



# **Summary and Explanation**

**An Introduction to  
The Luppitt Neighbourhood Plan**

**April 2021**





Dear Luppitt Resident,

After several years of hard work by many in the community I'm pleased to tell you that the final draft of the Luppitt Neighbourhood Plan ('the Plan') was signed off by the Parish Council in February. That is not the end of the process, but we are getting close!

The Plan runs to over 90 pages and includes 37 new planning policies for Luppitt parish and several Community Actions, which are innovative ideas designed to improve parish life. Great care has been taken to ensure that the document fully represents the views and concerns of the majority in the parish.

To make the key points more accessible, we have prepared this 'Summary and Explanation' which we hope you will find both informative and enjoyable to read as it goes to the root of the many challenges facing the parish. We hope the Q&A style will help you quickly identify the key points.

The full text of the Luppitt Neighbourhood Plan can be downloaded from [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk) and a few printed copies are available from the parish clerk. Other documents, including an independent analysis of the 2018 Parish Questionnaire and the Luppitt Landscape Character Assessment are also available to be viewed or downloaded. To assist the community further, a special on-line version of the Plan has been developed, which breaks the text down into five easily understood sections with voice introductions from local residents.

The Luppitt Neighbourhood Plan is a community-owned document for all in the parish. It is your Plan. Do please get in touch if you have any questions or concerns - you will find contact details at the end of the Summary. However, if you have any comments or suggestions upon the body text, planning policies or Community Actions, these should be made to the Parish Council in writing and arrive with the parish clerk **before Friday 28th May 2021.**

Thank you to all those who have taken part. We are now in the final phase of the process that will lead (Covid-19 permitting) to a parish referendum later this year. As we progress on this final leg, further updates will be published in the Luppitt Packet and on the [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk) web site.

*Roger Hicks*

Chairman, Luppitt Neighbourhood Plan Steering Group

## What is a neighbourhood plan?

Neighbourhood Plans were introduced by the government in 2011 to do two things.



Firstly, they provide communities with a greater degree of control over new development in their area. The Luppitt Neighbourhood Plan will become the key reference point for the Parish Council when considering planning applications in the future, and its policies will work alongside those of the East Devon District Council (EDDC) Local Plan and the guidance produced by officers of the Area of Outstanding Beauty (AONB). Once made, the Luppitt Neighbourhood Plan will become a legally enforceable document.

Secondly, parish councils are encouraged to formalise ideas and proposals that will help the community to thrive and prosper. To that end, the Parish Council intends to look into the possibility of organising a group of parishioners to assist it in delivering the Community Actions which have been developed from the various suggestions made through the 2018 Questionnaire.

## Why does Luppitt need one?

Pressure for change is mounting. The Luppitt community that once relied upon its mixed farms for food and employment is now wholly dependent upon transport for its basic needs - healthcare, leisure, schooling, food and employment. Parish facilities have diminished, the population is ageing, there is little or no housing suitable for the young or elderly and there are very few local employment opportunities.

The character of the community is also changing and many properties have become holiday cottages or weekend homes. You could argue that Luppitt, like so many west country parishes, is no longer a balanced and sustainable community. Overlaying all this, the planning recommendations of the Parish Council (our elected representatives) have often been ignored or overlooked, leading to decisions that may not be in the best interests of the parish at large.

Beyond the parish boundaries, pressures are building. 'Brexit' signals a new world for farmers and the prospect of reduced subsidy. What is the future for our farmland and the unique Luppitt landscape and how will it absorb farming diversification? To meet population growth and social change, the government is targeting the construction of thousands of new homes. This is filtering down to Devon, where the population is forecast to grow significantly over the next ten years. Added to this, Highways England is working towards an A303/A30 expressway to improve fast access to the west. The extent to which Luppitt will be affected by all this is as yet unclear, but there can be no doubt that the pressure for change is increasing.

Comments made in response to the 2018 Questionnaire were loud and clear. No-one wanted to stifle progress, but protection of the unique Luppitt landscape from inappropriate development and change was the highest priority and is a thread that runs throughout the Plan and the new planning policies. Other policies encourage employment in the parish; the protection of our few remaining facilities; possibly some affordable housing if genuine need

can be established and perhaps some small-scale housing for the young and elderly. There is much in the document that promotes these ideas and underlines why a Neighbourhood Plan will be good for Luppitt.

## How did we get to this point?

In May 2014, the Parish Council published its intention to create a Neighbourhood Plan. A period of consultation followed which included setting up a steering group of parishioners and parish councillors and distributing the first parish questionnaire in 2014. Following a lengthy period of meetings and discussions, the first draft of the Luppitt Neighbourhood Plan was finally presented to the Parish Council in March 2018.



Five sub-groups were then created to consider the text in detail but, as almost four years had passed since the original questionnaire, it was decided to distribute a more up-to-date questionnaire to each parish household. The '2018 Luppitt Parish Questionnaire' produced an excellent response which was then independently analysed by Transform Research Consultancy Ltd of Exeter. Those results, together with further recommendations from the steering group and sub-groups, were incorporated into a revised draft which in turn was informally considered by officers of EDDC and the AONB. Following further amendments, the Parish Council finally signed off the draft in February 2021.

## Is the entire parish covered by the Plan?

All buildings and land within the parish boundary are included, which includes Luppitt village, Beacon, Wick and Shaugh. The entire parish also lies within the Blackdown Hills Area of Outstanding Natural Beauty (AONB).

## Whose opinions have been taken into account?

The entire Plan, including the strategic aims and objectives, the new planning policies and Community Actions are all based upon the independently analysed responses to the 2018 Parish Questionnaire and the consultations that followed.

The principal messages were clear - protection of the natural environment and the Luppitt landscape came top of the list of priorities with over 90% of respondents flagging this as of major concern. A large proportion of respondents also felt there was a need for more housing in the parish and suggested that affordable housing, dwellings subject to an agricultural occupancy condition (AOC) and smaller open market houses were most likely to benefit the community. The parish was fairly evenly split over the question of additional facilities and future focus is likely to be the encouragement of greater use of what we already have. Many positive ideas and suggestions covering a wide range of subjects were put forward to benefit the community and the best of these were adopted as Community Actions.

Throughout the consultation process, opinions were taken into account from steering-group and sub-group meetings in addition to informal input from the officers of EDDC and the AONB. The final document reflects the opinions and concerns of the majority in the parish.

## Why do we need our own planning policies?

At present, any new building (houses, extensions or farm buildings) or any change of land use in the parish, is determined by the policies in EDDC's Local Plan. Those policies are designed to protect East Devon from inappropriate development but naturally cover a wide area and respond to a variety of pressures that may or may not apply to Luppitt. A neighbourhood plan provides a parish community with the opportunity to determine its own planning policies, in our case policies that are specific to Luppitt parish.



The overwhelming message from the 2018 Questionnaire was protection of the Luppitt landscape, environment and habitats. In planning terms, Luppitt parish is defined as a 'countryside area' and is not considered to be 'sustainable' or self-supporting. As a result, there is a general presumption against development in the parish. However, over the years bungalows have been replaced with large houses, small houses enlarged so as to be unrecognisable, extensions added and alterations made that are out of character and cottages have been converted to holiday homes.

Our own planning policies will go some way to protect the special character of Luppitt parish, its landscape and habitats for future generations to enjoy. The full list of new planning policies is included at the end of this Summary.

## What are Community Actions?

Community Actions are positive actions and projects designed to improve the quality of parish life. The Plan contains 17 Community Actions that have emerged through the consultation process. The Parish Council intends to look into the feasibility of organising a new community group to help with progressing these actions. The full list of Community Actions is included at the end of this Summary

## What is in the Plan?

The Plan covers five major topics which are discussed and analysed in detail to identify the challenges facing the community and the physical landscape around us. Each topic includes its own strategic aims and objectives which in turn lead to the new planning policies and Community Actions. An extensive Appendix includes maps, statistics, definitions and other useful information.

The following topics are covered in the Luppitt Neighbourhood Plan:

## 1. A Balanced Community

This first section examines the issues and challenges facing our community. It is a wide-ranging analysis of the key concerns including the reasons for the shortage of housing for the young and elderly and what we can do about it, including the possibility of affordable housing; a discussion about our limited local facilities and whether the majority would like to see these enhanced or expanded; broadband, and the varying service provided throughout the parish; and consideration of tourism, farming and local employment issues. Strategic aims are summarised as follows:

- to enhance the vitality of the parish whilst protecting the natural environment and landscape;
- to maintain and enhance a strong sense of 'community' within the parish;
- to improve broadband services across the parish;
- to support commerce within the parish whilst protecting the natural environment and landscape.

This section gives rise to planning policy **BC1** and Community Action **CA1**.

## 2. The Natural Environment

Protection of the landscape and the natural environment is probably the single most important objective when considering proposals for development and land use change in the parish. Conservation and enhancement of the parish's ecology and biodiversity are vitally important, as is the protection of its rural tranquillity and the special quality of its rolling distant views and unpolluted skies. The strategic aims in this section seek to provide that protection for generations to come:



- to protect and enhance the natural environment, its ecology and biodiversity;
- to protect the tranquillity of the parish and its rural nature;
- to protect the far-reaching rural views and maintain dark skies;
- to maintain public access to the open access areas of the countryside.

This section contains two new planning policies **NE1** and **NE2** in addition to seven Community Actions **CA2** to **CA8**

## 3. The Built and Historic Environment

The built form contributes significantly to the character of Luppitt, its sense of place, and the parish's identity. The village and hamlets possess a history which has shaped the look and feel of the parish as it is today.



Three parish properties were mentioned in the Domesday Book and there are around fifty Listed buildings, monuments and artefacts in addition to many features of archaeological and historic importance.



An understanding of how the parish hamlets and farms developed over the years provides important background for any further evolution of the parish's built environment and an appreciation that some of the older non-Listed buildings (referred in the Plan as 'non-designated' buildings), in addition to Listed buildings, are worth retaining and protecting as valuable heritage assets that contribute to the character of the parish. The preservation of St Mary's Church is particularly important, given its age and setting in the centre of Luppitt village and the ancient

artefacts that it contains. These issues are reflected in the following strategic aims:

- to protect the parish's 'heritage assets';
- to support the preservation and maintenance of the ancient parish church of St Mary.

This section contains new planning policy **BHE1** and four Community Actions **CA9** to **CA12**

#### 4. New Development and Change of Land Use

For good reason this is the longest section in the Plan. The parish community through its response to the 2018 Questionnaire was united in its desire to protect the landscape and the unique rural character of Luppitt parish. This was its top priority. It was supportive of the EDDC Local Plan presumption against development but acknowledged that some small scale development may be required to address particular challenges facing the community. Amongst these is the lack of truly affordable housing for the younger generation and limited accommodation suitable for dependent relatives and the elderly, the lack of tied housing for those involved in agriculture and very few local employment opportunities.

In supporting the principle of some small scale development to address these issues, the community expressed a very strong preference that any such development should be for small dwellings only and only carried out on previously used 'brownfield land'. To emphasise the point, and to ensure that the unspoilt rural character of the parish is maintained and agricultural land protected, there was no support to develop on farmland, woodland or amenity land or in the flood plain, except for agricultural purposes. Here is a summary of the key points considered in this section:

- Only 'brownfield' (previously used) land should be used for development.
- Development in the flood plains of the River Otter and River Love should be avoided, except for agricultural uses.
- To preserve the character of the parish, 8 new criteria have been established to give greater control over siting, scale, design and materials.

- The scope for any new housing within the parish will be limited to the government's definition of a 'rural exception site'.
- The possible need for affordable housing will be decided through a housing needs survey and, if required, such housing will be located within 'Luppitt village' as defined in the Plan (see final page).
- To assist the supply of housing units, the subdivision of existing houses will generally be supported subject to conditions.
- The conversion of redundant old traditional farm buildings to alternative uses will generally be supported subject to conditions.
- New buildings for certain types of employment use will be supported subject to conditions.
- To protect housing supply, the conversion of existing dwellings to holiday cottages may be resisted where planning permission is required.
- New farm workers' dwellings will generally be supported, subject to an AOC condition.
- New farm buildings will generally be supported providing they do not adversely impact upon the landscape or neighbouring properties.
- Farm diversification will be considered on a case by case basis.
- Any use that involves a permanent increase in HGV movements is unlikely to be supported.
- To minimise disruption to the community and damage to the lanes and banks, a construction management plan may be requested.

This topic is so important that the section includes 6 planning principles and 14 strategic aims, each of which is fully explained. There are 11 new planning policies **ND1** to **ND11** and two Community Actions **CA13** and **CA14**.

## 5. Climate Change

The Plan would not be complete without reference to the most fundamental environmental challenge facing all communities, namely climate change. Thirteen of the fourteen warmest years on record have occurred in the 21st century, and in the last 30 years each decade has been warmer than the previous one.

The acknowledged reasons for this are rising levels of carbon dioxide and other gases such as methane, creating a 'greenhouse' effect which traps the Sun's energy causing the land and oceans to warm. The Plan contains the following strategic aims to encourage the Luppitt parish community to do its bit:

- to raise awareness of climate change and global warming within the parish and the urgent need to reduce our carbon footprint;





- to establish a 'Green Code' for Luppitt;
- to better understand the potential for increased use of sustainable energy sources;
- to support small scale, unobtrusive, renewable and low carbon energy installations providing they are sensitively sited and well screened;
- to discourage medium and larger scale schemes and projects that would have an adverse impact upon the landscape and character of the parish;
- to ensure that any new development is built to the highest 'green' technical standards.

Three new planning policies result from these aims, **CC1** to **CC3** in addition to three Community Actions **CA15** to **CA17**.

## Where can I learn more?

1. If you need more information please go to **[www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)**. On the website you will find a special online version of the Plan with voice introductions from local residents and the following documents, which are available to view or download:
  - The Luppitt Neighbourhood Plan - Final Draft
  - The Luppitt Landscape Character Assessment
  - The Transform Research Consultancy analysis of the 2018 Parish Questionnaire
  - The EDDC Local Plan
  - The AONB Management Plan
  - The AONB Design Guide for Houses
2. If you have any questions or concerns please call one of the contact numbers at the end of the Summary or drop an email to the parish clerk, Rosalind Buxton.
3. Attend an online meeting via Zoom, the details of which will be published in the Luppitt Packet.
4. To save costs, the Parish Council has printed only a few copies of the final draft. If you would like one please contact the parish clerk, Rosalind Buxton.
5. Covid-19 has prevented full scale meetings in the village hall but if there is a demand, the Parish Council will arrange one-to-one meetings in full compliance with the Covid-19 regulations for anyone who requires assistance beyond the measures offered above.

## How do I make a formal comment?

Any comments upon the Plan must be addressed to the Parish Council in writing and sent by post or email to reach the parish clerk, Rosalind Buxton, **no later than 28th May 2021**.

## What happens next?

As required by the regulations, copies of the Plan are also being distributed to statutory consultees (for example the Environment Agency). Once all comments have been received, including any from parishioners, the Parish Council will decide if further amendments should be made to the Plan.

The process will then be taken over by EDDC who will carry out what is called the Regulation 16 procedure. This includes a formal consideration of the Plan by officers of EDDC, further contact with the statutory consultees and a detailed examination of the text by a government planning inspector. Any further amendments will be referred to the Parish Council for consideration. Finally, EDDC will organise a referendum of all parish residents, which will be decided by a simple majority.

We hope the Luppitt Neighbourhood Plan will then become a reality!

## Contact details for questions and concerns:

John Thorne	Chairman, Parish Council	01404 891412
Rosalind Buxton	Parish Clerk	01404 861565
Roger Hicks	Chairman, LNP Steering Group	01404 891579
Christine Ryder	Parish Councillor	01404 892880
Michele Turner	Parish Councillor	01404 892785

## Contact details for written comments:

Rosalind Buxton	Parish Clerk	By email:	<a href="mailto:luppittclerk@yahoo.co.uk">luppittclerk@yahoo.co.uk</a>
		By post:	Courtmoor Farm
			Upottery
			Honiton
			Devon
			EX14 9QA.

## **Luppitt Neighbourhood Plan: Planning Policies**

### **Policy BC1 - Protecting Parish Facilities**

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, pub, children's playground, cricket field and tennis court) will be strongly resisted unless it can be demonstrated that there is no longer a need or demand for the facility or that it is no longer economically viable.

### **Policy NE1 - Protecting and Enhancing the Rural Landscape**

#### **1. Rural Landscape and Distant Views**

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.

#### **2. Tranquillity and Rural Nature**

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.

### **Policy NE2 - Protecting and Enhancing Natural Habitats**

#### **1. Biodiversity**

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.

#### **2. Devon Banks**

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.

### **Policy BHE1 - Protecting the Built and Historic Environment**

#### **1. Protecting Designated Heritage Assets (Listed Buildings)**

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.



## 2. Protecting Non-Designated Heritage Assets

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, will only be supported where those heritage assets are retained and protected.

### **Policy ND1 - Location Parameters for New Development**

#### 1. Brownfield Land

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.

#### 2. Flood Plain

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.

### **Policy ND2 - Materials, Design and Siting**

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:

#### 1. Adverse Impact

Development and change of land use proposals that avoid adverse and harmful impact upon the landscape, existing settlements and neighbouring properties through adverse visual impact and the effects of noise, smell, vibration or increased traffic movements.

#### 2. Design

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 to the *AONB Design Guide for Houses* is encouraged.

#### 3. Reflecting Rural Character

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.

#### 4. Siting

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.

## 5. Materials

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.

## 6. External Lighting

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.

## 7. Screening

Screening and landscaping that permanently minimises any adverse impact upon the landscape and surroundings using, wherever possible, trees, hedging, shrubs and other plants that are indigenous to Devon.

## 8. Parking

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.

## **Policy ND 3 - Housing**

### 1. Rural Exception Sites

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 77). 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.

### 2. Affordable Housing

Where a housing needs survey demonstrates a need for additional housing, any affordable housing should:

- be located on a 'rural exception site' (see ND3 (1)) within Luppitt village, as defined in Appendix 1
- comprise a mix of housing sizes and types to meet the demonstrated need
- comprise at least 66% of the total number of units
- be subject to occupancy restrictions in accordance with EDDC policy
- be designed in accordance with the *AONB Design Guide for Houses* and in conformity with the other policies in this Plan.

### 3. Open Market Housing

Where a housing needs survey demonstrates a need for additional housing, any open market housing should:

- be located on a 'rural exception site' (see ND3 (1))
- comprise small housing of up to three bedrooms
- comprise no more than 34% of the total number of units
- be designed in accordance with the *AONB Design Guide for Houses* and in conformity with the other policies in this Plan.

## **Policy ND 4 - Subdivision and Replacement of Houses**

### 1. Subdivision of Houses

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.

### 2. Replacement Dwellings

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 and in all other respects complies with the policies in this Plan. Exceptions will be considered on their merits.

## **Policy ND 5 - Conversion of Redundant Traditional Farm Buildings**

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 good craftsmanship and there is full compliance with *Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements* - and the other policies in this Plan.



### **Policy ND 6 - New-Build Business Premises**

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 which will be encouraged. 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.

### **Policy ND 7 - Holiday Cottages**

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. Other proposals that support tourism, 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.

### **Policy ND 8 - Farm Workers' Dwellings**

To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the criteria in *Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses* - can be met and that any permission is granted subject to an agricultural occupancy condition.

### **Policy ND 9 - Farm Buildings**

To assist local farming, new smaller 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 *Local Plan Policy D7 - Agricultural Buildings and Development*. If a more isolated location is unavoidable, buildings should be sited within the contours of the landscape to cause minimum visual impact and be effectively screened.

### **Policy ND 10 - Farm Diversification**

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:

### 1. Adverse Impact

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.

### 2. Intensive Animal Husbandry

Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted.

### 3. Glasshouses and Polytunnels

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.

### 4. Wedding Venues, Caravan and Festival Sites

The change of land use to wedding venues, caravan sites or festival sites will generally be resisted.

## **Policy ND 11 - HGV Traffic**

### 1. Traffic Movements

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 may be resisted.

### 2. Management Plan

To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan may be required where appropriate and provisions required for monitoring and repair.

## **Policy CC1 - Climate Change and New Development**

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 technical standards in this regard.

## **Policy CC2 - Renewable Energy Retrofit**

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 adversely affect neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration or light.

## Policy CC3 - Renewable Energy Scale

### 1. Renewable Energy Schemes

Renewable energy schemes will generally be supported if they are of a domestic/non-commercial scale or for collective parish community benefit. 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.

### 2. Wind Turbines

Wind turbines (except pole or building mounted domestic/non-commercial scale turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.

### 3. Solar Photovoltaic Panels

- 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.
- Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are well screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.
- Field-scale photovoltaic panels for commercial use will be resisted, except as in No 4. below.
- Field-scale photovoltaic panels for collective parish community benefit and decided by a majority vote of parishioners will be supported, providing they are 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 (*Landscape Conservation and Enhancement and AONBs*).

## Luppitt Neighbourhood Plan: Community Actions

### CA1 Community Action Group

The Parish Council will investigate the feasibility of organising an action group of parishioners to work with the Parish Council to:

1. actively promote existing parish facilities and services and investigate improvements and enhancements that could be made to those facilities and services;
2. identify, promote and manage projects and initiatives to help maintain a strong sense of community that embraces all parish residents.



## **CA2 Open Access**

The Parish Council will help to keep open the open access common and moorland areas and the network of public footpaths and bridleways and encourage such access to be used legally and in accordance with the Countryside Code.

## **CA3 Luppitt Commons**

The Parish Council will support the work of the Trustees of Luppitt Commons in the proper management and stewardship of the commons and the retention of their status as 'Open Access Land' under the Countryside Rights of Way Act 2000.

## **CA4 Changes to Open Access**

The Parish Council will keep parishioners informed of any changes in access to the public access areas via the Parish Council website.

## **CA5 Existing Impact**

The Parish Council will seek ways to reduce any existing impact upon the tranquillity and rural nature of the parish.

## **CA6 Keeping Luppitt Tidy**

The Parish Council will encourage residents to keep Luppitt tidy by keeping verges clear of litter, maintaining and trimming roadside banks and hedges, and maintaining the village ponds whilst recognising the need to protect wildlife and habitats.

## **CA7 Unauthorised Use of Farmland**

The Parish Council will actively work with landowners and East Devon District Council to help prevent and enforce against waste dumping, urban creep and the otherwise unauthorised use of farmland in the parish.

## **CA8 Tree Planting**

The Parish Council will encourage the planting of new, preferably native, trees particularly where existing trees are lost through disease.

## **CA9 Designated Heritage Assets (Listed Buildings)**

The Parish Council will encourage residents to maintain and preserve the fabric of designated heritage assets (Listed buildings).

**CA10 Non-Designated Heritage Assets Identified**

The Parish Council will identify and record non-designated heritage assets that contribute to the character of the parish through their age, architectural style or historical merit.

**CA11 Non-Designated Heritage Assets Maintained**

The Parish Council will encourage residents to maintain and preserve the fabric of non-designated heritage assets where it is possible and appropriate to do so, to prevent dilapidation that would detract from the parish environment and rural setting.

**CA12 St Mary's Church**

The Parish Council will support efforts to keep the fabric of St Mary's Church and its setting well-maintained and to keep it open for use.

**CA13 Housing Needs Survey**

The Parish Council will commission an independent Housing Needs Survey to determine the level of affordable and other housing required in the parish.

**CA14 Affordable Housing Delivery**

If 'need' is established and a suitable site identified, the Parish Council will investigate the feasibility, and encourage the delivery, of affordable housing.

**CA15 Information Sharing**

The Parish Council will support the provision of knowledge and information about climate change and renewable energy and make it available to parish residents through the Neighbourhood Plan website.

**CA16 'Green Code' for Luppitt**

The Parish Council will encourage parishioners to adopt and implement a 'Green Code' for Luppitt to help reduce carbon emissions, increase recycling and reduce waste.

**CA17 Monitor Opportunities**

The Parish Council will continually monitor opportunities for renewable energy within the parish.

## Luppitt Defined (An extract taken from the draft Luppitt Neighbourhood Plan)

### 'Luppitt' and 'Luppitt Village'

'Luppitt' in the context of this Plan means the wider parish of Luppitt (also referred to as 'Luppitt parish') the boundaries of which are defined on the map on P8 and include the hamlets of Beacon, Wick and Shaugh. For the purposes of affordable housing, references to 'Luppitt village' mean the road between Mount Stephens Cross (a highway 'T' junction) marked 'A' on the map on P8 and south past the village hall to Millrise Cross (a highway 'T' junction) marked 'B' on the map to include sites either side with accessibility to that road and services.

