserve and protect 'redundant traditional farm buildings' which are identified as non-designated heritage assets, conversion to other uses will generally be supported. Uses likely to be acceptable include, but are not limited to, small residential use of up to three bedrooms; office use; holiday cottages; other uses connected with tourism; and studios for artists and artisans. Such uses will be generally supported providing that the building's heritage is protected through careful and sympathetic refurbishment using appropriate materials and methods of construction or detailing and there is full compliance with <i>Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements</i> and the other policies in this Plan.</p>	<p>Section 16 '<i>Conserving and enhancing the historic environment</i>' Whilst most paragraphs in this section are relevant, those with the greatest significance include 190, 192, 194, 195, 197, 200 and 201</p> <p>Section 11 '<i>Making effective use of land</i>' Paragraph 120 d)</p> <p>Section 6 '<i>Building a strong competitive economy</i>' Paragraph 84 a) to d)</p> <p>Section 14 '<i>Meeting the challenge of climate change flooding and coastal change</i>' Paragraph 152</p>	<p>In recognising that redundant traditional farm buildings could be irreplaceable heritage assets, aligned with the NPPF, LNP policy ND5 is intended to reinforce the principles of 'conservation' and 'enjoyment' through appropriate conversion to other uses particularly where heritage assets are at risk through neglect and decay</p>
<p><b>Policy ND6 - New-Build Business Premises</b> To protect the character of the parish and its rural landscape, the construction of new-build business premises will generally be resisted, with</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>' Paragraphs 174, 175, and 176 refer</p>	<p>Aligned with the NPPF, the intention of LNP policy ND6 is to prevent harm to the AONB landscape through inappropriate</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>NPPF - Most Relevant Paragraphs</b>	<b>Comment on Conformity</b>
<p>the exception of small-scale artisan studios/workshops. Such development will be supported providing that it complies with policies ND1 and ND2 and creates local employment opportunities. Any new development that significantly increases traffic movements or adversely impacts upon the landscape, distant views, dark skies or neighbouring properties will be resisted.</p>	<p>Section 6 '<i>Building a strong competitive economy</i>'</p> <p>Paragraph 84 a) to d)</p>	<p>development but at the same time encouraging small-scale employment opportunities fitting to the local landscape character</p>
<p><b>Policy ND7 - Holiday Cottages</b></p> <ol style="list-style-type: none"> <li>1. In the interests of promoting community vitality and utilising parish housing stock for full-time resident occupation, the change of use of existing residential dwellings to self-contained holiday accommodation where planning permission is required, and proposals for the construction of new holiday cottages, will be strongly resisted.</li> <li>2. Other proposals that support tourism (see Policy ND5), including, but not limited to, guest houses, bed and breakfast, lodges, caravans, tree houses, shepherds' huts, pods, yurts, tents, glamping and camping, will be considered on their merits but will be subject to the provisions of Policy ND10 and must comply with other policies in this plan in regard to their impact upon the landscape and</li> </ol>	<p>Section 11 '<i>Making effective use of land</i>' Paragraphs 119, 125a)</p> <p>Section 6 '<i>Building a strong competitive economy</i>'</p> <p>Paragraph 84 a) to d)</p>	<p>LNP policy ND7 seeks to prevent loss of existing housing stock through conversion to holiday home use (where planning permission is required) but at the same time gives general support to local tourism as required by the NPPF</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
neighbouring properties.		
<p><b>Policy ND8 - Farm Workers' Dwellings</b> To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the six criteria in <i>Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses</i> can be met and that any permission is granted subject to an agricultural occupancy condition.</p>	<p>Section 5 '<i>Delivering a sufficient supply of homes</i>'</p> <p><i>Rural Housing</i> Paragraphs 78 and 80 a)</p> <p>Section 6 '<i>Building a strong competitive economy</i>'</p> <p>Paragraph 84 a) to d)</p>	<p>These NPPF paragraphs support the intention in LNP policy ND8 to respond to the needs of the farming community and support appropriate applications for farm workers accommodation.</p>
<p><b>Policy ND9 - Farm Buildings</b> To assist local farming, new small-scale farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance with <i>Local Plan Policy D7 - Agricultural Buildings and Development</i>. If a more isolated location is unavoidable, buildings must be sited within the contours of the landscape to cause minimum visual impact and be effectively screened.</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>'</p> <p>Paragraphs 174, 176 and 179 refer</p> <p>Section 6 '<i>Building a strong competitive economy</i>'</p> <p>Paragraph 84 a) to d)</p>	<p>Aligned with the NPPF, the intention in LNP policy ND9 is to prevent harm to the AONB landscape and habitats through inappropriate development but at the same time encouraging small-scale employment opportunities more fitting to the local landscape character</p>
<p><b>Policy ND10 - Farm Diversification</b> To assist local farming, support tourism and increase employment opportunities, the</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>'</p>	<p>Aligned with the NPPF, the intention of LNP policy ND10 is to prevent harm to the AONB</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>diversification from agricultural land use to other uses will be considered on a case-by-case basis subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. <b>Adverse Impact</b> - Uses that cause nuisance or adverse impact upon neighbouring properties or the landscape, through visual effect, noise, smell or vibration or are of large scale, will be resisted.</li> <li>2. <b>Intensive Animal Husbandry</b> - Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted</li> <li>3. <b>Glasshouses and Poly tunnels</b> - Development and change of land use proposals that include commercial glasshouses and polytunnels will be resisted unless it can be demonstrated that no environmental or landscape harm will occur. In particular, views into, out of, or across the AONB should not be impacted by glare and expanses of plastic or glass should not be visible.</li> <li>4. <b>Wedding Venues, Caravan and Festival Sites</b> - The change of land use to wedding venues, caravan sites or festival sites will generally be resisted.</li> </ol>	<p>Paragraphs 174, 176 and 179 refer Section 6 '<i>Building a strong competitive economy</i>'</p> <p>Paragraph 84 a) to d)</p>	<p>landscape and habitats through inappropriate development but at the same time encouraging small-scale employment opportunities more fitting to the local landscape character</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p><b>Policy ND11 - Traffic Movements including HGV's</b></p> <p>1. <b>Traffic Movements</b> - To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, any development proposal that is likely to result in a permanent and significant increase in HGV traffic movements will be resisted.</p> <p>2. <b>Management Plan</b> - To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan will be required wherever appropriate and provisions required for monitoring and repair.</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>'</p> <p>Paragraphs 174, 176 and 179 refer</p> <p>Section 9 '<i>Promoting sustainable transport</i>'</p> <p>Paragraphs 104 a) and d), 111, 113 refer</p>	<p>Most roads in the parish are single track lanes with occasional passing places. The intention of LNP policy ND11 is to follow NPPF guidance to prevent harm to the landscape and habitats but also in this case to prevent damage to the single track parish lanes</p>
<p><b>Policy CC1 - Renewable Energy Retrofit</b></p> <p>The retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology,</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>'</p> <p>Paragraphs 174, 176 and 179 refer</p> <p>Section 14 '<i>Meeting the challenge of climate change flooding and coastal change</i>'</p> <p>Paragraphs 152, 155</p>	<p>In following NPPF guidance the intention of LNP policy CC1 is to encourage the use of renewable energy but at the same time to protect the landscape and habitats</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
laying cables and other electrical installations.		
<p><b>Policy CC2 - Renewable Energy Scale</b></p> <p>1. <b>Renewable Energy Schemes</b> - Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for collective parish community benefit (see 2. below). Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p>2. <b>Community-Led Renewable Energy Schemes</b> - Renewable energy schemes for the collective benefit of the Luppitt parish community and decided by a majority vote of parishioners, including field-scale photovoltaic panels and river-based hydro-electric schemes, will generally be supported providing they are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties, comply with the other policies in this Plan and meet the requirements of Strategy 46 of the Local Plan (<i>Landscape Conservation and Enhancement and AONBs</i>).</p> <p>3. <b>Wind Turbines</b> - Wind turbines (except small-scale pole or building mounted domestic/non-</p>	<p>Section 15 '<i>Conserving and enhancing the natural environment</i>'</p> <p>Paragraphs 174, 176 and 179 refer</p> <p>Section 14 '<i>Meeting the challenge of climate change flooding and coastal change</i>'</p> <p>Paragraphs 152, 155 and 156</p>	<p>In following NPPF guidance the intention of LNP policy CC2 is to encourage the use of renewable energy but at the same time to protect the landscape and habitats. In particular Paragraph 156 is supportive of community-led renewable energy schemes as proposed in the LNP</p>

Luppitt Neighbourhood Plan (LNP) Policy	NPPF - Most Relevant Paragraphs	Comment on Conformity
<p>commercial turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p><b>4. Solar Photovoltaic Panels</b></p> <ol style="list-style-type: none"> <li>1. Solar photovoltaic panels installed on domestic or agricultural buildings will generally be supported providing they are non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> <li>2. Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> <li>3. Field-scale photovoltaic panels for commercial use will be resisted, except as described above in '2. Community-Led Renewable Energy Schemes'.</li> </ol>		

## Appendix 2 - Conformity with the Local Plan

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p><b>Policy BC1 - Protecting Parish Facilities</b> Development leading to the loss or change of use of an existing community facility (including, but not limited to, St Mary's Church, the village hall and The Luppitt Inn) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months marketing there is no longer a need or demand for the facility or that it is no longer economically viable. Certain new facilities (including, but not limited to, a community shop, pub serving food and a crèche/nursery) will generally be supported.</p>	<p>Strategy 4 - Balanced Communities - Paragraph b)</p> <p>Strategy 32 - Resisting loss of employment, retail and community sites and buildings.</p> <p>Policy E14 - Change of use of village shops and services</p> <p>Policy RC6 - Local Community Facilities</p>	<p>The Local Plan strategies and policies referred to support the retention of local services and community facilities and note that proposals for new services and facilities outside a built-up area boundary (BUAB) may be permitted providing that the need for them can be proven</p>
<p><b>Policy NE1 - Protecting and Enhancing the Rural Landscape</b></p> <p>1. <b>Rural Landscape and Distant Views -</b> Development and change of use proposals will only be supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views.</p> <p>2. <b>Tranquillity and Rural Nature -</b> Development and change of land use proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of the landscape.</p>	<p>Strategy 7 - Development in the Countryside</p> <p>Strategy 46 - Landscape Conservation and Enhancement and AONB's</p> <p>Blackdown Hills AONB Management Plan 2019-2024 - Section 1.3</p>	<p>Strategy 7 is fully supportive of LNP policy NE1 in that it only permits development in the 'countryside' (i.e. outside a BUAB) where it is in accordance with a specific policy of either the Local Plan or the Neighbourhood Plan where it would not harm the <i>'distinctive landscape, amenity and environmental qualities within which it is located'</i>.</p> <p>To further protect the countryside Strategy 46 requires any development to <i>'conserve and</i></p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
		<p><i>enhance</i>' the landscape character particularly in an AONB.</p> <p>The AONB Management Plan is considered a 'material consideration' in the planning process, the primary purpose of which is to <i>conserve and enhance natural beauty</i>. References to it are made throughout the LNP</p>
<p><b>Policy NE2 - Protecting and Enhancing Natural Habitats</b></p> <p>1. <b>Biodiversity</b> - Development and change of land use proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are offered to fully mitigate such impacts, and where proposals deliver a net gain in the biodiversity of habitats.</p> <p>2. <b>Devon Banks</b> - Where development and change of land use proposals entail the removal of any part of a traditional Devon bank, development proposals will only be supported where mitigation measures include the replacement of the lost habitat which must be properly established and permanently maintained</p>	<p>Strategy 7 - Development in the Countryside</p> <p>Strategy 47 - Nature Conservation and Geology</p> <p>Policy EN4 - Protection of Local Nature Reserves, County Wildlife Sites and County Geological Sites</p> <p>Policy EN5 - Wildlife Habitats and Features</p>	<p>Strategy 7 - see above.</p> <p>LNP policy NE2 is supported by Strategy 47 which requires three principles to be satisfied by all developments, the first of which specifically refers: '<i>1. Conserve the biodiversity and geodiversity value of land and buildings and minimise fragmentation of habitats</i>'.</p> <p>Local Plan policies EN4 and EN5 also refer to the need to protect habitats from development as described in NE2.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p><b>Policy BHE1 - Protecting the Built and Historic Environment</b></p> <p>1. <b>Protecting Designated Heritage Assets</b> - Development and change of land use proposals that affect a Listed building (or other designated heritage asset) or its setting will only be supported where the proposals properly protect or enhance both the fabric and setting of the Listed building or asset.</p> <p>2. <b>Protecting Non-Designated Heritage Assets</b> - Development and change of land use proposals that affect non-designated heritage assets, identified by the Parish Council as contributing to the character of the parish through their age, architectural style or historical merit and considerations of significance and setting including views, will only be supported where those heritage assets are retained and protected and retain the historical fabric and minimise loss.</p>	<p>Strategy 49 - The Historic Environment</p> <p>Policy EN8 - Significance of Heritage Assets and their Setting</p> <p>Policy EN9 - Development Affecting a Designated Heritage Asset</p>	<p>LNP policy BHE1 is supported by Strategy 49 which seeks to 'conserve and enhance' the cultural heritage of the district.</p> <p>Policy EN8 requires that applicants first establish the significance of any heritage asset and its setting.</p> <p>Policy EN9 seeks to prevent harm or loss of heritage assets</p>
<p><b>Policy ND1 - Location Parameters for New Development</b></p> <p>1. <b>Brownfield Land</b> - To preserve the rural landscape and the character of Luppitt, applications for development or change of land use of farmland, woodland or amenity</p>	<p><u>Brownfield Land:</u></p> <p>Strategy 3 - Sustainable development Paragraph a)</p> <p>Strategy 7 - Development in the Countryside</p>	<p>LNP policy ND1 seeks to protect biodiversity and the quality and character of the landscape by requiring any new development to be located on previously developed land ('brownfield land') and not on farmland, woodland or</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>land will be strongly resisted except for uses connected with agriculture, horticulture and forestry or community uses. The use of previously developed 'brownfield land' is preferred for any development or change of land use.</p> <p>2. <b>Flood Plain</b> - To preserve the rural landscape and prevent an unnecessary risk of flooding, applications for development or change of land use within the flood plains of the River Otter and River Love will be strongly resisted, except for uses connected with agriculture. Such agricultural use proposals should comply with all other policies in this Plan and the Local Plan and include flood risk mitigation proposals.</p>	<p>Strategy 46 - Landscape Conservation and Enhancement and AONBs</p> <p>Policy E5 - Small Scale Economic Development in Rural Areas Paragraph 2)</p> <p><u>Flooding:</u></p> <p>Strategy 5 - Environment Paragraph 7</p> <p>Policy EN21 - River and Coastal Flooding</p> <p>East Devon District Council Strategic Flood Risk Assessment.</p>	<p>amenity land. This principle is supported by Strategy 7 which concerns development outside BUAB's: <i>'development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located'</i> and also Strategy 46 which states: <i>'when considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty'</i>.</p> <p>As development in the floodplain may cause flooding downstream through run-off, in addition to soil erosion, pollution and damage to crops, habitats and wetlands, LNP policy ND1 seeks to restrict development to agricultural related buildings, where a sequential test can be satisfied, and to retain floodwater in these higher flood plain catchment sensitive areas.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
		This principle is supported by Local Plan Strategy 5, Paragraph 7) and Policy EN21 and the East Devon District Council Strategic Flood Risk Assessment.
<p><b>Policy ND2 - Materials, Design and Siting</b> To preserve the unique character of the parish and the rural landscape, great weight will be given to the following criteria in all applications for development or change of land use including those under Policy BHE1:</p> <ol style="list-style-type: none"> <li><b>Adverse Impact and Amenity Considerations</b> - Avoidance of adverse and harmful impact upon the landscape, existing settlements and neighbouring properties in respect of visual impact, noise, smell, vibration or increased traffic movements</li> <li><b>Design</b> - High quality design, particularly where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish. For housing, reference should be made to the <i>AONB Design Guide for Houses</i>.</li> <li><b>Reflecting Rural Character</b> - A scale, mass and height of development that is sympathetic and responds to the immediate built environment and landscape and reflects the</li> </ol>	<p>Strategy 7 - Development in the Countryside</p> <p>Strategy 46 - Landscape Conservation and Enhancement and AONB's</p> <p>Strategy 48 - Local Distinctiveness in the Built Environment</p> <p>D1 - Design and Local Distinctiveness</p> <p>Blackdown Hills AONB Management Plan 2019-2024 - Section 1.3</p> <p>AONB Design Guide for Houses</p>	<p>Strategy 7 is fully supportive of LNP policy ND2 in that it only permits development in the 'countryside' (i.e. outside a BUAB) where it is in accordance with a specific policy of either the Local Plan or the Neighbourhood Plan where it would not harm the <i>'distinctive landscape, amenity and environmental qualities within which it is located'</i>. To further protect the countryside Strategy 46 requires any development to <i>'conserve and enhance'</i> the landscape character particularly in an AONB. Strategy 48 encourages local distinctiveness and notes the importance of local design standards in the development process. Local Plan Policy D1 only permits proposals that <i>'respect the key characteristics and special qualities of the area'</i> and <i>'ensure that the scale, massing, density,</i></p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>traditional rural character of the parish</p> <p>4. <b>Siting</b> - Siting that avoids hill tops and prominence and is sympathetic to and respects the immediate surroundings and landscape contours and does not adversely affect the local landscape character.</p> <p>5. <b>Materials</b> - External building materials and finished colours and tones that are non-reflective, locally distinctive and used to respond positively to the immediate built environment, natural surroundings and local context.</p> <p>6. <b>External Lighting</b> - Lighting that preserves dark skies by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution.</p> <p>7. <b>Screening</b> - Screening and landscaping that minimises any adverse impact upon the landscape and surroundings permanently all year round using, wherever possible, a mix of trees, hedging, shrubs and other plant species that are indigenous to Devon.</p> <p>8. <b>Parking</b> - Parking for cars and other vehicles is provided for on-site and, if necessary, appropriately screened to minimise any</p>		<p><i>height, fenestration and materials of buildings relate well to their context</i>'.</p> <p>The AONB management plan is considered a 'material consideration' in the planning process, the primary purpose of which is to <i>conserve and enhance natural beauty</i>. Where new houses are built, applicants are required by LNP policy ND2 to refer to the <i>AONB Design Guide for Houses</i>.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>adverse impact upon the landscape and surrounding properties</p> <p>9. <b>Carbon Reduction</b> - In recognising the impact of climate change, the need for carbon reduction in the construction and use of buildings and the increased use of renewable energy sources, great weight will be given to applications for new development that are designed to the highest standards in this regard.</p>		
<p><b>Policy ND3 – Housing</b></p> <p>1. <b>Rural Exception Sites</b> - The scope for new housing development within the parish is strictly limited to 'rural exception sites' as defined in the National Planning Policy Framework (Rural Housing - Paragraph 78). To be eligible for consideration, sites must satisfy the requirements of Local Plan Strategies 7 and 35, be capable of accommodating all parking on-site and comply with the other policies in this Plan.</p> <p>2. <b>Affordable Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any affordable housing should:</p> <ol style="list-style-type: none"> <li>1. Be located on a 'rural exception site' (see ND3 (1)) within Luppitt village as</li> </ol>	<p>Appendix 1</p> <p>Strategy 7 - Development in the Countryside</p> <p>Strategy 35 - Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries</p>	<p>'Rural exception sites' are defined in Appendix 1. Strategy 7 is fully supportive of LNP policy ND3 in that it only permits development in the 'countryside' (i.e. outside a BUAB) where it is in accordance with a specific policy of either the Local Plan or the Neighbourhood Plan where it would not harm the <i>'distinctive landscape, amenity and environmental qualities within which it is located'</i>. Strategy 35 is more specific and only permits housing in the 'countryside' if need is proven through a housing needs survey and affordable housing (also defined in Appendix 1) comprises 66% of the total number of units. These key criteria are</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>defined in Appendix 1</p> <ol style="list-style-type: none"> <li>2. Comprise a mix of housing sizes and types to meet the demonstrated need</li> <li>3. Comprise at least 66% of the total number of units</li> <li>4. Be subject to occupancy restrictions in accordance with EDDC policy</li> <li>5. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</li> </ol> <p>3. <b>Open Market Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any open market housing should:</p> <ol style="list-style-type: none"> <li>1. Be located on a 'rural exception site' (see ND3 (1))</li> <li>2. Comprise small housing of up to three bedrooms</li> <li>3. Comprise no more than 34% of the total number of units</li> <li>4. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</li> </ol>	<p>AONB Design Guide for Houses</p>	<p>included in Policy ND3 for the avoidance of doubt, alongside additional locally specific requirements.</p> <p>Where new houses are built, applicants are required to refer to the <i>AONB Design Guide for Houses</i>.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p><b>Policy ND4 - Subdivisions, Extensions, Annexes and Replacement Dwellings</b></p> <p>1. <b>Subdivision of Houses</b> - To increase the supply of smaller residential units to encourage the younger generation and other family members to remain in the community, the subdivision of houses into smaller units of accommodation will generally be supported providing there is no significant adverse effect upon the amenity of neighbouring properties and that each unit of accommodation has appropriate internal and external amenity space and off-street parking and that permitted development rights in respect of future extensions are removed. .</p> <p>2. <b>Replacement Dwellings</b> - The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the character of the parish, and the replacement dwelling is of a similar scale and mass to the existing dwelling. Exceptions will be considered on their merits. In all cases, proposals must comply with the policies in this Plan and be supported by a robust condition</p>	<p>Strategy 7 - Development in the Countryside Paragraph 3.9 b)</p> <p>Policy H3 - Conversion of Existing Dwellings and Other Buildings to Flats</p>	<p>Strategy 7 only permits development where it is in accordance with a specific policy of either the Local Plan or the Neighbourhood Plan. Within this framework, LNP policy ND4 envisages three specific circumstances where housing stock can be improved or increased whilst avoiding new development as such. Paragraph 3.9 b) requires EDDC to find creative solutions to meet '<i>affordable rural housing</i>'. Policy H3 sets out the four Local Plan criteria to be met.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>survey.</p> <p>3. <b>Extensions and Annexes</b> - To assist extended families, the elderly and dependent relatives, extensions and annexes added to existing houses will generally be supported by the Parish Council providing they are in keeping with the existing house in terms of design and external building materials used and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact upon a neighbouring property or the landscape will not be supported.</p>		
<p><b>Policy ND5 - Conversion of Redundant Traditional Farm Buildings</b>  To help preserve and protect 'redundant traditional farm buildings' which are identified as non-designated heritage assets, conversion to other uses will generally be supported. Uses likely to be acceptable include, but are not limited to, small residential use of up to three bedrooms; office use; holiday cottages; other uses connected with tourism; and studios for artists and artisans. Such uses will be generally supported providing that the building's heritage is protected through careful and sympathetic refurbishment using appropriate materials and methods of construction or detailing and there is full compliance with <i>Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements</i> and</p>	<p>Policy D8 – Re-use of Rural Buildings Outside of Settlements</p> <p>Policy E5 - Small Scale Economic Development in Rural Areas</p> <p>Policy EN9 - Development Affecting a Designated Heritage Asset</p>	<p>Local Plan Policy D8 supports the principle of conversion of redundant buildings in 'countryside' areas providing that five basic criteria are met plus three additional conditions for housing. Policy E5 sets out the criteria for conversion to '<i>small-scale economic development</i>' uses and Policy EN9 seeks to prevent harm or loss of heritage assets. All points are reflected in LNP policy ND5.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
the other policies in this Plan.		
<p><b>Policy ND6 - New-Build Business Premises</b>            To protect the character of the parish and its rural landscape, the construction of new-build business premises will generally be resisted, with the exception of small-scale artisan studios/workshops. Such development will be supported providing that it complies with policies ND1 and ND2 and creates local employment opportunities. Any new development that significantly increases traffic movements or adversely impacts upon the landscape, distant views, dark skies or neighbouring properties will be resisted.</p>	<p>Policy E5 - Small Scale Economic Development in Rural Areas</p>	<p>LNP policy ND6 seeks to ensure that any new-build development for business does not harm the rural character of the parish or its landscape. This is in harmony with Local Plan Policy E5 which sets out several criteria to be met to achieve the same goal.</p>
<p><b>Policy ND7 - Holiday Cottages</b></p> <ol style="list-style-type: none"> <li>1. In the interests of promoting community vitality and utilising parish housing stock for full-time resident occupation, the change of use of existing residential dwellings to self-contained holiday accommodation where planning permission is required, and proposals for the construction of new holiday cottages, will be strongly resisted.</li> <li>2. Other proposals that support tourism (see Policy ND5), including, but not limited to,</li> </ol>	<p>Policy E16 - Proposals for Holiday or Overnight Accommodation and Associated Facilities</p>	<p>LNP policy ND7 seeks to strike a balance between support for appropriate tourism uses whilst preventing a reduction in the limited parish housing stock. It recognises that change of use to holiday accommodation may only require planning permission in certain circumstances but where it is required Local Plan Policy E16 sets out the various criteria to be met.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>guest houses, bed and breakfast, lodges, caravans, tree houses, shepherds' huts, pods, yurts, tents, glamping and camping, will be considered on their merits but will be subject to the provisions of Policy ND10 and must comply with other policies in this plan in regard to their impact upon the landscape and neighbouring properties.</p>		
<p><b>Policy ND8 - Farm Workers' Dwellings</b> To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the six criteria in <i>Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses</i> can be met and that any permission is granted subject to an agricultural occupancy condition.</p>	<p>Policy H4 - Dwellings for Persons Employed in Rural Businesses</p>	<p>LNP policy ND8 expressly requires compliance with Local Plan Policy H4</p>
<p><b>Policy ND9 - Farm Buildings</b> To assist local farming, new small-scale farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance with <i>Local Plan Policy D7 - Agricultural Buildings and Development</i>. If a more isolated location is unavoidable, buildings must be sited within the</p>	<p>Policy D7 – Agricultural Buildings and Development</p>	<p>LNP policy ND9 supports farming business and seeks to protect the AONB designated landscape. It is expressly compliant with the criteria in Local Plan Policy D7.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>contours of the landscape to cause minimum visual impact and be effectively screened.</p>		
<p><b>Policy ND10 - Farm Diversification</b>            To assist local farming, support tourism and increase employment opportunities, the diversification from agricultural land use to other uses will be considered on a case-by-case basis subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. <b>Adverse Impact</b> - Uses that cause nuisance or adverse impact upon neighbouring properties or the landscape, through visual effect, noise, smell or vibration or are of large scale, will be resisted.</li> <li>2. <b>Intensive Animal Husbandry</b> - Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted</li> <li>3. <b>Glasshouses and Polytunnels</b> - Development and change of land use proposals that include commercial glasshouses and polytunnels will be resisted unless it can be demonstrated that no environmental or landscape harm will occur. In particular, views into, out of, or across the AONB should not be impacted by glare and expanses of plastic or glass should not be</li> </ol>	<p>Policy E4 - Rural Diversification</p>	<p>LNP policy ND10 is compliant with the criteria in Local Plan Policy E4 but excludes certain specific uses that would be harmful to the AONB designated landscape.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>visible.</p> <p>4. <b>Wedding Venues, Caravan and Festival Sites</b> - The change of land use to wedding venues, caravan sites or festival sites will generally be resisted.</p>		
<p><b>Policy ND11 - Traffic Movements including HGV's</b></p> <p>1. <b>Traffic Movements</b> - To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, any development proposal that is likely to result in a permanent and significant increase in HGV traffic movements will be resisted.</p> <p>2. <b>Management Plan</b> - To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan will be required wherever appropriate and provisions required for monitoring and repair.</p>	<p>Policy D7 – Agricultural Buildings and Development, Paragraph 5</p> <p>Policy D8 – Re-use of Rural Buildings Outside of Settlements</p> <p>Policy E2 - Employment Generating Development in Built-Up Areas</p> <p>Policy E4 - Rural Diversification</p> <p>Policy E5 - Small Scale Economic Development in Rural Areas</p>	<p>LNP policy ND11 seeks to protect parish lanes and contiguous areas from the impact of heavy goods traffic. The Local Plan policies identified seek to prevent development that would lead to an unacceptable increase in traffic on the local highway network.</p>
<p><b>Policy CC1 - Renewable Energy Retrofit</b> The retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built</p>	<p>Strategy 38 - Sustainable Design and Construction</p> <p>Policy D1 - Design and Local Distinctiveness</p>	<p>LNP plan Policy CC1 supports the retrofitting of renewable energy schemes whilst seeking to protect the landscape, habitats, heritage and adjoining buildings. These principles are compliant with the</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Local Plan - Most Relevant Policies</b>	<b>Comment on Conformity</b>
<p>surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology, laying cables and other electrical installations.</p>		<p>Local Plan policies referred to.</p>
<p><b>Policy CC2 - Renewable Energy Scale</b></p> <ol style="list-style-type: none"> <li>1. <b>Renewable Energy Schemes</b> - Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for collective parish community benefit (see 2. below). Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB.</li> <li>2. <b>Community-Led Renewable Energy Schemes</b> - Renewable energy schemes for the collective benefit of the Luppitt parish community and decided by a majority vote of parishioners, including field-scale photovoltaic panels and river-based hydro-electric schemes, will generally be supported providing they are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring</li> </ol>	<p>Chapter 17 Climate Change and Renewable Energy</p> <p>Strategy 3 - Sustainable Development Paragraph b)</p> <p>Strategy 38 - Sustainable Design and Construction</p> <p>Strategy 39 - Renewable and Low Carbon Energy Projects</p> <p>Policy D1 - Design and Local Distinctiveness</p> <p>Policy E5 - Small Scale Economic Development in Rural Areas</p>	<p>LNP policy CC2 supports the use of renewable energy whilst seeking to protect the landscape, habitats, heritage and adjoining buildings. These principles are compliant with the Local Plan strategies and policies referred to.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Local Plan - Most Relevant Policies	Comment on Conformity
<p>properties, comply with the other policies in this Plan and meet the requirements of Strategy 46 of the Local Plan (<i>Landscape Conservation and Enhancement and AONBs</i>).</p> <p>3. <b>Wind Turbines</b> - Wind turbines (except small-scale pole or building mounted domestic/non-commercial turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p>4. <b>Solar Photovoltaic Panels</b></p> <ol style="list-style-type: none"> <li>1. Solar photovoltaic panels installed on domestic or agricultural buildings will generally be supported providing they are non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> <li>2. Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> </ol>		

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Local Plan - Most Relevant Policies</b>	<b>Comment on Conformity</b>
<p>3. Field-scale photovoltaic panels for commercial use will be resisted, except as described above in '2. Community-Led Renewable Energy Schemes'.</p>		

# Appendix 3 - Contribution to the Achievement of Sustainable Development

## Key to table:

- \*\* Very Positive Impact
- \* Positive impact
- Neutral Impact
- x Negative impact
- xx Very Negative Impact

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p><b>Policy BC1 - Protecting Parish Facilities</b>            Development leading to the loss or change of use of an existing community facility (including, but not limited to, St Mary's Church, the village hall and The Luppitt Inn) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months marketing there is no longer a need or demand for the facility or that it is no longer economically viable.            Certain new facilities (including, but not limited to, a community shop, pub serving food and a crèche/nursery) will generally be supported.</p>	**	**	*	Retaining parish facilities has obvious economic, social and environmental benefits by making such facilities more accessible and reduces the need to use transport. New facilities too would bring the same benefits but construction may have a harmful impact upon the environment although LNP policies require such impact to be mitigated in a variety of ways
	**	**	x	
<p><b>Policy NE1 - Protecting and Enhancing the Rural Landscape</b>            a. <b>Rural Landscape and Distant Views</b> - Development and change of use proposals will only be</p>	*	**	**	Protecting the landscape from harmful development has clear social and environmental benefits and will also benefit the economy by helping to sustain tourism

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views.</p> <p>b. <b>Tranquillity and Rural Nature</b> - Development and change of land use proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of the landscape.</p>	*	**	**	
<p><b>Policy NE2 - Protecting and Enhancing Natural Habitats</b></p> <p>3. <b>Biodiversity</b> - Development and change of land use proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are offered to fully mitigate such impacts, and where proposals deliver a net gain in the biodiversity of habitats.</p> <p>4. <b>Devon Banks</b> - Where development and change of land use proposals entail the removal of any part of a traditional Devon bank, development proposals will only be supported where mitigation measures include the replacement of the lost habitat which must be properly established and</p>	-	*	**	<p>Protecting habitats from harmful development has clear environmental benefits to allow nature to flourish without human disturbance and where such disturbance is unavoidable mitigation measures are required to replace or improve the natural environment and habitats</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
permanently maintained				
<p><b>Policy BHE1 - Protecting the Built and Historic Environment</b></p> <p>3. <b>Protecting Designated Heritage Assets</b> - Development and change of land use proposals that affect a Listed building (or other designated heritage asset) or its setting will only be supported where the proposals properly protect or enhance both the fabric and setting of the Listed building or asset.</p> <p>4. <b>Protecting Non-Designated Heritage Assets</b> - Development and change of land use proposals that affect non-designated heritage assets, identified by the Parish Council as contributing to the character of the parish through their age, architectural style or historical merit and considerations of significance and setting including views, will only be supported where those heritage assets are retained and protected and retain the historical fabric and minimise loss</p>	-	**	**	Protecting heritage assets from harmful development has social and environmental benefits by preventing such assets from falling into disrepair or disappearing altogether and therefore to be enjoyed by this and future generations
	-	**	**	
<p><b>Policy ND1 - Location Parameters for New Development</b></p> <p>3. <b>Brownfield Land</b> - To preserve the rural landscape and the character of Luppitt, applications for development or change of land use of farmland, woodland or amenity</p>	-	**	**	Protecting farmland, woodland and amenity land from inappropriate development has clear environmental and social benefits by not harming habitats, the natural environment or the landscape

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>land will be strongly resisted except for uses connected with agriculture, horticulture and forestry or community uses. The use of previously developed 'brownfield land' is preferred for any development or change of land use.</p> <p>4. <b>Flood Plain</b> - To preserve the rural landscape and prevent an unnecessary risk of flooding, applications for development or change of land use within the flood plains of the River Otter and River Love will be strongly resisted, except for uses connected with agriculture. Such agricultural use proposals should comply with all other policies in this Plan and the Local Plan and include flood risk mitigation proposals.</p>	*	*	**	<p>Protecting the floodplains from inappropriate development also has clear environmental and social benefits by not harming wetland habitats, the natural environment or the landscape. Reducing the potential for floodwater damage and other impacts downstream will also have economic benefits</p>
<p><b>Policy ND2 - Materials, Design and Siting</b> To preserve the unique character of the parish and the rural landscape, great weight will be given to the following criteria in all applications for development or change of land use including those under Policy BHE1:</p> <p>10. <b>Adverse Impact and Amenity Considerations</b> - Avoidance of adverse and harmful impact upon the landscape, existing settlements and neighbouring properties in respect of visual impact, noise, smell, vibration or increased traffic movements</p> <p>11. <b>Design</b> - High quality design, particularly</p>	-	**	**	<p>Preserving the character of the parish and rural landscape through additional safeguards that help to control the design of new buildings, their siting and the materials used will have social and environmental benefits for this and future generations</p>

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish. For housing, reference should be made to the <i>AONB Design Guide for Houses</i>.</p> <p>12. <b>Reflecting Rural Character</b> - A scale, mass and height of development that is sympathetic and responds to the immediate built environment and landscape and reflects the traditional rural character of the parish</p> <p>13. <b>Siting</b> - Siting that avoids hill tops and prominence and is sympathetic to and respects the immediate surroundings and landscape contours and does not adversely affect the local landscape character.</p> <p>14. <b>Materials</b> - External building materials and finished colours and tones that are non-reflective, locally distinctive and used to respond positively to the immediate built environment, natural surroundings and local context.</p> <p>15. <b>External Lighting</b> - Lighting that preserves dark skies by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution.</p> <p>16. <b>Screening</b> - Screening and landscaping that</p>				

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>minimises any adverse impact upon the landscape and surroundings permanently all year round using, wherever possible, a mix of trees, hedging, shrubs and other plant species that are indigenous to Devon.</p> <p>17. <b>Parking</b> - Parking for cars and other vehicles is provided for on-site and, if necessary, appropriately screened to minimise any adverse impact upon the landscape and surrounding properties</p> <p>18. <b>Carbon Reduction</b> - In recognising the impact of climate change, the need for carbon reduction in the construction and use of buildings and the increased use of renewable energy sources, great weight will be given to applications for new development that are designed to the highest standards in this regard.</p>				
<p><b>Policy ND3 – Housing</b></p> <p>4. <b>Rural Exception Sites</b> - The scope for new housing development within the parish is strictly limited to 'rural exception sites' as defined in the National Planning Policy Framework (Rural Housing - Paragraph 78). To be eligible for consideration, sites must satisfy the requirements of Local Plan Strategies 7 and 35, be capable of accommodating all parking on-site and</p>	**	**	x	<p>Providing some additional housing, including affordable housing, would have both social and economic benefits by helping to retain the younger generation in the parish and providing opportunities for the older generation to release larger houses for family use. New development may have some environmental impact but this will be mitigated by the LNP policies</p>

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>comply with the other policies in this Plan.</p> <p>5. <b>Affordable Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any affordable housing should:</p> <ul style="list-style-type: none"> <li>a. Be located on a 'rural exception site' (see ND3 (1)) within Luppitt village as defined in Appendix 1</li> <li>b. Comprise a mix of housing sizes and types to meet the demonstrated need</li> <li>c. Comprise at least 66% of the total number of units</li> <li>d. Be subject to occupancy restrictions in accordance with EDDC policy</li> <li>e. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</li> </ul> <p>6. <b>Open Market Housing</b> - Where a Housing Needs Survey demonstrates a need for additional housing, any open market housing should:</p> <ul style="list-style-type: none"> <li>a. Be located on a 'rural exception site' (see ND3 (1))</li> <li>b. Comprise small housing of up to</li> </ul>				

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>three bedrooms</p> <p>c. Comprise no more than 34% of the total number of units</p> <p>d. Be designed in accordance with the <i>AONB Design Guide for Houses</i> and in conformity with the other policies in this Plan</p>				
<p><b>Policy ND4 - Subdivisions, Extensions, Annexes and Replacement Dwellings</b></p> <p>4. <b>Subdivision of Houses</b> - To increase the supply of smaller residential units to encourage the younger generation and other family members to remain in the community, the subdivision of houses into smaller units of accommodation will generally be supported providing there is no significant adverse effect upon the amenity of neighbouring properties and that each unit of accommodation has appropriate internal and external amenity space and off-street parking and that permitted development rights in respect of future extensions are removed. .</p> <p>5. <b>Replacement Dwellings</b> - The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the</p>	**	**	*	<p>Creating additional accommodation through subdivision and extension and discouraging the loss of smaller houses would have social, economic and environmental benefits by helping to retain the younger and older generations to remain in the parish</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>character of the parish, and the replacement dwelling is of a similar scale and mass to the existing dwelling. Exceptions will be considered on their merits. In all cases, proposals must comply with the policies in this Plan and be supported by a robust condition survey.</p> <p>6. <b>Extensions and Annexes</b> - To assist extended families, the elderly and dependent relatives, extensions and annexes added to existing houses will generally be supported by the Parish Council providing they are in keeping with the existing house in terms of design and external building materials used and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact upon a neighbouring property or the landscape will not be supported.</p>				
<p><b>Policy ND5 - Conversion of Redundant Traditional Farm Buildings</b> To help preserve and protect 'redundant traditional farm buildings' which are identified as non-designated heritage assets, conversion to other uses will generally be supported. Uses likely to be acceptable include, but are not limited to, small residential use of up to three bedrooms; office use; holiday cottages; other uses connected with tourism; and studios for</p>	**	**	**	<p>The conversion of redundant traditional farm buildings to alternative uses would protect heritage assets from loss, disrepair and neglect and create new uses for such assets that would have economic, social and environmental benefits</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>artists and artisans. Such uses will be generally supported providing that the building's heritage is protected through careful and sympathetic refurbishment using appropriate materials and methods of construction or detailing and there is full compliance with <i>Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements</i> and the other policies in this Plan.</p>				
<p><b>Policy ND6 - New-Build Business Premises</b>  To protect the character of the parish and its rural landscape, the construction of new-build business premises will generally be resisted, with the exception of small-scale artisan studios/workshops. Such development will be supported providing that it complies with policies ND1 and ND2 and creates local employment opportunities. Any new development that significantly increases traffic movements or adversely impacts upon the landscape, distant views, dark skies or neighbouring properties will be resisted.</p>	**	**	x	<p>The development of new-build business premises is discouraged, as being out of character with the parish, with the exception of small-scale studios and workshops which would have economic and social benefits for the community by increasing employment opportunities and reducing the need for transport. New development may have some environmental impact but this will be mitigated by the policies in this Plan</p>
<p><b>Policy ND7 - Holiday Cottages</b></p> <p>3. In the interests of promoting community vitality and utilising parish housing stock for full-time resident occupation, the change of use of existing residential dwellings to self-contained holiday accommodation where planning permission is required, and proposals for the construction of new holiday</p>	-	**	*	<p>Protection of the parish's limited housing stock from conversion to holiday accommodation has social and environmental benefits for this and future generations.</p>

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>cottages, will be strongly resisted.</p> <p>4. Other proposals that support tourism (see Policy ND5), including, but not limited to, guest houses, bed and breakfast, lodges, caravans, tree houses, shepherds' huts, pods, yurts, tents, glamping and camping, will be considered on their merits but will be subject to the provisions of Policy ND10 and must comply with other policies in this plan in regard to their impact upon the landscape and neighbouring properties.</p>	**	-	x	Expanding local tourism in appropriate ways would be of economic benefit but could also have a negative impact upon the environment. Such impact would be mitigated by the policies in this Plan
<p><b>Policy ND8 - Farm Workers' Dwellings</b> To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the six criteria in <i>Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses</i> can be met and that any permission is granted subject to an agricultural occupancy condition.</p>	*	**	-	Providing tied housing for farm workers would have economic and social benefits. It should have a fairly neutral effect upon the environment by balancing the impact of new development with shorter travel-to-work distances resulting in a reduction in carbon emissions
<p><b>Policy ND9 - Farm Buildings</b> To assist local farming, new small-scale farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance</p>	**	-	x	New farm buildings would benefit the local economy and on a small-scale would have a neutral social impact. There may be a small negative impact upon the environment but such impact would be mitigated by the policies in this Plan

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
with <i>Local Plan Policy D7 - Agricultural Buildings and Development</i> . If a more isolated location is unavoidable, buildings must be sited within the contours of the landscape to cause minimum visual impact and be effectively screened.				
<p><b>Policy ND10 - Farm Diversification</b> To assist local farming, support tourism and increase employment opportunities, the diversification from agricultural land use to other uses will be considered on a case-by-case basis subject to the following criteria:</p> <p>5. <b>Adverse Impact</b> - Uses that cause nuisance or adverse impact upon neighbouring properties or the landscape, through visual effect, noise, smell or vibration or are of large scale, will be resisted.</p> <p>6. <b>Intensive Animal Husbandry</b> - Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted</p> <p>7. <b>Glasshouses and Poly tunnels</b> - Development and change of land use proposals that include commercial glasshouses and poly tunnels will be resisted unless it can be demonstrated that no environmental or landscape harm will occur. In particular, views into, out of, or across the AONB should not be impacted by glare and</p>	**	-	x	Diversified farm uses are potentially wide ranging and most should benefit the local economy. In the specific terms of Policy ND10 any negative social or environmental impact should be neutral or slight given the mitigation the policies in this Plan

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>expanses of plastic or glass should not be visible.</p> <p><b>8. Wedding Venues, Caravan and Festival Sites</b> - The change of land use to wedding venues, caravan sites or festival sites will generally be resisted.</p>				
<p><b>Policy ND11 - Traffic Movements including HGV's</b></p> <p><b>3. Traffic Movements</b> - To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, any development proposal that is likely to result in a permanent and significant increase in HGV traffic movements will be resisted.</p> <p><b>4. Management Plan</b> - To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan will be required wherever appropriate and provisions required for monitoring and repair.</p>	x	x	x	In the specific terms of Policy ND11, traffic movements resulting from new development would have a neutral or small negative economic, social and environmental impact.
<p><b>Policy CC1 - Renewable Energy Retrofit</b> The retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the</p>	*	-	x	In the specific terms of Policy CC1, retrofitting the equipment required for renewable energy schemes would have a positive economic impact and a neutral or small negative social and environmental

<b>Luppitt Neighbourhood Plan (LNP) Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>	<b>Comments</b>
<p>built surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology, laying cables and other electrical installations.</p>				<p>impact.</p>
<p><b>Policy CC2 - Renewable Energy Scale</b></p> <p>5. <b>Renewable Energy Schemes</b> - Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for collective parish community benefit (see 2. below). Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p>6. <b>Community-Led Renewable Energy Schemes</b> - Renewable energy schemes for the collective benefit of the Luppitt parish community and decided by a majority vote of parishioners, including field-scale photovoltaic panels and river-based hydro-electric schemes, will generally be supported providing they are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties, comply with the other policies in this Plan and meet the requirements of Strategy 46 of the Local</p>	<p>**</p>	<p>-</p>	<p>x</p>	<p>In the specific terms of Policy CC2, the equipment required for small-scale, non-commercial, renewable energy schemes would have a positive economic impact and a neutral or small negative social and environmental impact.</p>

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
<p>Plan (<i>Landscape Conservation and Enhancement and AONBs</i>).</p> <p><b>7. Wind Turbines</b> - Wind turbines (except small-scale pole or building mounted domestic/non-commercial turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p><b>8. Solar Photovoltaic Panels</b></p> <ul style="list-style-type: none"> <li>c. Solar photovoltaic panels installed on domestic or agricultural buildings will generally be supported providing they are non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> <li>d. Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.</li> <li>e. Field-scale photovoltaic panels for commercial use will be resisted, except as described above in '2.</li> </ul>				

Luppitt Neighbourhood Plan (LNP) Policy	Economic	Social	Environmental	Comments
Community-Led Renewable Energy Schemes'.				