

Luppitt Parish Residents Survey 2018

Independent Report prepared for:

Luppitt Parish Council

In connection with the
Luppitt Neighbourhood Plan

Prepared by:

Transform Research Consultancy Ltd

17th January 2019

Transform Research Consultancy Ltd
52 Longbrook Street, Exeter, EX4 6AH
www.transformresearch.co.uk

CONTENTS

1.	INTRODUCTION	3
	Background to the 2018 Luppitt Residents Survey	3
	Conduct of the 2018 Luppitt Residents Survey	4
2.	THE NATURAL AND FARMED ENVIRONMENT	5
	The Landscape and Natural Environment	5
	The Farmed Environment	6
3.	LOCAL EMPLOYMENT	7
	Support for Employment Growth	7
4.	PARISH FACILITIES	8
	Use of existing Parish Facilities	8
	Further Facilities in Luppitt	9
5.	NEW DEVELOPMENT	10
	Housing development over the next 13 years (to 2031)	10
6.	DESIGN, SCALE AND SITING	12
7.	RENEWABLE ENERGY AND CARBON REDUCTION	14
8.	LISTED AND HISTORIC BUILDINGS	16
	Conservation Area status	16
	St Mary's Church	16
9.	COMMUNITY PROJECTS	17
	Whether suggestions would be of benefit to the community and environment	17
	Suggestions for Community Projects	17
10.	PARISH LIFE	19
	What respondents liked <i>most</i> about living in Luppitt	19
	What respondents liked <i>least</i> about living in Luppitt	20
	Other matters raised about living in Luppitt	21
APPENDIX I	Q2.2: SUGGESTIONS FOR AREAS TO BE DESIGNATED 'GREEN SPACES'	23

1. Introduction

Background to the 2018 Residents Survey

- 1.1 Luppitt is a parish in the Otterhead ward in East Devon with a small resident population of 461 people (2011 Census). It is a typically Devon rural parish, with small family farms set within sizeable areas of high open common land; and hundreds of acres of mainly grazing farmland in ancient small fields overlaid with a network of public footpaths and bridleways. In only four areas is the population concentrated into settlements: the centre of Luppitt village and the three small hamlets of Beacon, Wick and Shaugh.
- 1.2 The Localism Act 2011 introduced Neighbourhood Plans and the Neighbourhood Planning (General) Regulations 2012 as part of a suite of new community rights that devolved some planning power to parish level. This provided communities with a greater degree of control over development in their area and also offered them the opportunity to formalise proposals and aspirations that would help to improve the infrastructure and facilities in their area.
- 1.3 In 2014, Luppitt Parish Council started the process of creating a Neighbourhood Plan for the parish and every household was sent a questionnaire to complete. However, the first full draft of the Neighbourhood Plan, based on the 77 completed questionnaire replies received to the 2014 questionnaire, was not produced until the Spring of 2018.
- 1.4 In the summer of 2018, the Parish Council and Neighbourhood Plan Steering Group decided to conduct a second survey of all parish residents aged 16+, in order to collect their *current* views and opinions on the future of the parish. This was because of the time gap of four years since the previous survey and the comparatively poor response rate achieved. As well as an updated survey, the process for the 2018 consultations also included public meetings, presentations and engagement with local businesses and organisations. The aim is to ensure that the Luppitt Neighbourhood Plan reflects the concerns and aspirations of the Luppitt parish community.

Conduct of the 2018 Residents Survey

- 1.5 In order that as many residents as possible were given the opportunity to participate in the survey, the questionnaire was made available both online and hand delivered in paper form to every household in the parish. The Luppitt Parish Council and Neighbourhood Plan Steering Group arranged for the printing and dissemination of the questionnaires, as well as setting up the questionnaire online using SurveyMonkey.
- 1.6 The paper questionnaires were delivered in November 2018, while advertisements and links to the online version were circulated simultaneously. Both versions had a closing date of 30th Nov. The responses given by residents to the questions asked are included in the following sections of the report and where appropriate these are commented upon and key points highlighted.
- 1.7 To ensure that the survey results were analysed in an impartial manner, Transform Research, an independent research consultancy based in Exeter, was commissioned to input the hard copy paper questionnaires that had been collected and to write the report on the findings.
- 1.8 A total of 266 completed questionnaires were received: 159 paper, hard copies and 107 online. However, ten of these questionnaires were not usable, as they were incomplete or duplicates. The 256 complete questionnaires represented a response rate of c.56% of the local population of 461, based on the 2011 Census. This high response rate was a testament to the hard work of the Steering Group and was a very significant improvement on the 77 replies achieved by the 2014 survey.

1.9 Most importantly, the 256 completed questionnaires are also a sample of sufficient size to give us a very high degree of confidence in the accuracy of the results of the survey. Table 1 below shows the full confidence intervals for the sample of 256 within the overall population of 461, at the 95% confidence interval level:

Table 1.1: Accuracy of resident's survey findings (margins of error at 95% confidence level)

Total resident population (Census 2011): 461	
<i>Survey response/Sample size</i>	256
5% or 95% response	+ or – 1.8%
10% or 90% response	+ or – 2.5%
20% or 80% response	+ or – 3.3%
30% or 70% response	+ or – 3.8%
40% or 60% response	+ or – 4.0%
50% response	+ or – 4.1%

1.10 As noted, the sample of 256 represents c.56% of the identified population of Luppitt of 461. This means that for an answer of 50% given by the sample of 256 respondents, we can be 95% confident that the 'actual' answer for all 461 in the population is within +/-4.1% of 50%. That is, we can be 95% sure that the actual answer lies between 45.9% and 54.1%. For an answer of 90%, the survey accuracy increases further, because the interval decreases to +/-1.8%; that is, we can be 95% sure that the actual answer lies between 88.2% and 91.8%.

1.11 As well as this overall degree of survey accuracy, it is helpful to compare the demographic profiles of the individuals and households who responded to the survey with the recorded demography of the population across the parish, albeit noting that the 2011 Census data is, by definition, somewhat out of date. Table 1.2 below contains the details and shows that given the natural aging of the population over the intervening time, the survey respondents are clearly a very representative sample of the whole population of the parish.

Table 1.2: Comparison of demographic characteristics (2018 survey and 2011 Census)

Demographic characteristics	Census 2011 (%)	Survey 2018 (%)
Activity of household members		
- Economically active (full/part-time employment, self-employed, unemployed)	54	48
- Economically inactive (retired, etc)	23	27
- In full-time education at school, college, university, training scheme, etc	19	18
- Other (Carer, looking after home, etc)	4	7
Age of household members		
- Under 16	17	14
- 16-64 years	59	51
- 65+ years	24	35
Household size		
- 1 person	17	16
- 2 people	54	51
- 3 plus	29	33
Total	100%	100%

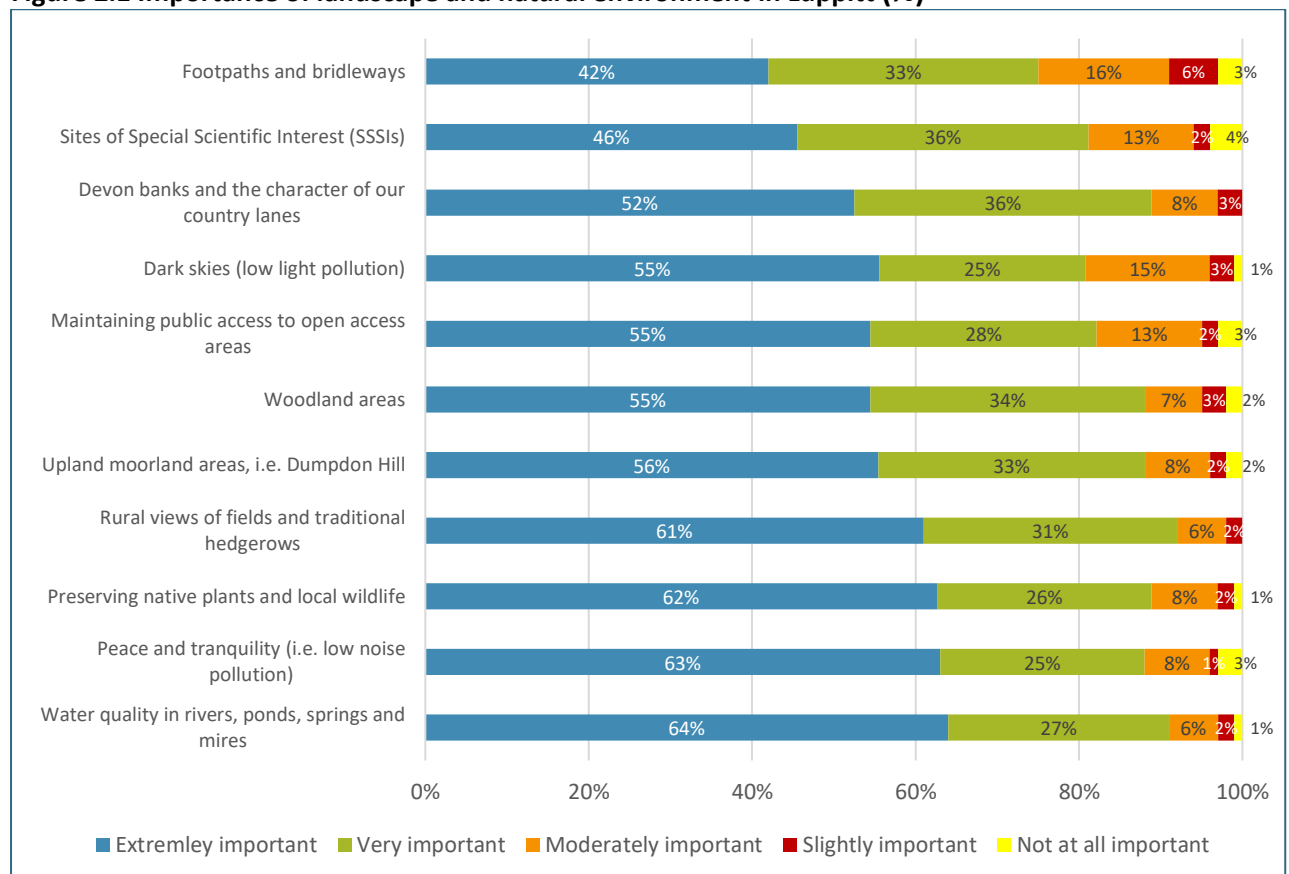
1.12 Findings are presented in this report at an aggregate level for all of the 256 respondents on a theme by theme basis, as asked about in the survey questionnaire.

2. The Natural and Farmed Environment

The Landscape and Natural Environment

2.1 The 256 survey respondents were asked about the importance of different aspects of the landscape and natural environment in Luppitt to them. Their answers are shown in figure 2.1 below. The figures show that, overall, between 75% and 92% of the respondents felt that *all* of the different aspects were either extremely or very important to them. Water quality (64%), peace and tranquillity (63%), preserving native plants and wildlife (62%) as well as rural views (61%) were the four aspects highlighted as being extremely important by the sample.

Figure 2.1 Importance of landscape and natural environment in Luppitt (%)



Base: 256 Luppitt parish respondents

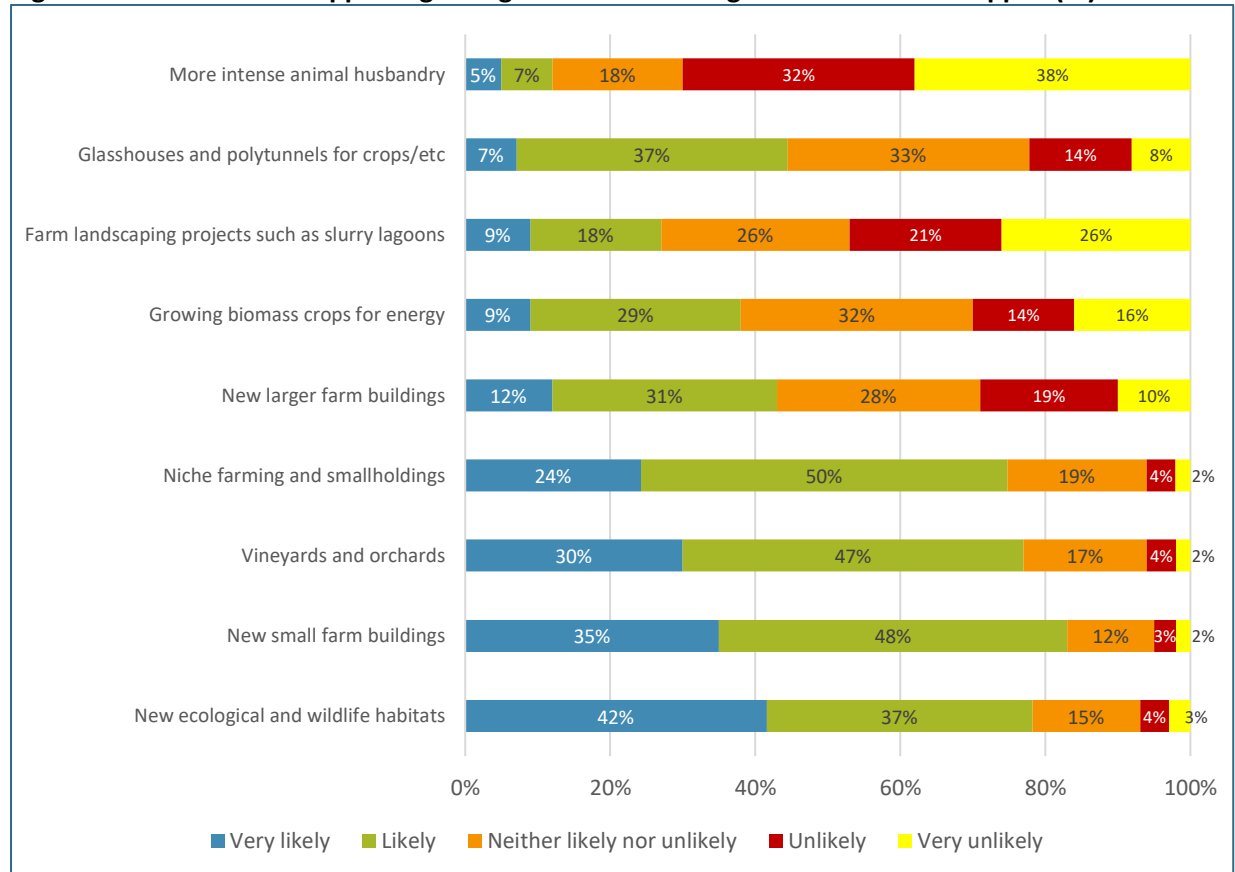
2.2 The respondents were then asked if there were any other comments they would like to make about the landscape and natural environment of Luppitt and whether there were any areas they felt should be given special protection, such as designating a 'Local green space'. The answers given by the 47 people who responded to the question can be broadly categorised into two main categories (The replies given by all 47 are listed in Appendix I):

- Those people expressing overall support for all of Luppitt's landscape and natural environment, often in terms of conserving and protecting it from any development or changes at all; and
- Those people who identified specific areas or locations that they felt should be given special protection – the most often mentioned being the commons, woodlands (inc. native trees), hedgerows, lanes, ditches, footpaths and wildlife.

The Farmed Environment

2.3 The survey respondents were then asked to think about the future of farming and farmers earning a living in Luppitt and to state which changes to farm buildings and farmland they would be likely to support. Their answers are shown in figure 2.2 below. Four potential changes were well received, with between 74% and 83% of respondents saying that they were likely or very likely to support new ecological and wildlife habitats (79%), new small farm buildings (83%), vineyards and orchards (77%) or niche farming and smallholdings (74%). In contrast, there was far less support for more intense animal husbandry (70% being unlikely or very unlikely to support it) or for farm landscaping projects (47% being unlikely or very unlikely to support it).

Figure 2.2 Likelihood of supporting changes to farm buildings and farmland in Luppitt (%)



Base: 256 Luppitt parish respondents

2.4 The respondents were also asked to identify any *other* changes to the farm buildings and farmland that they would be likely to support. 39 people gave a response, however most of these people either only:

- Reiterated their support for the *same* items that they had identified in the figure above, explaining why they would support the particular change; or
- Made the point that it was difficult to say what changes they might or not support on the basis of a generic description, as each proposed change should be treated on an individual, case by case basis.

2.5 Among the few people who identified other, different changes, these included additional storage space for farmers, such as sheds, or planting trees and rewilding,

3. Local Employment

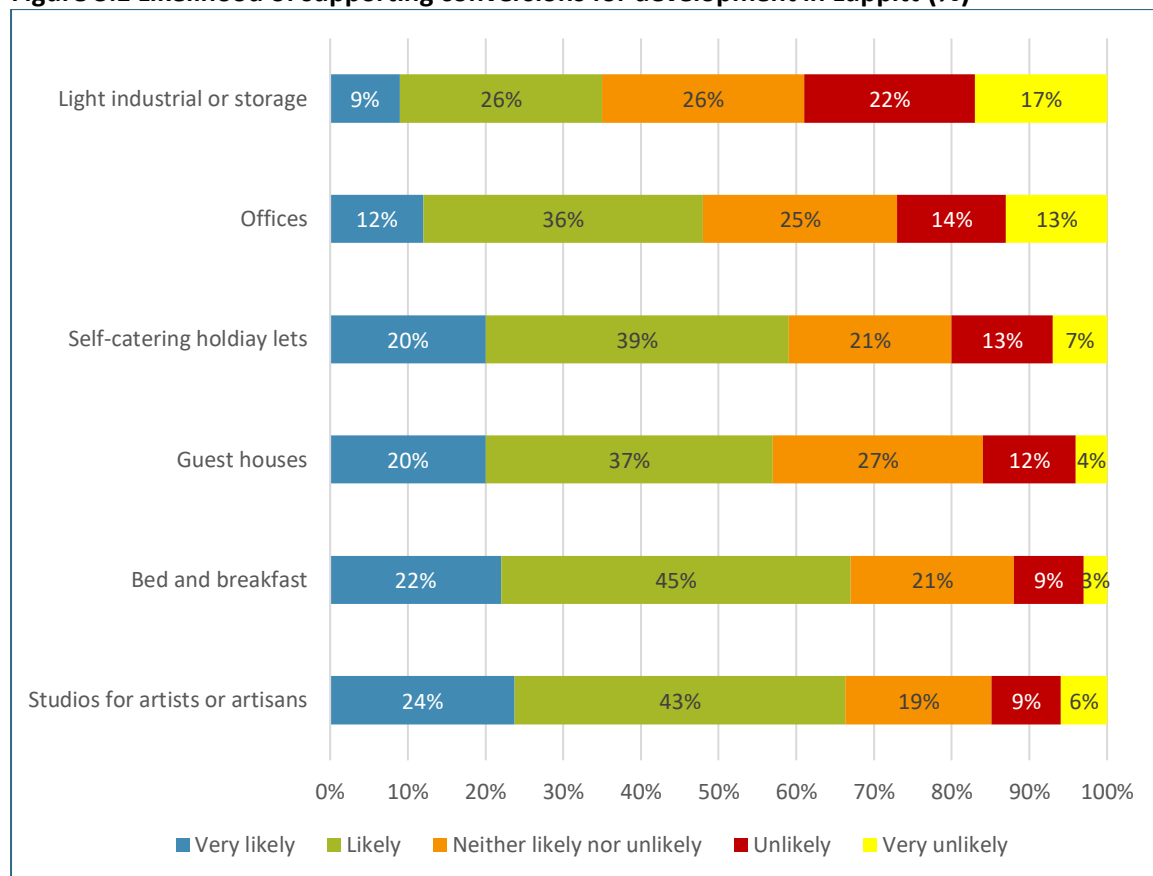
Support for Employment Growth

3.1 In terms of how likely they were to support new businesses in Luppitt parish that provide employment for residents and the surrounding villages, the respondents overall expressed strong support. 78% of the respondents said they were likely or very likely to support such businesses, while only 7% said they were unlikely or very unlikely:

- Very likely 35%
- Likely 43%
- Neither likely nor unlikely 15%
- Unlikely 3%
- Very unlikely 4%

3.2 When asked to think about employment in Luppitt parish, and to say how likely they were to support the conversion of redundant old/stone farm buildings for business use for various types of development, support for each option was much more variable. Figure 3.1 below shows the range – from those that were most likely to be supported (studios for artists or artisans and bed and breakfast) to those that were least likely (offices and light industrial or storage):

Figure 3.1 Likelihood of supporting conversions for development in Luppitt (%)



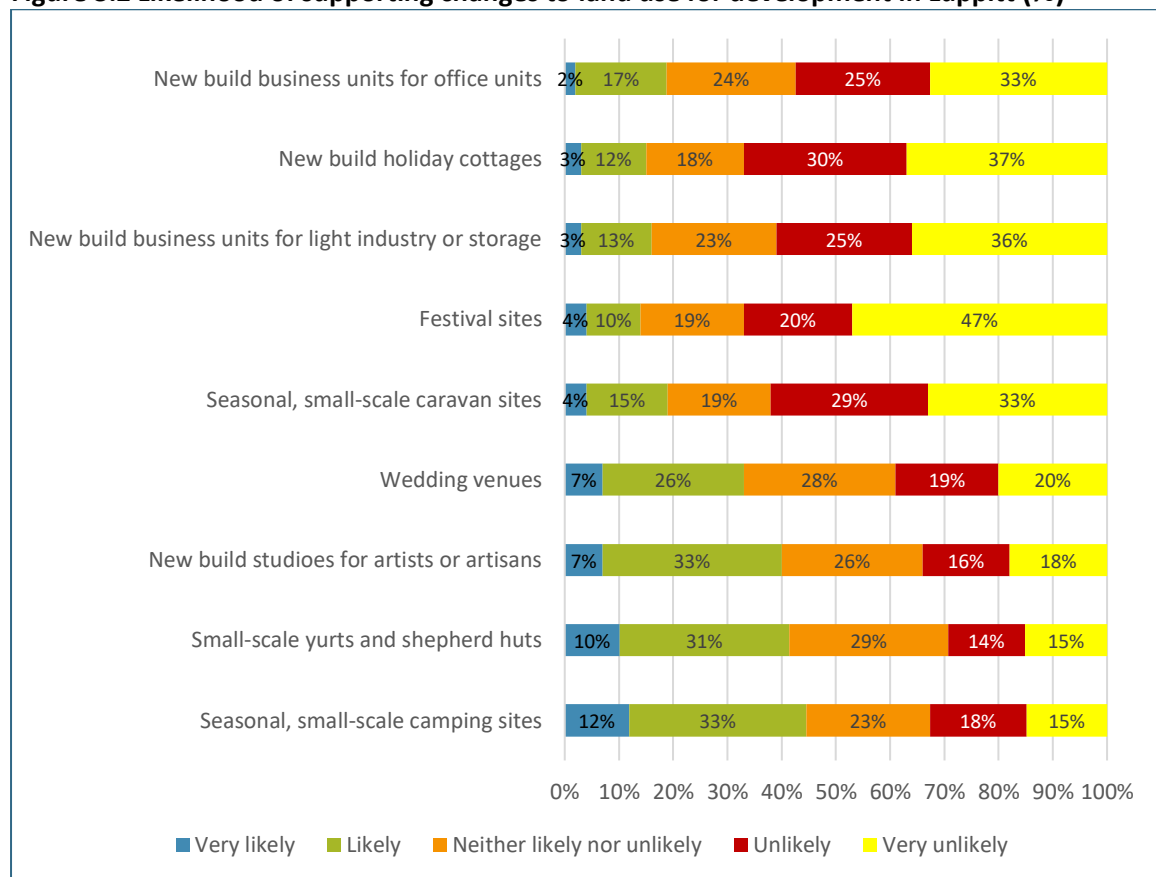
Base: 256 Luppitt parish respondents

3.3 The respondents were also asked to identify any other types of business that they would be likely to support. 40 respondents put forward ideas and their answers most often included a pub, village/community/farm shop, post office, butchers and a produce market.

3.4 The survey respondents were then asked to think about employment in Luppitt and to state which changes to land use for various types of development they would be likely to support. Their answers are shown in figure 3.2 below and show that changing to seasonal, small-scale camping sites or yurts and shepherd huts were most likely to gain support. However, it should be noted that only 45% and 41% respectively of the respondents said they would be likely or very likely to support such changes to land uses, with 23% and 29% being unsure respectively.

3.5 Changing land use to new build business units for offices or to holiday cottages were the least likely options to be supported, with just 19% and 15% of respondents respectively saying that they would be likely or very likely to support such changes. 67% said they unlikely or very unlikely to support changing land use to become either festival sites or new build holiday cottages.

Figure 3.2 Likelihood of supporting changes to land use for development in Luppitt (%)



Base: 256 Luppitt parish respondents

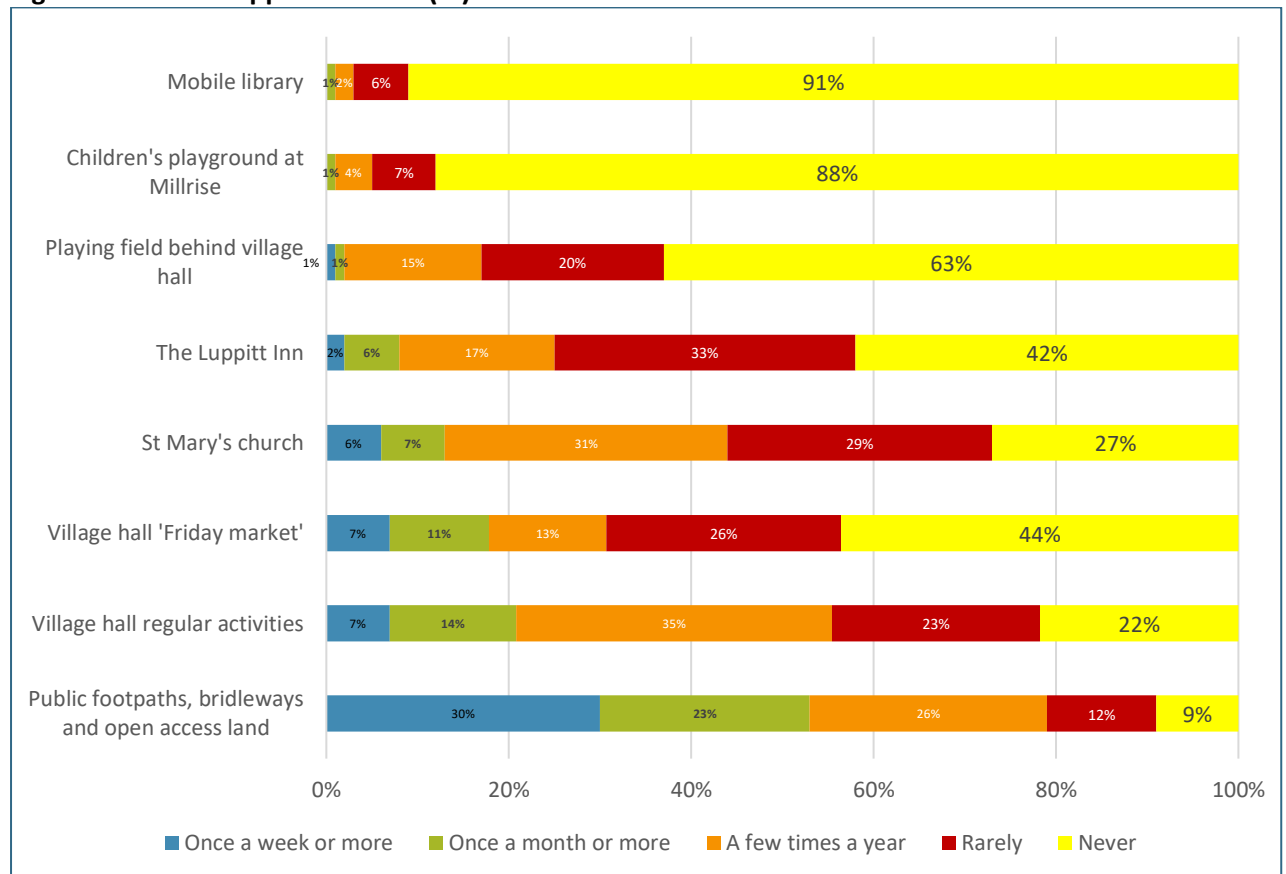
3.6 The respondents were also asked to identify any other types of businesses that they would be likely to support. 35 respondents answered the question and their answers were, not surprisingly, very similar to the previous question about other businesses. The answers again included a pub, village/community/farm shop, post office, etc. as well as some new ideas, such as IT café, garage, care sector (residential and respite homes), flower nurseries, exhibition space and craft.

4. Parish Facilities

Use of Existing Facilities in Luppitt

4.1 When asked about how often they and their families used the existing facilities in Luppitt, the respondents said that the public footpaths, bridleways and open access land were the most commonly used, with 53% using them at least once a month or more. The village hall was the next most well used facility by respondents, either for regular activities (21%) or the Friday market (18%) at least once a month. Figure 4.1 below contains the details for all the facilities.

Figure 4.1 Use of Luppitt Facilities (%)



Base: 256 Luppitt parish respondents

Further Facilities in Luppitt

4.2 49% of the survey respondents said that they would like to see other facilities in the parish, and 51% that they would not like any further facilities. The extra facilities that the respondents most often mentioned that they wished to see in the parish included the following:

- A village/community-owned shop, selling local produce with post office;
- A lively "proper pub selling good food" with bigger facilities for events, weddings, etc;
- A mobile shop;
- Bus stop/bus service; and
- Improved sport & leisure facilities/activities (i.e. keep fit, Pilates, skateboarding).

4.3 A few further comments were also added by respondents who did not want to see development or more facilities in Luppitt, because they felt that its undeveloped nature was key to its beauty and charm – saying that any (extra) facilities people wanted were readily available in Honiton.

5. New Development

Housing development over the next 13 years (to 2031)

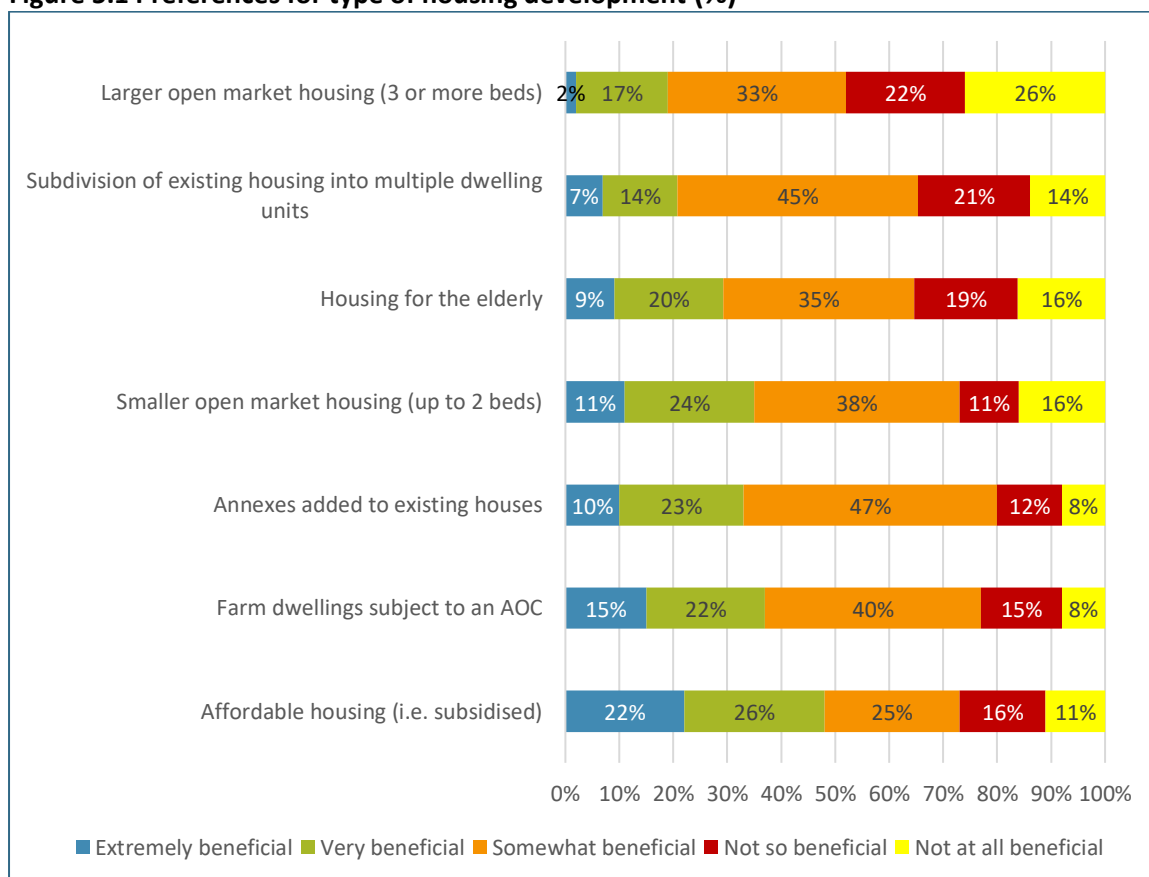
5.1 The survey found that 68% of the 256 respondents agreed that there would be a need for more homes in Luppitt parish over the next 13 years to 2031. 32% of respondents did not agree that there would be a need for more homes in this time frame.

5.2 In the event that there was new development in Luppitt parish, the respondents were asked if they had a preference for it being on either brownfield sites (i.e. previously developed land) or greenfield sites (i.e. farmland, woodland, amenity land that had never been developed). They expressed a very strong preference for development on brownfield sites (83%):

- Strongly prefer brownfield (58%);
- Prefer brownfield (25%);
- No particular preference (5%);
- Prefer greenfield (1%);
- Strongly prefer greenfield (0%); and
- Not answered (5%).

5.3 If new housing accommodation were built in Luppitt parish, the respondents were asked what type they thought would be most beneficial to the community. Figure 5.1 shows that affordable housing, farm dwellings subject to an AOC, annexes in existing houses and smaller open market housing were most likely to be thought beneficial, while larger open market housing and subdivision of existing housing into multiple units were the least likely to be thought beneficial.

Figure 5.1 Preferences for type of housing development (%)



Base: 256 Luppitt parish respondents

5.4 65 respondents made further comments about housing development in Luppitt parish. These can be classified under the following main headings:

- **Comments about affordable housing development in Luppitt**

"Affordable housing needs to be rented. If homes are purchased, they will be sold later at market value."

"Affordable housing should be for local people only."

"Just to comment on 'affordable housing': Please thoroughly research the likely rate at which housing associations consider as 'affordable,' before assuming them suitable for Luppitt. When looking at wage levels for jobs within the parish and the local area, it is clear that even the LHA (Local Housing Allowance) does not cover housing association rents in some cases. I would strongly advise collaboration with East Devon Council if at all possible should the possibility of a future development of this type present itself."

"Affordable housing with restrictions."

- **Comments about the need for infrastructure with any housing development in Luppitt**

"Care must be taken to balance building of new housing with overloading amenities, especially traffic, and to avoid on-road parking."

"Adding any new housing to Luppitt will require additional investment in infrastructure. Roads are designed for low volume use only, lack of shops or pub / cafe serving food means journeys still required for these amenities. Making houses into multiple occupancy units means more cars but no additional community benefits. Conversions offering rural business / living accommodation would offer both."

"We cannot cope with new buildings, new communities here as the roads and access are not suitable."

- **Comments about the type of housing development in Luppitt**

"Dwellings in keeping with the village."

"Development within village parish should reflect 1) the special AONB nature of Luppitt, 2) its predominantly agricultural basis, and 3) its geography and visual environment."

"Small scale eco self-build houses for Luppitt young people, no more than 3 houses. Other than that no new houses apart from agricultural tied houses. The existing planning laws permit farming families to build for their children."

"Should be a small development of local authority housing restricted to local people."

"Low cost housing for Parish occupancy."

"Smaller houses - sympathetically designed and located, or conversion of existing housing stock into smaller units would help to preserve the special character of Luppitt while providing lower cost homes. Any new build homes or conversions should have appropriate conditions placed on them to ensure locals/agricultural workers/full time occupants have priority."

- **Comments about the need for housing for young people in Luppitt**

"The parish is ageing so we need new properties to provide not only for our children and elderly relatives but to provide for younger residents to move into the village."

"There are too many 'retirement' homes and not enough for the young of the parish."

"As in any rural village, housing for next generation villagers is difficult to find and is expensive."

"Especially needed is housing for the young at affordable rates."

"Homes for elderly could mean their existing properties are made available for younger generations."

- **Comments about the need for (any) housing development in Luppitt**

"The lack of facilities in Luppitt make it unsuitable for serious housing development compared to Dunkeswell & Upottery - is there a genuine need that isn't already met in those very nearby villages?"

"No new buildings for the open market. No new builds other than exceptional circumstances for existing residents who cannot afford 'open market' pricing which is now high, inflated and only available for people moving in from outside and holiday homes."

"No new developments for holiday homes. 2nd homes and should only be sold to local residents."

"No new houses."

"We do not need any more houses built in Luppitt, due to the amount of houses which are on the market, do not sell, or take an age to sell."

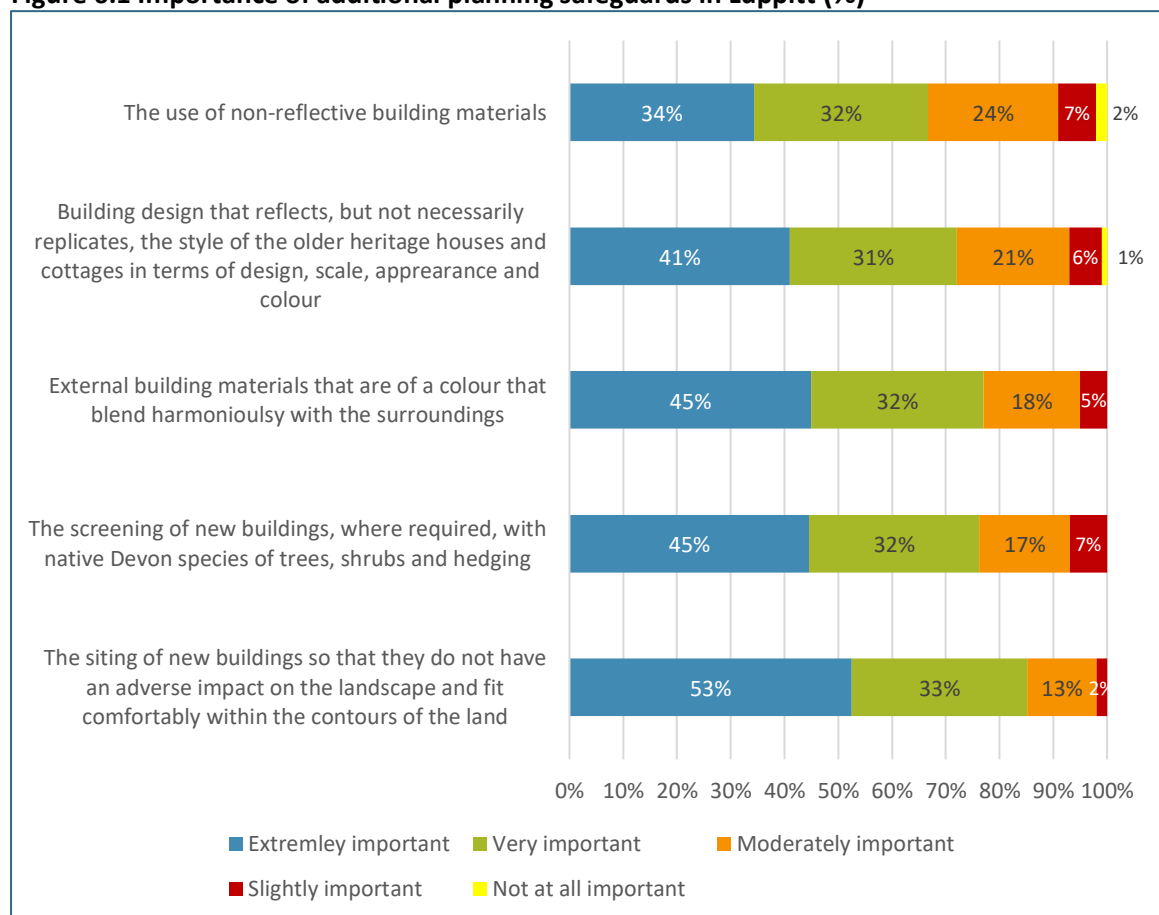
6. Design, scale and siting

6.1 In the event that planning permission were granted for developments in Luppitt, the respondents were asked whether they agreed that it was important to have additional safeguards to control the design, scale, height, siting, colour and screening of any new buildings. 79% of the respondents in the sample replied that they were in favour of such additional safeguards:

- Strongly agree with additional safeguards (54%);
- Agree with additional safeguards (25%);
- Neither agree nor disagree (10%);
- Disagree with additional safeguards (5%);
- Strongly disagree with additional safeguards (2%); and
- Not answered (4%).

6.2 The respondents were then asked to distinguish between the importance of various types of planning safeguards. Figure 6.1 illustrates the range of safeguards that they were asked to distinguish between. The figure shows that the siting of new buildings, so that they do not have an adverse impact, was most likely to be regarded as being very or extremely important by the respondents, followed by the screening of new buildings with native Devon trees and using harmonious external building materials. The use of non-reflective building materials was less likely to be regarded as very or extremely important than the other options.

Figure 6.1 Importance of additional planning safeguards in Luppitt (%)



Base: 256 Luppitt parish respondents

6.3 49 respondents made some further comments about the design, scale, height, siting, colour and screening of new buildings. These can be categorised into the following main groups:

- **Comments about the type/colour of building materials to be used**

"Local materials. Wooden buildings more important and should have preference."

"My view is that our houses are in the countryside, we are a village – it's not grand designs. We are traditional - stone buildings are perfect! No need for concrete prison looking houses."

"Natural stone is best."

"New build design needs to either reflect the style and materials of the older heritage properties or can be a more modern design but using materials and colours reflecting the surrounding natural environment."

"Please encourage the use of flint, even if just on the visible side of new development."

- **Comments about the design of any new buildings**

"Simple strong, bungalow, cottage type especially for sheltered housing e.g. elderly, small rooms in close proximity, possibly with maintenance on site, say no more than 6 houses. See examples of post war housing in Honiton. Open plan landscape, 1 bed kitchen bath, sitting room, using traditional materials."

"Only two-story house, no flats."

"21st century housing designs should be allowed but sympathetically designed to blend in."

"Do not want to discourage imaginative modern architecture by insisting on having pseudo rustic buildings."

"Do not ruin the village with new ugly homes."

"Any new buildings should be designed as 'one offs', not the sort which large building developers insist on. They should use natural materials wherever possible and sit comfortably within their natural surroundings. It IS possible to build low cost, but imaginative dwellings, without compromising on quality."

"If safeguards are rigidly followed then new builds often become pastiche.... good design should also be encouraged - new materials and ecological designs are the future."

"We do not need boxes or bungalows - design does not have to be expensive - there are some very clever local designers."

- **Comments about screening**

"I wouldn't restrict screening of new building with only native Devon species - though screening of trees etc should be mandatory with all new farm buildings."

"To make sure people screen buildings when they are supposed to."

"With regard to screening, I think hedges, trees and shrubs should be planted wherever possible."

- **Comments about solar panels/glass/reflective materials**

"Unfortunately, solar panels on buildings are reflective but a necessity of modern Eco life. Planners should be persuaded that roofing in bright zinc coated corrugated roofing panels are unwelcome. They take too long to weather and there are modern coatings which blend more naturally into the countryside."

"I do not think that lots of glass for new buildings fit in with the landscape."

"I think the need for a vast increase in weekly generated energy may involve the necessity for more visible solar panels etc. We will need to treat this with priority, or need an energy movement if possible within the next 2-3 years."

"More important than the style is environmental impact of materials, if you meant reflective solar panels - I am in favour of them. But we need more meadows not more houses."

"Solar panels are reflective and unsightly, but this is outweighed by the eco benefits, (but then so were tiles when they replaced thatch in so many instances!). Were panels to be placed in fields, careful siting and screening should be a pre-requisite. Corrugated zinc roof is highly reflective and takes decades to weather and should be avoided. There are coated alternatives."

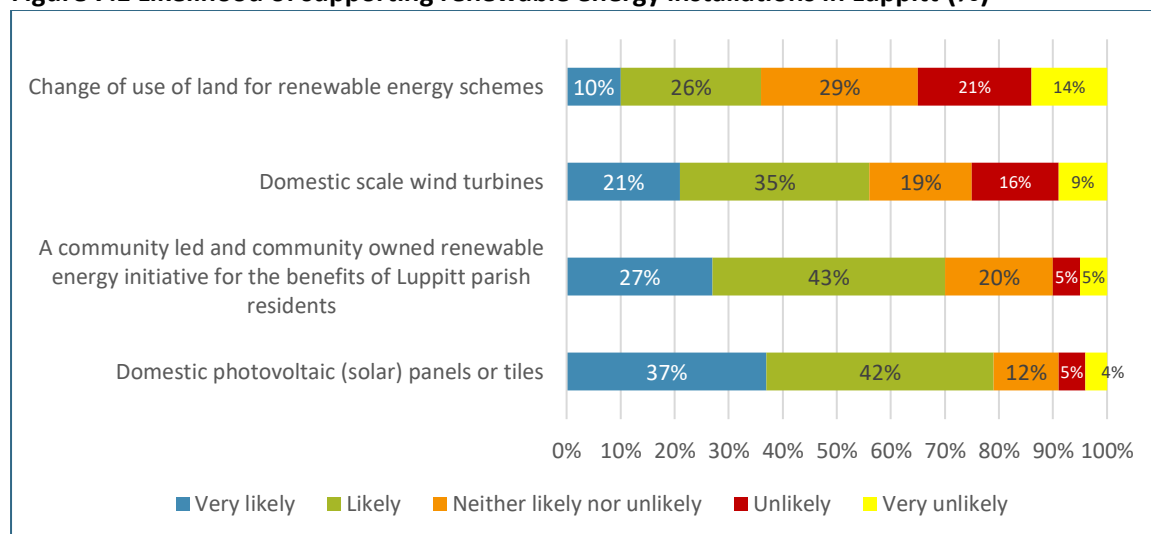
7. Renewable Energy and Carbon Reduction

7.1 The respondents were then asked whether they agreed that domestic-scale or community-owned renewable energy installations should have no or low impact on the landscape, settlement, and road infrastructure to be acceptable. Their replies showed that 74% of them agreed:

- 36% strongly agreed they should have no or low impact;
- 38% agreed;
- 13% neither agreed nor disagreed;
- 8% disagreed; and
- 5% strongly disagreed.

7.2 The 256 survey respondents were asked what types of renewable energy installations they were likely to support in Luppitt parish. Figure 7.1 below shows their answers. The two most popular options that the respondents said they were likely or very likely to support were: domestic photovoltaic (solar) panels or tiles (79%) and a community led and owned renewable energy initiative for the benefits of Luppitt residents (70%).

Figure 7.1 Likelihood of supporting renewable energy installations in Luppitt (%)



Base: 256 Luppitt parish respondents

7.3 53 respondents made comments about the four types of renewable energy installations rated above. Their comments are summarised below:

- **Comments about domestic photovoltaic (solar) panels or tiles**

“A field of solar panels would not enhance the green landscape of most of the parish. If planning applications are made, the location and scale of such a development must be very carefully considered.”

“All houses should have pv units on their roof and possibly some usage of land based pv units instead of livestock production which will have to be dramatically reduced very soon i.e. no developments.”

“Any installations will have an impact. Pv panel farm, as seen along the A30 looks terrible. Wind turbines, can look beautiful. Buildings roofs should be used wherever feasible for pv panels.”

“Do not wish to see new solar panels. They should not be added to the design of houses. Roof panels are often eyesores. Renewable energy installations must be well thought out and blend in countryside.”

“Fields of p.v. would not be suitable here, but smaller scale installations should be encouraged (including wind and water).”

“I would support solar panels installed on existing buildings but would be less supportive of solar farms.”

“Using all farm building roofs for solar energy.”

- **Comments about community led and owned RE initiative**

"Communities renewable energy policies have the opportunity to lead national policy. We should take that lead."

"I would be very interested in schemes for a community led project and would suggest we are ideally placed to set one up!"

"The overwhelming need to halt climate change will mean that we need to accept compromises of the impact. Community led schemes should be supported but how to fund them. The available technology will improve e.g. solar batteries. Keep all parishioners aware of what is possible."

"Would a community led-owned energy initiative be for the benefit of all residents, or just those in the main village?"

"Depends on the benefit of installations to the community - these may outweigh the negative impacts in the long term."

"Luppitt should take notice of the Scottish Islands which have become totally self-sufficient, with wind and sun and water. It is the only way forward, it is so more important than the hypocrites."

"Depends on the scale - can anything really have 'no impact', low impact domestic scale, community owned would be supported."

- **Comments about domestic wind turbines**

"Do not ruin views with wind turbines. Not fair to decrease value of homes for selfish people."

"Domestic-scale wind turbines only if they don't damage birds and bats. We must protect our rivers - hydro could damage water courses."

"Wind turbines are a real eyesore and make a real blot on the landscape. Look at Scotland."

"Wind turbines should be important."

- **Comments about changes of land use**

"Change of use of land is acceptable, but only if it is not easily visible from anywhere."

"Support for these depends entirely on what is proposed, where it is sited and the potential benefits of installation...Land use changes depend on the specific scheme proposed and should be looked at on a case by case basis."

- **Suggestions for other RE options**

"Pro-ground source heat exchange and biomass planting."

"We have a biomass boiler for heating and providing hot water for our cottage...It is 'hidden' in part of an old barn and so has no impact on the landscape. We are growing trees on our acreage in the hope of coppicing them for fuel in later years. Again, the trees enhance rather than blight the landscape. Biomass boilers are easy to use and to maintain and we'd recommend them highly."

"The application of cow dung produces environmental air from photo synthesis. More trees would help."

"Rainwater and/or grey water harvesting etc."

7.4 The respondents were then asked if they thought it would be beneficial to implement a Green Code for Luppitt parish. 69% of the sample said that they agreed that it would be beneficial – 30% saying that they strongly agreed and 39% that they agreed. 26% of the sample neither agreed nor disagreed, while just 4% disagreed and only 1% strongly disagreed.

7.5 35 respondents made some further comments about the possibility of a Green Code. On the whole, their comments broadly expressed a cautious welcome for the idea, but there were various concerns - how would it be 'policed', what exactly would it include, how would it work with those who weren't being 'green' already and would 'everyone' sign up to it (farmers, householders, smallholders, businesses, council, etc). A few other respondents were opposed to the idea, in several cases because they felt that they were already doing everything in an environmentally friendly manner or because they felt that such a code would be unworkable.

8. Listed and Historic Buildings

Conservation Area status

8.1 The respondents were next asked whether there were any parts of Luppitt parish that should be given Conservation Area status. 29% said yes and 71% said no. Those who said yes were asked which parts of the parish would be better protected by Conservation Area status. The most commonly given answers were either or “all of the village” or “all of it” (it was not always clear whether this meant all of the parish or all of the village). Some people specified particular parts of the village, such as:

“Luppitt Village from the top of the Hill down thru’ Tapsterwater and up to Antelope - the heart of the village where development should be tightly controlled.”

“Luppitt village especially the areas from the village hall to the church, perhaps extended down to the cottages by the ford.”

8.2 Several of the respondents mentioned individual buildings, such as the church, thatched buildings, the pub, the Mill and the harbour area, while others mentioned some of parts of the parish, such as Beacon, Dumpton Hill and Shaugh. Other respondents mentioned some of the natural features of the parish, such as the commons, woodlands and generic ‘green areas’.

St Mary’s Church

8.3 When asked whether they agreed that there should be support for the maintenance of St Mary’s Church to keep it open and in good repair, the respondents were very much in favour. 69% of the respondents in the sample agreed or agreed strongly with this. The overall replies were:

- 30% strongly agreed;
- 39% agreed;
- 26% neither agreed nor disagreed;
- 4% disagreed; and
- 1% strongly disagreed.

8.4 52 respondents made suggestions for how this might be achieved. Their replies can be categorised into the following four main groups:

- **(More) Fundraising activities/events**

“Promote more diverse activities/facilities in the church to encourage use of building.”

“If support is needed it should be by voluntary contributions and local fund raising.”

“Continue with village fundraising events and ask villagers for an annual small donation?”

- **Local levy/household “tax”**

“Parish levy based on RV of property. Dispensation for those on benefits/pensions.”

“A small Levy added to council tax.”

“Perhaps a small household levy, albeit I understand The Church of England has, itself sizeable assets!”

- **Getting the CoE to pay**

“The Church of England is still a very wealthy establishment.”

“The Dioceses should step up! How many more events can the village expect to have in aid of the Church? Maybe the Church should have other uses when there are no services to help with its support! Suggestions have been made for many other uses but have always been turned down by the Church Council, not put to the Residents to choose!”

- **Widen the range of (paying) activities that the church is used for**

“Promote more diverse activities/facilities in the church to encourage use of building.”

“Make it a place of church pilgrimage. Put more events on - choirs etc.. Put the church yard into the scheme that protects botanical integrity.”

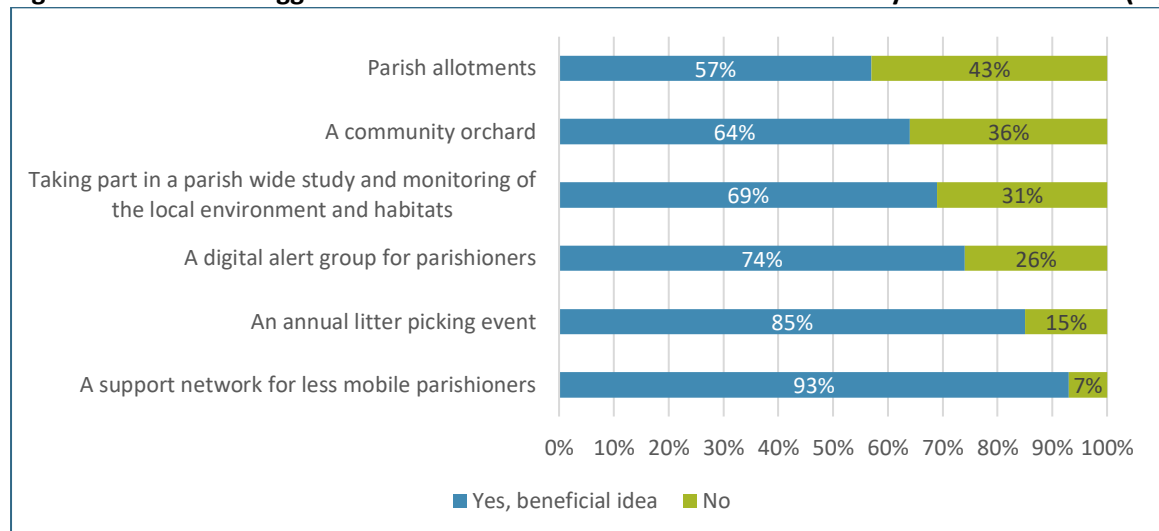
9. Community Projects

9.1 The respondents were asked for their opinions on a range of potential community projects and to put forward any ideas of their own they had for consideration.

Views on whether suggested ideas would be of benefit to community and environment

9.2 Firstly, the respondents were asked whether various “ideas would be of benefit to the community and the environment”. The proportions saying “yes” are shown in Figure 9.1 below. It shows that the most popular ideas were a support network for less mobile parishioners (93%) and an annual litter picking event (85%), which were both supported by around nine out of ten respondents.

Figure 9.1 Whether suggested ideas would be of benefit to the community and environment (%)



Base: 256 Luppitt parish respondents

Suggestions for Community Projects

9.3 When asked for suggestions for Community Projects, over 40 ideas were put forward by different respondents. Their ideas are reproduced below in full:

“Taking school children into local farms to see where their food comes from.”

“A community orchard such as the Killerton estate one could be a focus for community events such as cider making, which could then broaden into including craft and cake, cheese, etc foods. and involve everyone.”

“A community vineyard like Dalwood. A community recycling scheme via Facebook community group “some peoples rubbish is other peoples’ treasures”.”

“A list of car owners willing to provide lifts to doctors/hospital appointments or even shopping trips.”

“A local firewood group to source our own fuel locally.”

“It would be great to have a joint removal scheme for larger rubbish for recycling to guarantee correct disposal e.g. fridges, furniture etc. and to help those who haven't got large vehicles or help to move items.”

“Support network could include shopping or running errands, driving to appointments etc. for the less mobile would be very happy to do this.”

“Alternative energy schemes for the community, eliminate invasive plant species, pink balsam is now taking over damp ditches etc. It is easy uprooted by hand. Have a anti-balsam walk - do not let it seed. Japanese knotweed still ending up in school lane as “clouds” - must get rid of completely.”

“An open village hall for the residents of Luppitt parish. Promoting a sense of belonging and care for the community. A communal allotment and garden to share, meet up and learn and enjoy. A support system of care/need/services/interest/hobbies/events/outings.”

“An orchard would be lovely but PLEASE no apple trees. We can't give the fruit away in the autumn!”

"Arts and craft group."

"Citizen science. Hedge laying by hands. Eco products used when septic tanks are the only waste water method for home - thus protecting rivers. Work to protect land from agriculture run off."

"Community farm shop and café. Producing a definitive guide book to footpaths, circuit walks etc with commentary and photos."

"Community run shop/post office."

"Community shop and post office."

"Community wind power."

"Encourage TRIP activities - providing help and finance. TRIP pick up from the house - shopping and outings a blessing to many in Honiton and areas that are without transport."

"Film club."

"Footpath clearance and information on routes published in a local map . Historical research for a publication on the parish written by the parish. Recording of family history of residents ... before they are lost / forgotten. Photographic record of the parish. Web site developed."

"Have been thinking of having community plots at Barnfield. For the village to have access too. Also the orchard."

"Art society or music group? More high-quality live music at the village hall would be welcome."

"I have seen the cooperative success of parish allotments elsewhere. They have also featured largely in the decision making of future homebuyers to move to an area."

"I have not seen litter. I think a lot of parishioners can feel isolated and vulnerable. Allotments are always needed to increase health eating. A way of including Beacon into the mix."

"Instead of a community orchard perhaps an apple day as held in neighbouring villages to use up any surplus crops. A WhatsApp group would be good for Luppitt."

"Keep the commons accessible. Stop shooting on commons. Community orchard would be good as there used to be lots about years ago. Nice to see the lanes looked after better and snow and ice sorted so that people can get to work. It's not just the farmers who make up the parish."

"Litter picking is a brilliant idea. Geocaching for younger people would be a fun idea. Trading skills, i.e. I'll paint your windows, if you can cut my lawn etc."

"Luppitt Fun Ride, Pony Club events."

"Oral history projects - connecting life stories that can be shared in interesting ways."

"Perhaps a community buying group for plants, bulbs, etc taking advantage of volume to get everyone the best price. Shared investment in creating / renovating more ponds in the area to support wildlife."

"Phone in car share rota."

"A multi-generational social group, to foster relationship building and community. Possibility of local community using Red Doors' swimming pool? I've heard they hire it out to private swimming teachers for children's lessons."

"I would like to see an active Facebook page (such as the Upottery one) where parishioners can exchange information - this would have been very useful with the recent road closures."

"Recording and reducing carbon footprints."

"Sports day, street party, BBQ event to raise money for charities."

"Taxi service for residents, also bus service weekly."

"Transition town.¹"

"Wifi."

"You could organise a community blood drive, First Aid evening, netball club, football club, coffee mornings, flower arranging classes."

"Youth club for teenagers."

¹ It is assumed this is a reference to the movement started in the UK in Totnes, Devon (also called transition initiative and transition model) which promotes grassroot community projects that aim to increase self-sufficiency to reduce the potential effects of peak oil, climate destruction, and economic instability. <https://www.transitiontowntotnes.org/>

10. Parish Life

10.1 To conclude the questionnaire, the respondents were lastly given the opportunity to “*have their say about any other matter affecting life in the parish.*” Their thoughts were collected under three headings – what they liked *most* about living in Luppitt parish, what they liked *least* about living in the parish and “*any other matters*” they would like to raise.

What the respondents liked *most* about living in Luppitt

10.2 220 respondents identified what they liked most about living in Luppitt. The three most popular aspects that were mentioned by the overwhelming majority of the 220 respondents were:

- **The peace, quiet and tranquillity**

“The peace and quiet, beautiful landscape.”

“Quiet and peaceful, no hustle and bustle.”

“Quiet pace of life. Night time skies.”

“Peacefulness and open views.”

“Peace, beauty and calm of the surroundings.”

“It is quiet, and we do not have anything to disrupt this. The trees, and field and farm animals. The birds. It is lovely.”

“Quiet pace of life. Night time skies.”

“The tranquillity away from it all, beautiful countryside, idyllic walks. Friendly people.”

- **The unspoiled, beautiful countryside**

“The views from my windows, the quiet, and dark skies.”

“Tranquillity punctuated by the sounds of agriculture. A true rural situation the like of which is slowly being eradicated from the English countryside.”

“The unspoiled landscape/countryside and wildlife, opportunity to walk on quiet lanes, and footpaths. the staggeringly beautiful countryside.”

“The rural landscape, beautiful environment and varied species and wildlife.”

“The beauty of the natural world. The chance to encounter a hare, a deer, a bat, a badger - the peace of the ancient coppiced woods - the streams, the old trees and the harmony that arises in places unspoiled by humans. Luppitt could be a blue print for an environmentally sustainable village.”

- **The sense of community/friendly local people**

“The friendliness of the residents, the glorious views and landscape.”

“The Luppitt people and sense of community.”

“Supportive community and neighbours.”

“Small friendly community.”

“Residents known for their kind and friendly attitude to others.”

“Quiet, nice and trusting neighbours - look out for each other.”

“Community spirit. Can do and achieve attitude of most inhabitants. Passion for the environment. The beauty of the valley throughout the seasons.”

10.3 As well as these three most popular aspects of life in Luppitt, some other respondents made mention of the following attributes:

- **The value of tradition and maintaining the status quo**

“The history of farming in this parish. Living in the wild and windy Blackdown Hills. People are really welcoming, friendly and supportive.”

“Since we have been here little has outwardly changed - maintain the status quo.”

“Our home for nearly 68 years, we love it the way it is.”

“Quiet, peaceful, home for nearly 40 years.”

“Luppitt still has a farming community feel about it which we should try and maintain. The traditional rural architecture should be maintained with no modern style glass, concrete & steel architecture”

allowed. We should support schemes which maintain the beautiful landscape of small fields, copses and managed hedgerows.”

“Landscape, history, monastery and other landmarks. The views. Its story and history.”

“I like the fact of bringing (our) family up in the same parish as many generations of our family (have) also lived here.”

- **The pace of life**

“The slower pace of life and the friendliness of people.”

“The rural location and slower pace of life. Clean air and general community spirit.”

“The fact that it is not part of the modern “rat race”. The abundance of trees, hedges, farm animals.”

“The fact that it feels like the land which time forgot! The landscape with its rich diversity of habitats and tiny fields. The darkness of the night sky, the wildlife, the peace and tranquillity.”

10.4 Lastly in relation to the most popular aspects of life in Luppitt, it is worth noting that a sizeable group of respondents also said that they liked “everything” about living there and/or that it was the best place they had ever lived. The various positive comments that were made about living in Luppitt can be summed up by: it is “a wonderful area, and environment to live in, and also a very active village community.”

What the respondents liked *least* about living in Luppitt

10.5 165 respondents from the sample identified what they did not like about living in Luppitt. Overall, it was evident that issues relating to transport and roads were the biggest concern. The single most commonly identified issue was **potholes/the state of the roads**, which 45 respondents highlighted as being a problem for them. This was followed by the **lack of public transport/no buses** in the parish, which was highlighted as being a problem by 25 respondents.

10.6 As well as the potholes and lack of public transport noted above, numerous other respondents also noted further transport related issues as being the things they liked least about living in Luppitt. These were: speeding and inconsiderate drivers in the narrow lanes, the use of large farm machinery in the lanes, the (perceived) failure of farmers to clean up mud on the roads after their tractors and farm machinery had been through, the lack of road gritting/snow clearance in poor weather and access issues caused by flooding.

10.7 Further to the concerns expressed about transport and the state of the roads, some other things that were identified by small numbers of respondents as being what they liked least about living in Luppitt were:

- Poor internet connections/lack of Wifi;
- “Wealthy know-it-all incomers”;
- Airplane and microlite noise;
- Hunting/shooting; and
- Lack of facilities for young people.

Other matters raised

10.8 The final question put to the respondents was whether there were any other matters that affected them as a resident of Luppitt parish that they would like to raise. 67 respondents raised a matter, although it should be noted that most of these matters had already been raised previously in the questionnaire, often again relating to transport, the state of the roads and related issues. The ‘new’ issues raised included an all-weather football pitch, accessible bridleways, protection of woodland and scrubland and the lack of “oldies lunches”. A few respondents also aired personal concerns. The answers given by the 67 are listed overleaf.

Q. Are there any other matters that affect you as a resident of Luppitt that you would like to raise?

Answers given:

"Access to fibre broadband as this makes working from home very difficult."

"All the new-comers moaning about other people's business."

"All these proposals effect the roads/lanes - not made for heavy traffic."

"All weather pitch for football would be good."

"As there are no dairy farmers left, leave the badgers alone."

"As you get older you need that "support for less mobile parishioners"."

"Availability of housing for local people."

"Beware of accidentally setting up a nosy neighbours' charter for the future."

"Bridleways are not accessible on horseback as none of the gates are equestrian latches, and routes are not connected to allow safer off-road riding. We use them on a daily basis, and so would support a plan to provide quality off road Bridleways."

"Bring back Luppitt Summer Madness."

"Broadband; finally, it looks like we have a good service. Unfortunately I signed up to ? on a 18 month contract, so will have to wait for contract to end. ? connection is great when it wants but has been very variable and their customer service is very slow. We should make sure BT don't forget about us now Gigaclear are here as I believe competition is needed to keep service good. Also a lower cost connection may be more appropriate for some residents, Gigaclear services looks like it is going to be fast but its prices are high compared to other parts of the country."

"Congratulations to those producing the Luppitt Packet."

"Dear p.c. Thank you for the parish questionnaire. Unfortunately, confidential information seems to become public knowledge despite all our good intentions and the offer of entering the £100 prize draw as a incentive to participate sums up the 'what's in it for me culture'. My feelings regarding Luppitt as follows: - It is a lovely environment in which to live; there are more than enough people, cars delivery vans using its narrow lanes at it is, so any further development is bound to add to this problem. We have a reasonable balance at the moment, leave well alone, protect what we have and remember that change can be a good and a bad thing."

"Feel that 'mill rise' is somewhat 'out' of the parish in some ways - more involvement maybe."

"For teenagers there is no public transport - if there could be the odd bus i.e. once per hour...to take people to Honiton etc that would be great."

"Good things, like this survey is happening."

"How some planning gets passed."

"I don't think people with property development companies should be able to be parish councillors. It is a conflict of interest!"

"I think it would be very beneficial to fauna and flora if the [...] could be controlled."

"I was excluded from the committee meeting on the environment because my views differed from the other members."

"If neighbours keep moaning, there will be no more farms in the village."

"If people like to live here, it would be helpful if they were competent drivers, for example, are willing and happy to reverse their vehicle when required. Some drivers need to take more care. Tractors can be very intimidating and they should bear that in mind when they meet another vehicle."

"If you want more people to move in to Luppitt, get them on a bus route, so they are less dependent on cars, and / or more desirable for younger and poorer families."

"Inability to keep having an Upottery School report in the Luppitt Packet - there seems to be a constant battle to maintain a space for it with the editor."

"Lack of public transport."

"Litter is becoming an increasing blight - our hedges& ditches are full of it. Road maintenance is poor & quite dangerous for cyclists or motor bikes."

"Looking forward to meeting all my Luppitt neighbours! Many thanks."

"Loss of parking because of the sale of Garages."

"Luppitt is a friendly close community, all are on hand to help our neighbours as they do us."

"Luppitt needs to move with the times and not stay in the 20th century."

"Miss "oldies" luncheons."

"More land open for walking would be beneficial."

"More trained first aid qualified people."

"More transparency from the commoners (like a closed society) as so much of the land in the parish is affected by their actions."

"Newcomers to the village trying to dictate what happens in the village."

"Noise of the A30 will increase with widening of the road though Monkton."

"Occasional bus service, which would be useful for the elderly."

"People moved to the village and buy small affordable cottages. Then take them down re-build a bigger house in its place. Then move away and younger members of the village can't afford to buy them."

"People that are intent on driving on wet verges instead of reversing to pass each other. People that won't reverse. People that can't reverse."

"Poor state of the roads and loss of grass verges."

"Potholes."

"Potholes."

"Quite satisfied."

"Risk of beavers building dams on the river otter and causing more floods."

"Road condition is poor and often littered with stones causing punctures. I regularly will spend £500 a year on tyres and would be happy to pay a bit more tax to avoid this."

"Road conditions."

"Road repairs (potholes). Hedge cuttings not cleared."

"Road side hedges not kept cut back."

"Roads and ditches are not maintained, vehicles have got larger."

"Sad fact that there will be no more existing farms running as people cannot support them!"

"School children (16 -18) need a bus service."

"Serious reduction in insect life need to be reversed. Woodland and scrub needs protection."

"Signage for unsuitable vehicles i.e. HGV's. Suggested slow down signs at various points in village."

"Support for elderly living alone should be increased. Doesn't affect me personally though."

"The parish to be more proactive on the above issue."

"The plane that flies around from dawn till dusk spoiling the peace and quiet."

"The proposed slurry lagoon at Higher Wick Farm."

"The state of the roads."

"The use of large agricultural vehicles has resulted in subsidence of the banks and the resulting flintstones cause endless punctures."

"Too much large traffic vehicles using small narrow country lanes and going too fast causing damage to the old small bridge over the River Otter."

"Total lack of housing for people who grew up here!"

"Transport is no.1."

"Unfortunately, a member of the Luppitt steering group is very opinionated and intimidates anyone with differing views, resulting in the less beneficial diplomatic contributors, participating for this process towards a democratic result. Leaving me to conclude that this involvement is only for personal gain."

"Verge damage by farm vehicles."

"We have a limited amount of space in the churchyard, and a far higher proportion of burials than in an urban community. I estimate 15 to 20 years' maximum capacity, at the present rate. Rather than lose this option, it would be good if some additional land could be found."

"We need to do everything we can to make Luppitt sustainable so that our families can live here in the future."

"We now enjoy the benefit of fast and, so far, reliable broadband. A mobile phone signal should also be available in 2018!"

Appendix I: Replies to Q2.2:

When asked the following question, 47 people gave the responses listed below:

Please add below any other comments relating to the landscape and natural environment of Luppitt parish and identify any areas that you feel should be given additional special protection (i.e. areas to be designated as 'Local Green Space'):

"Access to the commons footpaths are essential, this area is very important."

"All commons."

"Ditches within the parish should be well maintained to help prevent flooding, we have been flooded many times, outbuildings, garden and houses due to filled ditches and large farm buildings not being properly sized to take run off correctly."

"Don't think it should be fenced, it should be left as green open space Hartridge."

"Especially on the SSSI, systematic attention should be given to gradually ensuring more native trees, e.g. Oaks, Beech, replace the ubiquitous and rather dominant Sycamores."

"Giving the Parish Council powers to ensure minimum standards of tidiness and visual appeal for yards/buildings which are clearly visible from the lanes or footpaths/common land/NT sites used by walkers."

"Hedgehog motorway; tiding up hedgerows."

"I would prefer Luppitt Common to be unfenced, other than when temporary fencing is required to protect grazing animals."

"It is important to preserve the unique landscape of the Blackdowns for both existing residents and future generations. All of the above are contributory to this and therefore should be maintained and protected."

"It is wonderful that so much of Luppitt is unspoiled countryside and/or farm land, and that is what makes it a special place to live. Personally, we would be dismayed if a scheme to widen the A30 in our vicinity went ahead - although technically I don't suppose that counts as Luppitt!"

"Less fencing would be better."

"Like to see the common with livestock and it cleared of bracken etc. as it was originally in my childhood days."

"Local green space sounds good but there is no indication of what it would mean in practice, no I can't support it. I consider the maintenance of wild local spaces to be of the most importance."

"Local green spaces - waste of the manor space between hedges and roads."

"Loss of habitats and declining biodiversity in Devon banks and lack of woodland and hedgerow and ditch maintenance increase in nettles and thistles (and must have been noticed by long term residents)."

"Lots of day walkers from surrounding towns and villages use our hills and walks. I wouldn't have the memories with my dog from a young age without them."

"Luppitt is a special and very beautiful place. I would like it to remain that way with only minimal permitted development."

"Luppitt is an AONB and as such would benefit in that awareness to practice traditional land management, i.e. digging of ditched inside of hedges to keep surface water run off of the lanes, and with the natural environment i.e. using less chemicals and linking up woodland areas, and the layering of hedges to support all species of plants and animals which are in fast decline."

"More footpaths and better maintained."

"Not sure what you mean by local green space."

"Our household cycles for enjoyment and to commute to Honiton. The lanes beauty and condition are of particular importance to us. Larger vehicles (mostly tractors and trailers, but also HGV's) seem to be doing more and more damage to the verges and hedge banks. This damage seems to be increasing, larger farm machinery is being used, gateways are also being widened to accommodate this. All this has degraded the characters of the lanes and has led to more debris and mud making cycling less appealing. Also noted since we have lived here hedges are being cut back tighter, leaving less habitat for wildlife."

"Preserving lovely flower banks with wild primroses, violets, pink campion and wild daffodils (lent lilies)."

"Preserving native plants and wildlife necessarily imposes a restriction on any development i.e. it should remain unsustainable."

"Springline mires, marshy habitat, non-productive species rich areas, historical landscape (hillforts)."

"The "Natural Landscape" now has to take due account of the primary routes of access - Roads, as part of that landscape. The condition of which, specifically the soft verges is generally poor. This detracts hugely in terms of visual amenity but also serves as a real hazard on the highway. I am also extremely concerned at "Fly Tipping" and its general effect on the environment."

"There seems to be a lot of people coming into the area [...] to change above into places where they have come from, not understanding the area they have moved to. I recently saw [...] where the bus stops in Beacon! Beacon is a beautiful place."

"Village hall playing field. Fields alongside Dunkeswell to Smeatharpe Rd. Housemoor common - no new builds."

"We live in an AONB and, apart from the enjoyment of visitors, we residents have the right to enjoy the visual amenity that the AONB affords. It is extremely important that no building or development is permitted on existing farmland (grazing fields or cultivated land) - including for affordable homes, open market homes, AOC homes, holiday homes, commercial buildings, playing fields etc. where that development IS IN DIRECT SIGHT OF AND DETRIMENTAL TO THE VISUAL AND ENVIRONMENTAL AMENITY (including noise/smell) of adjacent & nearby home owners. For example, I would strongly object to any such development in the grazing field lying directly between Dolish Farmhouse and Colehill Farm. Any such development would have a massive detrimental effect on the market value of those adjacent homes and the lives of those residents. Designation of such fields as Local Green Space would not prevent its use e.g. as a playing field and there is already a playing field behind the village hall. The existing cricket field is appropriately located in a field which is not affecting any nearby homes. However I think it is vital that we now support and embrace any initiative for use of land for renewable energy sources, (NOT to make money out of it but for environmental reasons!) in particular solar, ground source, water source and earth tubes, on any land which is not in direct sight of or objected to by adjacent neighbours and would also support the location of wind turbines in the landscape, away from earshot of residents even if still in view. e.g. on Hartridge or Luppitt Common."

"Whilst recognising that woodland is extremely important, care should be taken to prevent excessive change from hedgerow to roadside trees, otherwise (a) views will be lost, and (b) there will be increased danger of road blockage / injury & damage by fallen boughs and whole trees in storms."