

---

# Luppitt Neighbourhood Plan

---



## INTRODUCTION AND GENERAL OVERVIEW SECTION

with an audio introduction by Roger Hicks, the Chairperson for the LNP Steering Group

---

## 2021 - 2031

---

Luppitt Parish Council

---

**Final Draft**  
March 2021

## TABLE OF CONTENTS

<b>Planning Policies - Index Summary</b>	P5
<b>Community Actions - Index Summary</b>	P6
Acknowledgements	P7
1. Introduction	P8
1.1 The Plan Area	P8
1.2 Timeline and Key Dates	P9
1.3 The Plan's Status	P9
1.4 Sustainability	P10
1.5 Delivering the Vision, Aims and Objectives	P11
2. Executive Summary of Key Issues	P12
3. The Parish of Luppitt	P14
3.1 Introduction	P14
3.2 Luppitt of the Future	P15
3.3 Vision Statement	P16
4. A Balanced Community	P17
4.1 Introduction	P17
4.2 Aims and Objectives	P18
4.3 Housing Supply and Demand	P19
4.4 Community Facilities and Services	P20
4.5 Broadband	P21
4.6 Economy and Employment	P21
4.7 Policies	P22
4.8 Community Actions	P23
4.9 Policy Justification	P23
5. The Natural Environment	P25
5.1 Introduction	P25
5.2 Aims and Objectives	P25
5.3 Protecting the Natural Environment	P27
5.4 Unauthorised Use of Farmland	P27
5.5 Habitats	P28
5.6 The Commons	P28
5.7 Public Access	P28
5.8 Blackdown Hills AONB Management Plan	P29
5.9 Policies	P30
5.10 Community Actions	P31
5.11 Policy Justification	P31
6. The Built and Historic Environment	P33
6.1 Introduction	P33
6.2 Aims and Objectives	P33
6.3 Luppitt's Vernacular Style	P34

6.4 Designated Heritage Assets (Listed Buildings)	P35
6.5 Non-Designated Heritage Assets	P35
6.6 Policies	P36
6.7 Community Actions	P36
6.8 Policy Justification	P37
7. New Development and Change of Land Use	P38
7.1 Introduction	P38
7.2 Aims and Objectives	P39
7.3 General Planning Principles	P40
7.4 Planning Applications and Guidance	P41
7.5 Understanding the Policies:	P41
1. Siting, Design and Scale	P42
2. Flood Plain	P42
3. Open Market Housing	P42
Replacement Dwellings	P43
Self-Build Houses	P44
4. Affordable Housing	P44
Rural Exception Sites	P44
5. Conversion of Traditional Farm Buildings	P46
6. Extensions and Annexes	P47
7. Subdivision of Houses	P47
8. Business Premises	P47
9. Holiday Cottages and Second Homes	P47
10. Farm Buildings and Ancillary Structures	P48
11. Farm Dwellings and Agricultural Occupancy Conditions	P49
12. Farming Diversification	P49
13. The Construction Process	P50
14. Roads and Lanes	P50
7.6 Policies	P51
7.7 Community Actions	P56
7.8 Policy Justification	P56
8. Climate Change	P59
8.1 Introduction	P59
8.2 Aims and Objectives	P59
8.3 Global Warming	P59
8.4 The Need to Reduce Carbon (CO2) Emissions	P60
8.5 Devon Climate Change Emergency Declaration	P60
8.6 Renewable Energy	P60
8.7 'Green Code' for Luppitt	P61
8.8 Opportunities for Renewable Energy	P61
8.9 New Development	P63
8.10 Existing Buildings	P63
8.11 Policies	P63
8.12 Community Actions	P64
8.13 Policy Justification	P65

## **APPENDICES**

Appendix 1.	Definitions	P66
Appendix 2.	The Consultation Process and Procedural Stages	P70
Appendix 3.	Population and Parish Statistics	P75
Appendix 4.	Listed Buildings and Monuments	P77
Appendix 5.	Traditional Local Building Materials	P80
Appendix 6.	Native Species	P81
Appendix 7.	History of Luppitt Commons	P83
Appendix 8.	2018 Luppitt Parish Questionnaire Summary	P84
Appendix 9.	Map - Natural Parish Features	P85
Appendix 10.	Map - Landscape Character	P86
Appendix 11.	Map - Parish Tithe Map	P87
Appendix 12.	Map - Parish Flood Map	P88
Appendix 13.	Local Plan Extract: Agricultural Buildings	P89
Appendix 14.	Local Plan Extract: Farm Workers Dwellings	P90
Appendix 15.	Local Plan Extract: Re-use of Traditional Farm Buildings	P91

## PLANNING POLICIES - INDEX SUMMARY

<b>BC1</b>	<b>Protecting Parish Facilities</b>	<b>P22</b>
<b>NE1</b>	<b>Protecting and Enhancing the Rural Landscape</b>	<b>P30</b>
	1. Rural Landscape and Distant Views	
	2. Tranquillity and Rural Nature	
<b>NE2</b>	<b>Protecting and Enhancing Natural Habitats</b>	<b>P30</b>
	1. Biodiversity	
	2. Devon Banks	
<b>BHE1</b>	<b>Protecting the Built and Historic Environment</b>	<b>P36</b>
	1. Protecting Designated Heritage Assets (Listed Buildings)	
	2. Protecting Non-Designated Heritage Assets	
<b>ND1</b>	<b>Location Parameters for New Development</b>	<b>P51</b>
	1. Brownfield Land	
	2. Flood Plain	
<b>ND2</b>	<b>Materials, Design and Siting</b>	<b>P51</b>
	1. Adverse Impact	
	2. Design	
	3. Reflecting Rural Character	
	4. Siting	
	5. Materials	
	6. External Lighting	
	7. Screening	
	8. Parking	
<b>ND3</b>	<b>Housing</b>	<b>P52</b>
	1. Rural Exception Sites	
	2. Affordable Housing	
	3. Open Market Housing	
<b>ND4</b>	<b>Subdivision and Replacement of Houses</b>	<b>P53</b>
	1. Subdivision of Houses	
	2. Replacement Dwellings	
<b>ND5</b>	<b>Conversion of Redundant Traditional Farm Buildings</b>	<b>P54</b>
<b>ND6</b>	<b>New-Build Business Premises</b>	<b>P54</b>
<b>ND7</b>	<b>Holiday Cottages</b>	<b>P54</b>
<b>ND8</b>	<b>Farm Workers' Dwellings</b>	<b>P55</b>
<b>ND9</b>	<b>Farm Buildings</b>	<b>P55</b>
<b>ND10</b>	<b>Farm Diversification</b>	<b>P55</b>
	1. Adverse Impact	
	2. Intensive Animal Husbandry	
	3. Glasshouses and Polytunnels	
	4. Wedding Venues, Caravan and Festival Sites	
<b>ND11</b>	<b>HGV Traffic</b>	<b>P56</b>
	1. Traffic Movements	
	2. Management Plan	
<b>CC1</b>	<b>Climate Change and New Development</b>	<b>P63</b>
<b>CC2</b>	<b>Renewable Energy Retrofit</b>	<b>P63</b>
<b>CC3</b>	<b>Renewable Energy Scale</b>	<b>P64</b>
	1. Renewable Energy Schemes	
	2. Wind Turbines	
	3. Solar Photovoltaic Panels	

## **COMMUNITY ACTIONS - INDEX SUMMARY**

### 4.8 A Balanced Community

<b>CA1</b>	<b>Community Action Group</b>	<b>P23</b>
------------	-------------------------------	------------

### 5.10 The Natural Environment

<b>CA2</b>	<b>Open Access</b>	<b>P31</b>
<b>CA3</b>	<b>Luppitt Commons</b>	<b>P31</b>
<b>CA4</b>	<b>Changes to Open Access</b>	<b>P31</b>
<b>CA5</b>	<b>Existing Impact</b>	<b>P31</b>
<b>CA6</b>	<b>Keeping Luppitt Tidy</b>	<b>P31</b>
<b>CA7</b>	<b>Unauthorised Use of Farmland</b>	<b>P31</b>
<b>CA8</b>	<b>Tree Planting</b>	<b>P31</b>

### 6.7 The Built and Historic Environment

<b>CA9</b>	<b>Designated Heritage Assets (Listed Buildings)</b>	<b>P36</b>
<b>CA10</b>	<b>Non-Designated Heritage Assets Identified</b>	<b>P36</b>
<b>CA11</b>	<b>Non-Designated Heritage Assets Maintained</b>	<b>P36</b>
<b>CA12</b>	<b>St Mary's Church</b>	<b>P36</b>

### 7.7 New Development and Change of Land Use

<b>CA13</b>	<b>Housing Needs Survey</b>	<b>P56</b>
<b>CA14</b>	<b>Affordable Housing Delivery</b>	<b>P56</b>

### 8.12 Climate Change

<b>CA15</b>	<b>Information Sharing</b>	<b>P64</b>
<b>CA16</b>	<b>Green Code for Luppitt</b>	<b>P64</b>
<b>CA17</b>	<b>Monitoring Opportunities</b>	<b>P64</b>

## The Luppitt Neighbourhood Plan

It has taken several years of devoted effort to produce this Neighbourhood Plan. Great care has been taken to ensure that it represents the views and concerns of the majority of parish residents and also, through its new planning policies, clearly signposts the way for anyone intending to submit a planning application affecting land or buildings in the parish. Wider aspirations have been brought together in a suite of agreed community actions and one of the strongest messages from the parish consultation process, to protect the unique landscape and essential rural character of Luppitt, is a basic principle that runs through the entire document.

Immense thanks are due to the many residents who have given up their time to take an active part in the various consultation groups - the steering group, the seven sub-groups and committee, the stalwarts who turned up through rain and shine and every parishioner who made a contribution.

Thanks are also due to Transform Research Consultancy Ltd of Exeter who swiftly and painstakingly carried out an independent analysis of the 2018 Luppitt Parish Questionnaire and to Fiona Fyffe Associates of Nottingham for producing the Luppitt Landscape Character Assessment, a document that records the character of Luppitt as it is today and will be an immensely useful reference document in the years to come.

Special thanks go to the editorial group and the proofreaders who ensured that the writers used plain and non-technical language and also to the photographers who gave or lent photographs of their favourite views.

Finally we are immensely grateful to the officers of East Devon District Council and the Blackdown Hills AONB for their guidance and unfailing help when it was needed.

*John Thorne*  
Chairman, Luppitt Parish Council

*Roger Hicks*  
Chairman, Luppitt Neighbourhood Plan Steering Group

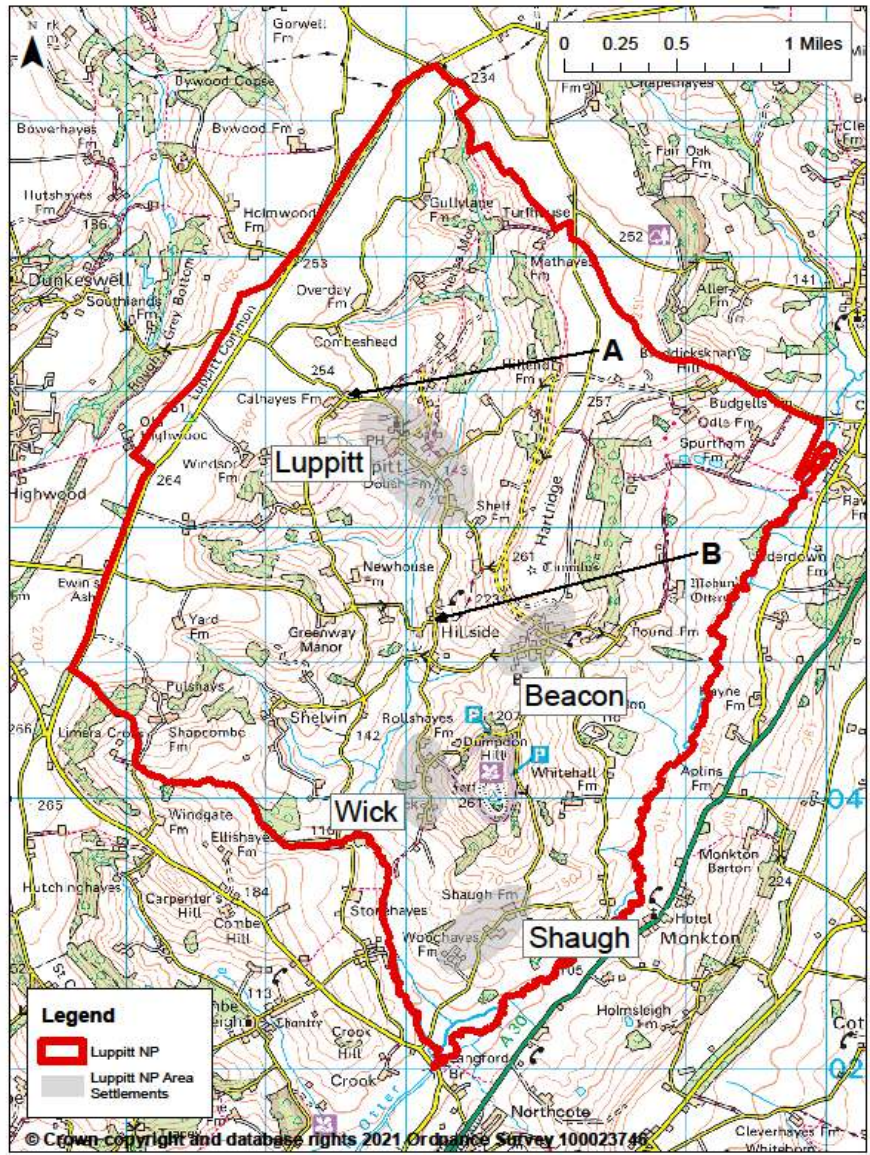
March 2021



# 1. Introduction

## 1.1 The Plan Area

The Luppitt Neighbourhood Plan is the community's Plan for the parish of Luppitt<sup>1</sup>, which includes Luppitt village<sup>2</sup> and the hamlets of Beacon, Wick, and Shaugh. The Plan covers the area within the boundaries of Luppitt parish as shown on the following plan and the entire area lies within the Blackdown Hills Area of Outstanding Natural Beauty (AONB).



Luppitt Parish Boundary

<sup>1</sup> See Appendix 1 - Definitions 'Luppitt' and 'Luppitt Village'

<sup>2</sup> See Appendix 1 - Definitions 'Luppitt' and 'Luppitt Village'



## 1.2 Timeline and Key Dates

In October 2013, an application was made by Luppitt Parish Council to East Devon District Council to have the parish designated a 'Neighbourhood Area', and the intention to create a Neighbourhood Plan was first published in May 2014. There followed a period of initial consultation which included a parish questionnaire in 2014 and the establishment of a steering group of parishioners and parish councillors. This led to the first draft of the Luppitt Neighbourhood Plan being completed in March 2018. The steering group was then enlarged, and seven sub-groups created to consider the draft text in detail.

As almost four years had passed since the 2014 questionnaire, it was decided to distribute a second questionnaire to each parish household in November 2018, known as the '**2018 Luppitt Parish Questionnaire**'<sup>3</sup>. This resulted in a usefully high response rate from 256 parishioners (56% of the parish population) which, statistically speaking, credits the responses with 95% accuracy. The output from the questionnaire was independently analysed<sup>4</sup> by Exeter based consultants and the results in their comprehensive report, **Transform Research Consultancy Ltd Report**, were fed back to the steering group in January 2019. Those results, together with the recommendations of the steering group and the seven sub-groups, were incorporated into this final draft. Following consideration of the amended text, the Parish Council, having made further amendments, finally signed off the draft in February 2021. A comprehensive review of the consultation process is included in Appendix 2 - The Consultation Process.

In April 2019, the Parish Council commissioned the **Luppitt Landscape Character Assessment**<sup>5</sup> to record the essential character of the parish, its landscape and settlements. This was carried out by *Fiona Fyffe Associates* and is available from the Parish Council and can be found on the Parish Council website.

## 1.3 The Plan's Status

Neighbourhood Plans were introduced under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 as part of a suite of new community rights that devolve some planning power to parish level. This provides communities with a greater degree of control over development in their area and also offers the opportunity for the community to formalise proposals and aspirations that will help to improve the infrastructure and facilities in their area. Neighbourhood Plans differ from previous parish plans<sup>6</sup> in that, once adopted, they form part of the statutory **Development Plan**<sup>7</sup> for the area and convey legal planning rights to the community through the Parish Council.

Planning control in England is essentially a tiered system. Top tier planning guidance is contained in the Government's national planning policy umbrella documents - the **National Planning Policy Framework (NPPF)**<sup>8</sup> which sets out the Government's planning principles

---

<sup>3</sup> Available at [www.luppittparishcouncil.co.uk](http://www.luppittparishcouncil.co.uk)

<sup>4</sup> Available at [www.luppittparishcouncil.co.uk](http://www.luppittparishcouncil.co.uk)

<sup>5</sup> Available at [www.luppittparishcouncil.co.uk](http://www.luppittparishcouncil.co.uk)

<sup>6</sup> Example - The Luppitt Parish Plan 2009

<sup>7</sup> Appendix 1 - Definitions

<sup>8</sup> Available at [www.gov.uk](http://www.gov.uk)

for England (last revised February 2019), and the **National Planning Practice Guidance (NPPG)**<sup>9</sup> which is a library of 'live' guidance notes that clarify the planning principles in the NPPF. The mid-tier is the **East Devon Local Plan**<sup>10</sup> which was produced by East Devon District Council (EDDC) in January 2016 and contains detailed planning policies for the East Devon area, including Luppitt. The lower tier is provided by **Neighbourhood Plans**, which contain policies relevant only to a particular parish, village, or town.

Other useful advice and guidance can be found in the **Blackdown Hills Area of Outstanding Natural Beauty (AONB) Management Plan**<sup>11</sup> and the **Design Guide for Houses**<sup>12</sup> and other documents produced from time to time by the AONB.

## 1.4 Sustainability

The importance of 'sustainability' is an overarching thread that runs through all sections of this Neighbourhood Plan.

The National Planning Policy Framework commences with an extract from Resolution 42/187 of the United Nations General Assembly which defines sustainable development as '*meeting the needs of the present without compromising the ability of future generations to meet their needs*'.

There are three dimensions to sustainable development: economic, social, and environmental which are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including:

- making it easier for jobs to be created in cities, towns and villages;
- moving from a net loss of biodiversity to achieving net gains for nature;
- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure;
- widening the choice of high quality homes.

The NPPF includes at its heart a presumption in favour of 'sustainable development', and Neighbourhood Plans are encouraged to adopt a similar stance.

---

<sup>9</sup> Available at [www.gov.uk](http://www.gov.uk)

<sup>10</sup> Available at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

<sup>11</sup> Available at [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

<sup>12</sup> Available at [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

## 1.5 Delivering the Vision, Aims and Objectives

The Vision Aims and Objectives of this Plan will be delivered through its statutory planning policies and non-statutory community actions. 'Planning Policies' will be referred to by the local authority when considering planning applications made within the parish. 'Community Actions' will support the overall Vision to improve the quality of local life but do not carry statutory weight. They will be implemented by the Parish Council working together with the community. In summary:

### The Vision

Sets out the community's aspirations for the period to 2031

See [Vision Statement](#) Text on a green background

### Aims and Objectives

'Aims' summarise the strategic goals and 'Objectives' describe how those aims will be achieved.

See [Aims and Objectives](#) Text on white background

### Planning Policies

Statutory planning policies specifically for Luppitt parish to be referred to by the planning committees of Luppitt Parish Council and EDDC, together with Local Plan policies, AONB and other guidance to determine the outcome of planning applications in the parish.

See [Planning Policies](#) Bold text on a grey background

### Community Actions

Non-statutory (non-enforceable) positive actions and projects to improve the quality of parish life.

See [Community Actions](#) Text on a light blue background



## 2. Executive Summary of Key Issues

- In planning terms, Luppitt parish is defined as a '*countryside area*'<sup>13</sup>. It does not have a 'Built-up Area Boundary' (BUAB) and there is, therefore, a general presumption against development unless certain criteria can be met. Given the lack of local facilities, Luppitt is not considered to be a sustainable or self-supporting location.
- The Local Plan identifies the need for 17,100 new homes across East Devon in the period to 2031. It identifies that around 10% of that number is likely to be built in the smaller towns, villages and rural areas but importantly none of that strategic requirement has been allocated to the parish of Luppitt.
- Rising house prices and low incomes have led to unaffordability for many in the community, especially the younger generation. The lack of smaller houses and bungalows for those in retirement leads existing owners to remain in houses too large for their needs, limiting the availability of houses for other residents.
- The conversion of local properties to holiday lets and the demand for weekend homes make life all the more difficult for local families.
- The parish has very few facilities - a church, village hall and pub. In living memory it has lost its school and post office. Therefore car-borne trips to neighbouring towns, plus deliveries by van and lorry, are the inevitable consequences leading to reduced sustainability and an increase in parish carbon footprint.
- The population of the parish is tending to age as we all live longer and enjoy a longer period in retirement, whilst at the same time the younger generation is forced out of the parish by lack of local employment opportunities and rising house prices.
- The viability of farming in the West Country is affected by many factors but, for smaller local farms, reduced profitability, the anticipated removal of farm subsidy and changing weather patterns increase pressure to consider 'diversified' (non-farming) uses for farmland and farm buildings. Planning policies that acknowledge these pressures and provide a balanced approach to protect and support the wider community are now all the more important.
- For local landowners pressure is building to consider ecology, re-wilding, tree and flower planting over farming to respond to climate change, soil erosion and loss of habitats and species. It is early days but the direction of travel has been signposted and this may impact upon the traditional farming heritage and use of landholdings in Luppitt.
- Whilst the internet is now considered by most to be an essential utility service, 'broadband' remains a problem for many in the parish with slow and intermittent service, limited data and in some cases a non-existent signal.

---

<sup>13</sup> Local Plan - Strategies 7 and 27 at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)



- Increases in fossil fuel energy costs seem inevitable; electric cars are expected to replace petrol and diesel by 2030; the full meaning of 'reducing our carbon footprint' is as yet unclear, but unavoidable; increasing the use of renewable energy sources is essential but how will it be achieved; recycling needs to become more efficient and waste reduced; reducing the use of non-recyclable plastic will become the norm for farmers and others in the future. It is unclear how these challenges will impact upon life in Luppitt parish in the future.
- EDDC recognises that the villages and rural communities help to define the character of East Devon and that without some development geared around local needs, many will become imbalanced communities of the retired and wealthy. With second homes and holiday cottages laying empty for long periods, some effect upon community vitality and morale is inevitable. Some small-scale open market housing, affordable housing, improvements in local facilities and increased employment opportunities in villages and rural areas could help to make them more self-supporting and balanced communities. These characteristics apply to Luppitt parish.



It is hoped that through the Neighbourhood Plan process, changes can be made to address some of these issues and help to prevent the parish from becoming an imbalanced community largely of elderly residents, remote from the mainstream. Whilst this Plan recognises the need for some change to address these imbalances, the overarching principle that runs through its policies and community actions is to protect the unique landscape, rural views, and habitats and especially the peaceful rural character of Luppitt for future generations to enjoy.

# 3. The Parish of Luppitt

## 3.1 Introduction

Luppitt is one of the larger parishes (2,052 ha) in the Otterhead ward in East Devon but has a relatively small resident population of 461 people (2011 Census)<sup>14</sup>.



The parish is made up of a tapestry of small farms and vernacular houses and cottages, mostly built of local materials including cob, flint and thatch. Many of the houses are listed buildings, some of which are mentioned in the Domesday Book. The parish has some 25 miles of roads and traditional deep Devon lanes; sizeable areas of high open common land; and hundreds of acres of mainly grazing farmland in ancient small fields<sup>16</sup> overlaid with a network of public footpaths and bridleways all of which lie within the Blackdown Hills AONB.

Most of the farmland within the parish boundary is classified as either *Grade 3 'good to moderate'* or *Grade 4 'poor'*. The scenery is undulating and dramatic and the distinctive Dumpdon Hill, with an Iron Age fort at the top (800 feet, and owned and managed by the

<sup>14</sup> Appendix 3 - Population and Parish Statistics

<sup>15</sup> Map Courtesy of Blackdown Hills AONB

<sup>16</sup> Appendix 11 - Parish Tithe Map

National Trust) overlooks the valleys of the River Otter and the River Love both within the parish boundary. Hensemoor Common is a Site of Special Scientific Interest (SSSI) and provides an extremely diverse and valuable habitat including dry acidic lowland heath on the steeper valley sides, through wet heath and bog, to alkaline fen. Such geological characteristics are not uncommon throughout the parish<sup>17</sup>. See *Luppitt Landscape Character Assessment*<sup>18</sup> for a comprehensive description of Luppitt's geology and landscape.

The farms and other dwellings are generally set individually within the landscape. In four areas they are concentrated in larger settlements: the centre of Luppitt village which is clustered around the church, and the small hamlets of Beacon, Wick and Shaugh. The ancient church of St Mary was built in the 14th century and contains a Saxon font and other ancient relics. Other notable parish features include a well-frequented village hall, a pub, and, unusually, a small Buddhist monastery. Industry and commerce are limited in the main to farming, farm contracting and machinery repairs, but the parish also has a small business centre, many holiday cottages, and is home to the well-known Otter Brewery and an increasing number of small food producers. There is little infrastructure in Luppitt but the parish has an active and thriving community centred around the church and the village hall.

The history of Luppitt is essentially one of farming. A hundred years ago most of the local population was involved in some form of agriculture. The self-sufficient farms, commonly of eighty to a hundred acres, were genuine mixed farming enterprises producing milk, meat, and wool. However, in living memory, many farms have been split up and land sold off to create larger farms whilst many farm houses, barns and other buildings have become residential dwellings. Within a period of a hundred years, the number of sustainable farms has reduced from forty to fewer than ten, and many now routinely let their grazing to the more sustainable farms, or are run as lifestyle/hobby farms or smallholdings. Only two dairy farms remain in the parish as others have switched to beef or sheep production. These changes, together with modern agricultural practices and more efficient machinery, have combined to reduce the number of local people engaged in agriculture.

Notwithstanding these factors and the arrival of significant numbers of incomers, Luppitt remains essentially a rural based community with agriculture continuing to influence the life and activities of its people. Despite these changes, Luppitt has retained an air of timelessness, the landscape is largely unchanged and its essential quality is one of rural peace and tranquillity.

### **3.2 Luppitt of the Future**

The following vision statement, and the policies and community actions that follow later, have been carefully thought through to ensure that the landscape, settlements, and habitats continue to be well protected for future generations whilst making some changes to address current challenges.

---

<sup>17</sup> Appendix 9 - Natural Parish Features and Appendix 10 - Landscape Character Map

<sup>18</sup> Available at [www.luppittparishcouncil.co.uk](http://www.luppittparishcouncil.co.uk)



### **3.3 Vision Statement**

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.

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.

The peaceful tranquillity of this rural parish will be protected whilst new opportunities will encourage the young to live and work in the community.

The aim is to achieve a thriving, balanced community whilst protecting the unique character of the parish and its valuable rural landscape.

