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# LUPPITT NEIGHBOURHOOD PLAN

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The community's Plan for Luppitt parish including the village of Luppitt and the hamlets of Beacon, Wick and Shaugh

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**2021 - 2031**

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Luppitt Parish Council

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Made Version  
January 2023

# TABLE OF CONTENTS

	Page
<b>Planning Policies</b>	Index Summary 6
<b>Community Actions</b>	Index Summary 8
Acknowledgements	9
<b>1. Introduction</b>	10
1.1 The Plan Area	10
1.2 Reference Documents, Timeline and Key Dates	11
1.3 The Plan's Status	12
1.4 Sustainability	12
1.5 Delivering the Vision, Aims and Objectives	13
<b>2. Executive Summary of Key Issues</b>	14
<b>3. The Parish of Luppitt</b>	16
3.1 Introduction	16
3.2 Luppitt of the Future	17
3.3 Vision Statement	18
<b>4. A Balanced Community</b>	19
4.1 Introduction	19
4.2 Aims and Objectives	21
4.3 Housing Supply and Demand	22
4.4 Community Facilities and Services	23
4.5 Broadband	24
4.6 Economy and Employment	24
4.7 Policies	25
4.8 Community Actions	26
4.9 Policy Justification	26
<b>5. The Natural Environment</b>	28
5.1 Introduction	28
5.2 Aims and Objectives	29
5.3 Protecting the Natural Environment	31
5.4 Unauthorised Use of Farmland	32
5.5 Habitats	32
5.6 The Commons	33
5.7 Public Access	34
5.8 Blackdown Hills AONB Management Plan	34
5.9 Policies	36
5.10 Community Actions	36
5.11 Policy Justification	37

<b>6. The Built and Historic Environment</b>	<b>39</b>
6.1 Introduction	39
6.2 Aims and Objectives	39
6.3 Luppitt's Vernacular Style	40
6.4 Designated Heritage Assets	42
6.5 Non-Designated Heritage Assets	43
6.6 Community Actions	44
6.7 Policy Position	44
<b>7. New Development and Change of Land Use</b>	<b>46</b>
7.1 Introduction	46
7.2 Aims and Objectives	47
7.3 General Planning Principles	49
7.4 Planning Applications and Guidance	50
7.5 Understanding the Policies:	50
1. Siting, Design and Scale	50
2. Flood Plain	51
3. Open Market Housing	51
Replacement Dwellings	52
Self-Build Houses	52
4. Affordable Housing	53
Rural Exception Sites	53
5. Conversion of Traditional Farm Buildings	55
6. Extensions and Annexes	56
7. Subdivision of Houses	56
8. Business Premises	56
9. Holiday Accommodation	57
10. Farm Buildings and Ancillary Structures	57
11. Farm Dwellings and Agricultural Occupancy Conditions (AOC)	59
12. Farming Diversification	59
13. The Construction Process	59
14. Roads and Lanes	60
7.6 Policies	61
7.7 Community Actions	66
7.8 Policy Justification	66
<b>8. Climate Change</b>	<b>69</b>
8.1 Introduction	69
8.2 Aims and Objectives	69
8.3 Global Warming	69
8.4 The Need to Reduce Carbon (CO <sub>2</sub> ) Emissions	70
8.5 Devon Climate Change Emergency Declaration	70

8.6 Renewable Energy	71
8.7 'Green Code' for Luppitt	71
8.8 Opportunities for Renewable Energy	72
8.9 New Development	73
8.10 Existing Buildings	73
8.11 Policies	74
8.12 Community Actions	75
8.13 Policy Justification	75

**9. Further Information** 77



Greenway Lane - An approach to Luppitt

# APPENDICES

	Page
Appendix 1. Definitions	78
Appendix 2. The Consultation Process and Procedural Stages	82
Appendix 3. Population and Parish Statistics	88
Appendix 4. Listed Buildings and Monuments	90
Appendix 5. Traditional Local Building Materials	93
Appendix 6. Local Species	95
Appendix 7. History of Luppitt Commons	97
Appendix 8. 2018 Luppitt Parish Questionnaire Summary	99
Appendix 9. Map - Natural Parish Features	100
Appendix 10. Map - Landscape Character	101
Appendix 11. Map - Parish Tithe Map	102
Appendix 12. Map - Parish Flood Map	103
Appendix 13. Local Plan Extract: Agricultural Buildings	104
Appendix 14. Local Plan Extract: Farm Workers Dwellings	105
Appendix 15. Local Plan Extract: Re-use of Traditional Farm Buildings	107
Appendix 16. Map - Luppitt Access Map	109
Appendix 17. Parish Facilities	110
Appendix 18. Luppitt Landscape Character Assessment	111

# PLANNING POLICIES - INDEX

	Page
<b>BC1 Protecting Parish Facilities</b>	25
1. Existing Facilities	
2. New Facilities	
<b>NE1 Protecting and Enhancing the Rural Landscape</b>	36
1. Rural Landscape and Distant Views	
2. Tranquility and Rural Nature	
<b>NE2 Protecting and Enhancing Natural Habitats</b>	36
1. Biodiversity	
2. Devon Banks	
<b>ND1 Location Parameter for New Development</b>	61
<b>ND2 Materials, Design and Siting</b>	61
1. Adverse Impact	
2. Design	
3. Reflecting Rural Character	
4. Siting	
5. Materials	
6. External Lighting	
7. Screening	
8. Parking	
9. Carbon Reduction	
<b>ND3 Housing</b>	63
<b>ND4 Subdivisions, Extensions, Annexes and Replacement Dwellings</b>	63
1. Subdivision of Houses	
2. Replacement Dwellings	
3. Extensions and Annexes	
<b>ND5 Holiday Accommodation</b>	64
<b>ND6 Farm Buildings</b>	64
<b>ND7 Farm Diversification</b>	65
<b>ND8 Traffic Movements Including HGV's</b>	65
1. Traffic Movements	
2. Management Plan	

<b>CC1</b>	<b>Renewable Energy Retrofit</b>	74
<b>CC2</b>	<b>Renewable Energy Schemes</b>	74
	1. Renewable Energy Schemes	
	2. Wind Turbines	
	3. Solar Photovoltaic Panels	



Red Ruby Devon's on Dumpdon Hill

# COMMUNITY ACTIONS - INDEX

	Page
<b>4.8 A Balanced Community</b>	
CA1    Community Action Group	26
<b>5.10 The Natural Environment</b>	
CA2    Open Access	36
CA3    Luppitt Commons	36
CA4    Changes to Open Access	37
CA5    Existing Impact	37
CA6    Keeping Luppitt Tidy	37
CA7    Unauthorised Use of Farmland	37
CA8    Tree Planting	37
<b>6.6 The Built and Historic Environment</b>	
CA9    Designated Heritage Assets (Listed Buildings)	44
CA10   Non-Designated Heritage Assets Identified	44
CA11   Non-Designated Heritage Assets Maintained	44
CA12   St Mary's Church	44
<b>7.7 New Development and Change of Land Use</b>	
CA13   Housing Needs Survey	66
CA14   Affordable Housing Delivery	66
<b>8.12 Climate Change</b>	
CA15   Information Sharing	75
CA16   'Green Code' for Luppitt	75
CA17   Monitoring Opportunities	75



# THE LUPPITT NEIGHBOURHOOD PLAN 2021 - 2031

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 proof readers 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

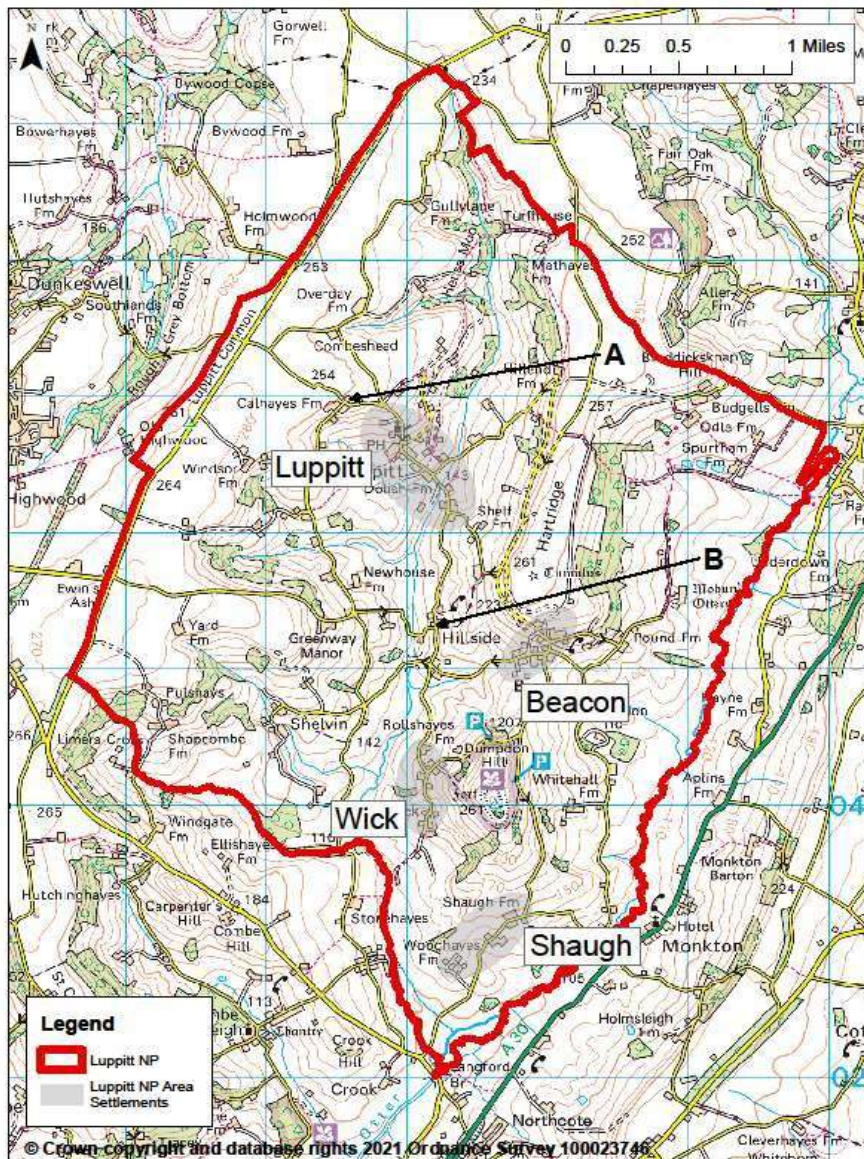
October 2022

Cover Photo: Trevor Bevan

# 1. Introduction

## 1.1 The Plan Area

The Luppitt Neighbourhood Plan is the community's Plan for the parish of Luppitt, which includes Luppitt village 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

See Appendix 1 for relevance of points A and B under the definition 'Luppitt village'

## 1.2 Reference Documents, 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>1</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 by Exeter based consultants, *Transform Research Consultancy Ltd*, and the results in their comprehensive report, **'Luppitt Parish Residents Survey 2018'**<sup>2</sup>, 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 the final draft.

In April 2019, the Parish Council commissioned the **'Luppitt Landscape Character Assessment'** <sup>3</sup> to record the essential character of the parish, its landscape and settlements. This was carried out by *Fiona Fyffe Associates* of Nottingham.

Following consideration of the amended Plan text, the Parish Council, having made further amendments, finally signed off the draft in February 2021. The amended draft was then circulated to statutory and other consultees and at the same time a printed 20 page synopsis was distributed to every parish household and business. As a result, further amendments were incorporated into the draft in August 2021. With all amendments finally made, the final version was approved for submission by the Parish Council in October 2021. The supporting documents, the 'Consultation Statement' and the 'Basic Conditions Statement', were completed in the following months and the **'Luppitt Neighbourhood Plan - Submission Version dated February 2022'** with supporting documents were ready for submission in February 2022. A comprehensive review of the consultation process is included in Appendix 2 - The Consultation Process.

The 'submission version', and all supporting documents, were submitted by EDDC to independent examiner Mary O'Rourke BA (Hons) DipTP MRTPI in August 2022. The text was further modified in accordance with the examiner's report and then on 5th October 2022 the 'Luppitt Neighbourhood Plan' was unanimously approved by a cabinet meeting of the council to go forward to a parish referendum.

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<sup>1</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

<sup>2</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

<sup>3</sup> See Appendix 18 and [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

### 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>4</sup> in that, once adopted, they form part of the statutory **Development Plan**<sup>5</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>6</sup> which sets out the Government's planning principles for England (last revised 2021), and the **National Planning Practice Guidance (NPPG)**<sup>7</sup> which is a library of 'live' guidance notes that clarify the planning principles in the NPPF. The mid-tier is currently the **East Devon Local Plan (2013-2031)**<sup>8</sup> adopted in 2016, which contains detailed planning policies for the East Devon area, including Luppitt. It is with reference to this Plan that the Neighbourhood Plan has been prepared and examined. However, it should be noted that the Local Plan is in the process of being replaced. The first working draft was presented to EDDC's Strategic Planning Committee in December 2021. Consultations on the new Plan are being carried out in 2022/23, with Plan adoption currently scheduled for 2024. The lower tier is provided by **Neighbourhood Plans**, which contain policies relevant only to a particular parish, village, or town. Luppitt Parish Council will work with East Devon District Council to consider the relationship between this plan and the new Local Plan as it emerges.

Other useful advice and guidance can be found in the **Blackdown Hills Area of Outstanding Natural Beauty (AONB) Management Plan**<sup>9</sup> and the **Design Guide for Houses**<sup>10</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*'.

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<sup>4</sup> Example - The Luppitt Parish Plan 2009

<sup>5</sup> Appendix 1 - Definitions

<sup>6</sup> Available at [www.gov.uk](http://www.gov.uk)

<sup>7</sup> Available at [www.gov.uk](http://www.gov.uk)

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

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

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

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.

## 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:

<b>The Vision</b>	Sets out the community's aspirations for the period to 2031 See <a href="#">Vision Statement (Text on a green background)</a>
<b>Aims and Objectives</b>	'Aims' summarise the strategic goals and 'Objectives' describe how those aims will be achieved. See <a href="#">Aims and Objectives (Text on white background)</a>
<b>Planning Policies</b>	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 <a href="#">Planning Policies (Bold text on a grey background)</a>
<b>Community Actions</b>	Non-statutory (non-enforceable) positive actions and projects to improve the quality of parish life. See <a href="#">Community Actions (Text on a light blue background)</a>

## 2. Executive Summary of Key Issues

1. In planning terms, Luppitt parish is defined as a '*countryside area*'<sup>11</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 in respect of planning matters.
2. 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.
3. 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 can lead existing owners to remain in houses too large for their needs, limiting the availability of houses for other residents.
4. The conversion of local properties to holiday lets and the demand for weekend homes make life all the more difficult for local families.
5. 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.
6. 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.
7. 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.
8. 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.

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<sup>11</sup> Local Plan - Strategies 7 and 27 at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

9. Whilst the internet is now considered by most to be an essential utility service, 'broadband' remains a problem for some in the parish with slow and intermittent service, limited data and in some cases a non-existent signal.
10. 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.
11. EDDC recognises that the villages and rural communities help to define the character of East Devon. 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. The parish council considers these characteristics apply to Luppitt parish.



Luppitt Village Centre

# 3. The Parish of Luppitt

## 3.1 Introduction

Luppitt<sup>12</sup> 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>13</sup>.



Map Courtesy of Blackdown Hills AONB

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 are high open common land in addition to the hundreds of acres of mainly grazing farmland in ancient small fields.<sup>14</sup> All this is overlaid with a network of public footpaths and bridleways and lies 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

<sup>12</sup> See Appendix 1 for definitions of 'Luppitt' and 'Luppitt village'

<sup>13</sup> Appendix 3 - Population and Parish Statistics

<sup>14</sup> Appendix 11 - Field boundaries have hardly changed since the 1860's Parish Tithe Map



distinctive Dumpdon Hill, with an Iron Age fort at the top (800 feet, and owned and managed by the National Trust) overlooks the valleys of the River Otter and the River Love both within the parish boundary. Hense Moor Common and Hense Moor Meadow are Sites of Special Scientific Interest (SSSI) and provide 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>15</sup>. See **Luppitt Landscape Character Assessment**<sup>16</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 a 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 new residents, 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.

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<sup>15</sup> Appendix 9 - Natural Parish Features and also Appendix 10 - Landscape Character Map

<sup>16</sup> Appendix 18 - Luppitt Landscape Character Assessment

### **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 advances 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 tranquility 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.



St Mary's 14th Century Church

# 4. A Balanced Community

## 4.1 Introduction

The Luppitt parish community, like other rural communities, faces particular neighbourhood challenges to its vitality and sustainability. These stem in the main from a relatively inflexible housing supply which is unaffordable for the younger generation, few local employment opportunities, limited parish facilities, a lack of public transport, patchy broadband and sparse local authority services. The Government acknowledges this dilemma in *National Planning Practice Framework - 'Rural Housing'* which states:

*'A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.'*

In considering the smaller villages and hamlets of East Devon, the Local Plan sets out EDDC's position:

Paragraph 15.19 recognises the scope for limited development - *'In rural areas and beyond our villages the policy approach is one of development constraint and countryside conservation whilst recognising the needs of those who live or work there. There will be scope for small villages without Built-up Area Boundaries (BUAB) to benefit from limited development specifically to meet a proven local need, for instance for affordable housing or local employment'*.

Paragraph 15.20 recognises the need for local facilities - *'these locations cannot meet residents' daily requirements but improvements to the range of services and facilities which they offer will be encouraged.'*

Community facilities in Luppitt are limited and the stock of housing has remained fairly static over many years. Despite this, Luppitt can still identify with the Government's description as *'a thriving, rural community in a living working countryside'*. For that to continue, however, some improvement in housing supply, local facilities, employment and the availability of reliable broadband is necessary. The community in Luppitt is ageing as the younger generation is priced out of the limited housing stock and moves away. Meanwhile, available property tends to be purchased by non-residents leading to growing numbers of new parish residents. The once largely self-sufficient farming community has become almost totally reliant upon the car or van deliveries for its basic needs. These factors are all too common in rural communities and have become part of the modern dilemma, summarised as set out overleaf.

- Continued inflation in property prices excludes many residents, especially the younger generation, from owning their own homes and, therefore, forces dependents to move out of the area. A positive approach to the provision of at least some truly affordable housing could help redress the balance in an ageing local population and allow younger parish dependents to remain within the community.
- The rural peace and tranquillity of East Devon attracts non-resident second home owners, and some dwellings have become holiday letting cottages - such demand effectively reduces housing stock for resident occupation. Whilst little can be done to prevent new residents from purchasing local houses and farms as second homes, planning policies through this Neighbourhood Plan could influence the outcome of planning applications for holiday cottages, where planning permission for change of use is required.
- Local facilities are quite limited but, with the exception of the loss of the school and post office, this has always been the case. The results of the *2018 Luppitt Parish Questionnaire* reaffirmed that roughly half of the community wishes it to remain that way with the other half seeking some new facilities including specifically a village shop and a more active pub. The addition of some further local facilities could reduce road trips and pollution and increase the sense of village community and improve self-reliance.
- Businesses and homeowners require fast and reliable broadband to carry out everyday activity. The current broadband service does not compare with the services available in some urban areas. Well-organised, sustained pressure on the Government, local authority, and the service providers could help to speed up delivery of a top quality service suitable for modern needs.
- Opportunities for employment in Luppitt are currently limited to a handful of local businesses. The re-use of redundant traditional farm buildings for small-scale business and industrial use, combined with a positive stance towards attracting new enterprise, could increase the potential for local employment. This in turn will improve village vitality and sustainability by retaining the younger generation in the parish and reducing car journeys.

This Neighbourhood Plan seeks to address these imbalances through parish-focused planning policies and community actions. However the results of the *2018 Luppitt Parish Questionnaire* made clear that any improvement in housing, facilities or employment must be balanced with the overriding desire to protect the landscape, natural environment and character of Luppitt for future generations.

## 4.2 Aims and Objectives

Aims	Objectives
1. To enhance the vitality of the parish whilst protecting the natural environment and landscape.	1.1 Through the policies in this Plan the Parish Council will take a positive stance towards retaining the younger generation in the parish whilst addressing the needs of the older generation and working towards a well-balanced community within a framework of protection for the natural environment and landscape.
2. To maintain and enhance a strong sense of 'community' within the parish.	<p>2.1 The Parish Council will investigate the feasibility of organising an action group of parishioners to work with the Parish Council to identify projects and initiatives to help maintain a strong sense of community that embraces both existing and new residents.</p> <p>2.2 The Parish Council will resist the further loss of local facilities and services.</p> <p>2.3 The use of existing parish facilities will be encouraged and promoted.</p>
3. To improve 'broadband' services across the parish	<p>3.1 The Parish Council will work to establish the coverage and quality of 'broadband' across the parish.</p> <p>3.2 The Parish Council will keep abreast of the availability of broadband services within the parish.</p>
4. To support commerce within the parish whilst protecting the natural environment and landscape.	<p>4.1 Take a positive stance towards small-scale farm 'diversification' where additional local employment can be created and there is no harm to the landscape and neighbouring properties.</p> <p>4.2 Resist large scale and intensive proposals for agricultural, horticultural, haulage and contracting business and other commerce that may have an adverse effect upon the character of the parish.</p>

Aims	Objectives
	4.3 Encourage the re-use of redundant traditional farm buildings in appropriate locations for conversion to small-scale business uses and tourism.

### 4.3 Housing Supply and Demand

The last survey of housing was undertaken as part of the 2011 census<sup>17</sup>. It found 202 dwellings in Luppitt of which 143 were detached houses, 42 semi-detached, 13 terraced and 4 were flats. There are no permanent caravans and the figures above include a small group of council houses at Millrise, several of which are now in private ownership. Around 30 properties (15% of the total supply) are either second homes or holiday cottages, so the permanent resident population lives in 172 households (2.68 persons per household). Of these, 134 properties are owner occupied, 19 are privately rented and the remaining 19 are either social or 'other' rented, based upon the latest data.

Over the last ten years, roughly 20 applications for new dwellings (including replacements and conversions) were approved. However, whilst physical supply has increased marginally, the actual availability of the housing stock for parish residents has tended to diminish, as properties have been converted to holiday cottages or houses used only at weekends by those normally domiciled elsewhere. Whilst little can be done to limit second homes through the planning process, a balance must be struck between the provision of holiday letting cottages that make a contribution to the local economy and the use of that same unit of accommodation were it to be used for local resident housing.

In addressing this issue the *2018 Luppitt Parish Questionnaire* found that a majority (68%) of the community agreed that there is a need for more homes in the parish in the period to 2031. It also found that an overwhelming majority (83%) had a strong preference for any new development to take place on brownfield<sup>18</sup>, rather than greenfield land (farmland, woodland and amenity land), and considered that the types of housing to be most beneficial to the community would be affordable housing, smaller open market housing, farm dwellings subject to an Agricultural Occupancy Condition (AOC) and annexes. Housing is discussed more fully in Section 7. 'New Development and Change of Land Use' and it is important that the views of the parish community are a primary consideration when planning applications for development are made to help correct a growing imbalance in housing supply.

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<sup>17</sup> Appendix 3 - Population and Parish Statistics

<sup>18</sup> Appendix 1 - Definitions

## 4.4 Community Facilities and Services

Luppitt is a lightly populated parish that has never had the critical mass to support a wide range of facilities. In the past, it had a busy post office and village school but, in common with many other rural communities, closure of both was decided by administrations outside the parish. In the distant past, each household was more or less self-sufficient, growing their own vegetables, baking bread, and buying locally produced milk, butter, meat and eggs. These were the characteristics of a 'sustainable' community.

Today, parish facilities include a village hall, The Luppitt Inn (currently closed), a children's playground at the village hall, the Millrise recreation ground, cricket field, and St Mary's Church. Most of these are normally well used, as are the local footpaths and bridleways and the 'open access' areas including Hartridge and Dumpdon Hill. As to whether additional facilities should be encouraged, the community was fairly evenly split<sup>19</sup> in its response to the *2018 Luppitt Parish Questionnaire*. 51% felt that the limited facilities help to protect the undeveloped charm and beauty of the parish given that, in planning terms, the lack of essential facilities defines the parish as 'unsustainable' and, therefore, unsuitable for further development. The opposing view (49%) was almost equally strong in its wish to see transport used less and the community become a little more self-sufficient with suggestions for additional facilities including a community-owned shop or mobile shop, a 'lively' pub selling food, a bus service and additional leisure and sport facilities. Such facilities can provide for the wellbeing of the community and play an important role in the development of a vibrant and sustainable neighbourhood.

As to the way forward, it is recognised that the need to use certain facilities outside the parish (supermarkets, health services, schools and transport connections) will always make some car trips inevitable. Further, as the technological world continues to develop at a pace, groceries and all manner of purchases can be ordered on-line and swiftly delivered by van or lorry. Far from the self-sufficient past, this is the new reality. An improvement in village facilities through the enhancement of existing facilities and, possibly some additional facilities in the future, will help to increase a sense of place and provide opportunities for people to meet and interact socially. As community spirit improves and village participation by individuals increases, a more balanced and healthy community will develop. It is, therefore, expected that the Parish Council and the community will continue to support and encourage the use of the existing facilities and to enhance and improve those facilities where appropriate to reflect growing demand and to resist the loss of existing facilities.

The Community Infrastructure Levy (CIL) is a charge that arises out of planning permissions for built development. The levy is collected by the local planning authority and pooled to fund local infrastructure projects. With a Neighbourhood Plan in place, 25% of the CIL collected in respect of planning permissions within Luppitt parish would

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<sup>19</sup> Transform Research Analysis Report available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

be retained for the benefit of the parish and could help to fund local community facilities.

## 4.5 Broadband

The broadband service in Luppitt is variable. For some it is good, but for others it is slow, unreliable or non-existent. The lack of a universal, fast and reliable service is a serious issue for those wishing to set up in business or work from home, and frustrating for those who simply wish to keep in touch via the internet and to use its services. Future improvements towards superfast broadband will be encouraged and supported by the Parish Council where it is sensitively sited and sympathetically designed.

## 4.6 Economy and Employment

Analysis of the *2018 Luppitt Parish Questionnaire*<sup>20</sup> shows that only 48% of parish residents are economically active, i.e. in full- or part-time employment, self-employed or currently unemployed. 27% are economically inactive, i.e. typically retired, and 18% are in full-time education, i.e. at school, college, university or on a training scheme. Of the remaining 7%, some are carers and others look after the home.

Farming continues to be an important influence upon the character of Luppitt, but the local economy is now far less reliant upon agriculture for local employment. Most commercial farms are owned and operated by local families with little non-family employment except for seasonal contracting. Lifestyle and hobby farmers also tend only to employ contractors occasionally, which together results in very few full-time employees working in the local farming enterprises. Today, less than 20% of the local population are employed in 'agriculture', which includes both farming and contracting.<sup>21</sup> A hundred years ago it would have been closer to 100%.

It is acknowledged that many farms in the region are under financial pressure. Such pressure to survive inevitably leads to changes in farming practices and for some to consider 'diversification' into non-farming areas of business. This in turn may present challenges for the planning system. The Parish Council will look carefully at proposed schemes and support diversification where it can, particularly schemes that create local employment, providing that such proposals comply with the policies in this Plan and do not have an adverse impact upon neighbouring properties or the landscape. However, intensive enterprises in agriculture, contracting or horticulture will generally not be supported as they are considered likely to be harmful to the established rural character of the parish and the AONB protected landscape<sup>22</sup>.

Larger non-farming employers in Luppitt include the Otter Brewery (employing around 35 full-time staff) and the Woodhayes Rural Business Centre which provides office units for letting and meeting rooms and is home to the local NFU office. Other employers include A R Tucker (agricultural contractors); and Paul Prettejohn (garden and agricultural machinery specialists).

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<sup>20</sup> Transform Research Analysis Report available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

<sup>21</sup> Appendix 3 Population and Parish Statistics

<sup>22</sup> Appendix 18 - Luppitt Landscape Character Assessment



The extent to which further business will be attracted to Luppitt in the future is partly a matter of market forces, but the availability of business accommodation is a key element for those not wishing or able to work from home. Opportunities may exist for the re-use of redundant traditional farm buildings for conversion to small office/business units, artisan workshops, art studios, and live/work units. In the interests of creating additional vitality in the parish, the Parish Council will generally support small-scale employment generating schemes, where proposals comply with the policies in this Plan and do not adversely affect neighbouring properties or the landscape.

Scale is important, and the Parish Council will resist applications for large scale businesses, industrial or distribution schemes which are seen as too large and out of character with Luppitt's rural environment. Parish 'character' is independently described and recorded in the *Luppitt Landscape Character Assessment*<sup>23</sup> and its 'rural environment' is further described in the *Blackdown Hills AONB Management Plan*<sup>24</sup>. Tourism is a sector through which Luppitt contributes to the local economy via several holiday cottages scattered across the parish. The extent to which support will be given to planning applications for holiday accommodation in the future is discussed in Section 7.

#### 4.7 Policies - A Balanced Community

##### Policy BC1 – Protecting Parish Facilities

**1. Existing Facilities** Proposals leading to the loss or change of use of an existing community facility (including, but not limited to, the recreation ground at Millrise, the children's playground at the village hall, St Mary's Church, the village hall and The Luppitt Inn<sup>25</sup> ) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months' marketing there is no longer a need or demand for the facility and that it is no longer economically viable<sup>26</sup>.

**2. New Facilities** Limited new facilities (including, but not limited to, a community shop, pub serving food and a crèche/nursery) will generally be supported where community support can be demonstrated.

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<sup>23</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>24</sup> [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

<sup>25</sup> Appendix 17 - Local Facilities Map

<sup>26</sup> See 'Marketing Strategy Statement' guidance published by EDDC – [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## 4.8 Community Actions - A Balanced Community

### 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:

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

## 4.9 Policy Justification

A thorough consideration of the basic issues and concerns facing the Luppitt parish community was undertaken through public consultation. This included many hours of discussion in steering group and sub-group meetings and opinions recorded in the responses to the *2018 Luppitt Parish Questionnaire*. The key output from the questionnaire, as analysed by *Transform Research Consultancy Ltd*,<sup>27</sup> is summarised in Appendix 8. Proposals to address these concerns are in general conformity with the National Planning Policy Framework:

NPPF Policy - '*Supporting a Prosperous Rural Economy*'

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The Local Plan is also supportive:

*Local Plan Policy - Strategy 4 Balanced Communities*

*By balanced communities we mean that in any area or neighbourhood there is a match between jobs, homes, education, and social and community facilities. Ideally these should complement the range of ages of the resident population*

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<sup>27</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

*and have appropriate access for those with disabilities. Key components of a balanced community include:*

*a) Securing employment provision across East Devon - this should reduce the need for commuting - where housing is proposed we will require new job provision.*

*b) Securing social, educational, green infrastructure and health and community facilities - these facilities play a central part in community life and new housing should help secure their provision and keep the community vibrant and viable by making financial contributions towards their provision or by providing such facilities on site where necessary.*

*c) Getting more age-balanced communities - many East Devon communities have an overtly aged population profile. Where this is the case we will encourage residential development that will be suited to or provide for younger people and younger families.*



Houses at Millrise

# 5. The Natural Environment

## 5.1 Introduction

Protection of the natural environment and the landscape 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 dark skies. The strategic aims and policies that follow seek to strengthen that protection for generations to come, in addition to the environmental policies of the EDDC Local Plan and the principles and policies of the Blackdown Hills Area of Outstanding Natural Beauty (AONB).

Luppitt is a rural parish of hills and river valleys, narrow lanes and high Devon banks all of which give a sense of unaltered timelessness. The River Otter forms much of the eastern boundary and the River Love runs down the parish spine to join the Otter at Langford Bridge. Any visitor will be struck by the dramatic ridge of Hartridge Common, the spectacular rise of Dumpdon Hill and the rolling contours of Hense Moor Common<sup>28</sup>. The A30/A303 trunk road sweeps past further east and the A35 is to the south, but the parish itself is not troubled by through traffic.

The parish has a long agricultural history and the field patterns that we see today have hardly changed in generations of farming, as can be seen by comparison with the Parish Tithe Map of the mid 1800's<sup>29</sup>. The distinctive 'Blackdown' hedgerow field enclosures are a fundamental feature of the local landscape as well as being vital for wildlife. A particular concern of the community is the retention of these traditional and ancient hedge banks. Devon hedges (usually referred to as 'Devon Banks'<sup>30</sup>) are a common feature of the landscape in Luppitt.



Typical 'Devon Bank'

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<sup>28</sup> Appendix 9 - Natural Parish Features

<sup>29</sup> Appendix 11 - Parish Tithe Map

<sup>30</sup> See Appendix 1 - Definitions and also Appendix 6, Part 2

They are usually formed of an earth bank faced with either stone or turf and topped with bushes or shrubs and the occasional tree. They are usually very old and play an important role as stock-proof barriers and shelter for livestock and crops. Importantly they provide the natural habitat for a broad biodiversity of insects, animals and Devon flora and fauna. The farming community and other landowners in the parish play a key role in maintaining the integrity of these important features and the successful conservation of the hedges is critical to maintaining the special character of Luppitt's landscape.

## 5.2 Aims and Objectives

The issues relating to the natural environment raised through the consultation process have been summarised into the following strategic aims designed to protect the natural environment and its ecology, the tranquillity of the parish, its far reaching views and dark skies. Detailed objectives have been agreed as a way of delivering those aims through planning policies and community actions.

Aims	Objectives
<p>1. To protect and enhance the natural environment, its ecology and biodiversity.</p>	<p>1.1 Support and encourage 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.</p>
	<p>1.2 Support the work of the National Trust in the proper management of the top of Dumpdon Hill and the retention of its status as Open Access Land under the Countryside Rights of Way Act 2000.</p>
	<p>1.3 Support the work of Natural England to protect and enhance the biodiversity of Hense Moor Common and Hense Moor Meadow and to preserve their SSSI status.</p>
	<p>1.4 Support the work of The Blackdown Hills AONB Partnership to protect the AONB landscape's natural beauty.</p>
	<p>1.5 Support the work of Devon Wildlife Trust in managing 'The Rough', a small nature reserve on the north side of Dumpdon Hill.</p>
	<p>1.6 Encourage local farmers and landowners to join appropriate countryside management schemes to further protect and enhance the parish's landscape.</p>

Aims	Objectives
	1.7 Require biodiversity enhancement measures to compensate for any habitat loss, to ensure as a minimum no net loss of biodiversity value.
	1.8 Keep parishioners informed of work and improvements being carried out on the Commons and other public access land.
	1.9 Support East Devon District Council in preventing waste dumping and 'urban creep' <sup>31</sup> in the parish.
2. To protect the tranquillity of the parish and its rural nature.	<p data-bbox="823 680 1439 846">2.1 Ensure that the special rural characteristics of the parish are respected in any planning permission granted for new development.</p> <p data-bbox="823 846 1439 981">2.2 Resist any development that is likely to adversely impact upon the tranquillity and rural nature of the parish.</p> <p data-bbox="823 981 1439 1113">2.3 Seek ways to reduce any existing adverse impact upon the tranquillity and rural nature of the parish.</p>
3. To protect the far reaching rural views and maintain dark skies	<p data-bbox="823 1113 1439 1375">3.1 Ensure that any future development (residential, commercial or farm related) is sympathetically sited within the contours of the land so as to cause no significant adverse impact upon the rural landscape and distant views.</p> <p data-bbox="823 1375 1439 1713">3.2 Ensure that any future new development (residential, commercial or farm related) is designed in such a manner so as to cause no significant adverse impact upon the rural landscape and distant views by the use of appropriate building materials, natural and introduced screening, appropriate building heights and massing.</p>

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<sup>31</sup> Appendix 1 - Definitions

Aims	Objectives
	<p>3.3 Ensure where possible that building materials and screening materials and plant species used accord with the preferred lists of local materials and local Devon plant species in this Plan (Appendices 5 and 6).</p> <p>3.4 Resist any development that has an adverse impact upon the rural landscape and far reaching views.</p> <p>3.5 Resist any development that does not maintain dark skies and increases light or sound pollution.</p> <p>3.6 Ensure that any new housing is designed in accordance with the <i>'Blackdown Hills AONB Design Guide for Houses'</i><sup>32</sup> and the specific guidance contained in this plan.</p> <p>3.7 Ensure that any new development takes account of the principles and policies in the <i>'Blackdown Hills AONB Management Plan'</i><sup>33</sup> and the <i>'Luppitt Landscape Character Assessment'</i><sup>34</sup>.</p>
4. Public Access	4.1 Maintain public access to the open areas and network of footpaths and bridleways providing that such access is used legally and in accordance with the Countryside Code.

### 5.3 Protecting the Natural Environment

It follows that such a unique environment must be protected against inappropriate development. This is the overriding objective for the community, and the policies in this plan have been developed to ensure that any future development is properly and sensitively sited within the contours of the landscape; of appropriate size and mass; and well-designed and constructed to fit discreetly and sympathetically into groupings of existing buildings.<sup>35 36</sup> Where screening<sup>37</sup> is appropriate, hedging, trees and plants and other materials local to the area should be used. The expected height and effectiveness of such screening, relative to the scale of development, will be a material

<sup>32</sup> Available from the Blackdown Hills AONB

<sup>33</sup> Available from the Blackdown Hills AONB

<sup>34</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>35</sup> See *'What Makes a View'* by Fiona Fyfe Associates available at [www.blackdownhillsaonb.org.co](http://www.blackdownhillsaonb.org.co)

<sup>36</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>37</sup> Appendix 1 - Definitions

consideration in determining the outcome of any application for development within the parish.<sup>38</sup>

To further protect local ecology, habitats and wetlands and also prevent unnecessary damage by flooding, development in the flood plains of the River Otter and River Love will be strongly resisted<sup>39</sup>.

## **5.4 Unauthorised Use of Farmland**

On occasion, landowners may inappropriately allow agricultural land to be used for non-agricultural purposes. This can be a subtle and temporary or more obvious and permanent attempt to change land use through the storing and use of caravans, cars, sheds, tents, containers, building materials and other non-agricultural paraphernalia on agricultural land, in addition to the dumping of rubbish and waste products. The result can be an unsightly impact upon the countryside, including 'urban creep'<sup>40</sup>, and the Parish Council will work with landowners and East Devon District Council to help prevent and enforce against such unauthorised change in land use.

## **5.5 Habitats**

Luppitt parish is an unspoilt rural area and a stronghold for rare habitats and precious species. The undulating shape of the landscape, intersected with river valleys and dotted with springs, is the result of a unique geology<sup>41</sup>. Habitats found here include heath-land and mire; hay meadows and grasslands; hedgerows; wet woodlands; ancient broad-leaved woodlands, wetlands, rivers and streams. These habitats support an important variety of species including rare butterflies, birds, invertebrates, lizards and native mammals such as dormice and bats. The area is particularly rich in plant life, including rare orchids and mire species such as sundew. Remarkably, beavers have recently been established on the River Otter and in other parts of the parish as part of a Government supported breeding scheme. This will lead to new habitats being naturally created for amphibians and wildfowl. Protection of habitats is vitally important and as a general principle the Parish Council will not support schemes which will result in a loss of habitat unless adequate biodiversity enhancements are provided as compensation.

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<sup>38</sup> Appendix 6 - Local Species.

<sup>39</sup> Section 7 New Development and Land Use Change and also Appendix 12 - Flood Plain Map

<sup>40</sup> Appendix 1 - Definitions

<sup>41</sup> Appendix 10 - Landscape Character Map and Appendix 18 - Luppitt Landscape Character Assessment





Springtime in Luppitt

## 5.6 The Commons

The Commons form a significant part of the natural environment in Luppitt<sup>42</sup>. The Luppitt Commoners Trust owns the three large Commons (Luppitt Common, Hense Moor Common and Hartridge all on Commons Register CL41) and three very small Commons (Wick Green CL43, Wick Common CL44 and Ford Bridge CL45) which together amount to around 650 acres (263ha). Hense Moor Common and a small section of Hartridge Common are presently managed under a 10-year Countryside Stewardship Scheme (2018-2028), the aim being to improve these areas for wildlife and grazing. The scheme is run in conjunction with Natural England with a strict action plan for each year. Since 1986, Hense Moor Common (92.5ha) has been a Site of Special Scientific Interest (SSSI)<sup>43</sup> supporting many rare plants and the internationally rare Marsh Fritillary.



Marsh Fritillary

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<sup>42</sup> See Appendix 7 - History of the Commons

<sup>43</sup> Appendix 1 - Definitions

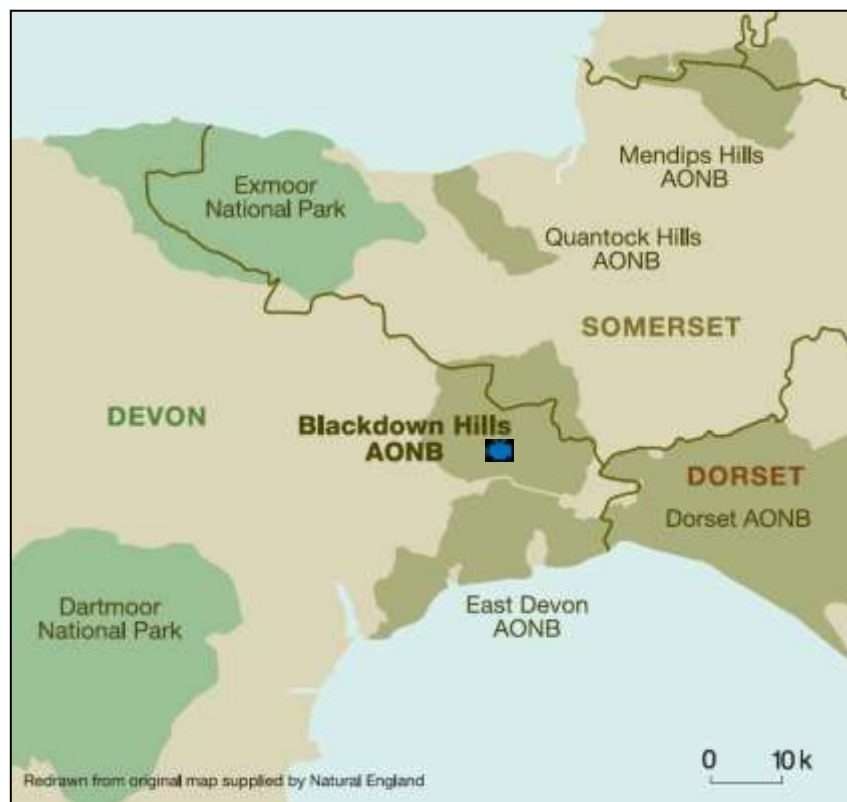
As a result of successful management, there has been a noticeable improvement in wildlife and flora in this part of Luppitt. The Commons are privately owned by the Trust but as commons registered under the 1965 Commons Registration Act open access is allowed to members of the public under The Countryside and Rights of Way Act 2000.

## 5.7 Public Access

The parish of Luppitt offers some of the most outstanding views in the county and it is important that these are fully enjoyed by walkers and other visitors to the area. The Parish Council is committed to maintaining public access to the open areas in the parish including Dumpdon Hill, Hartridge Common, and Hense Moor Common, in addition to the wider network of public footpaths and bridleways that cross private farmland. See Appendix 16 - Luppitt Access Map. The condition of the public access routes is reported upon regularly and action taken as necessary to keep routes open. The Parish Council will support landowners in encouraging the legal and proper use of footpaths in accordance with the Countryside Code (issued by Natural England) with proper respect for livestock, farmers and other users.

## 5.8 Blackdown Hills AONB Management Plan

In a wider context, Luppitt is part of the 'Blackdown Hills Area of Outstanding Natural Beauty', a designation which has recognised the national importance of this landscape since 1991.



Map Courtesy of Blackdown Hills AONB - Luppitt 

EDDC, with other relevant local authorities, has a statutory duty to publish an AONB Management Plan which sets out essential guidance for the protection and enhancement of the natural environment within the AONB boundaries. The Management Plan contributes to the strategic context for development by providing guidance to be taken into account in the preparation of Local Plans and Neighbourhood Plans. The principles and guidance in the current document, the **'Blackdown Hills AONB Management Plan 2019-2024'** <sup>44</sup> have been taken into account in formulating the countryside protection policies in this Plan. A key message from the AONB Management Plan:

*'To conserve and enhance the natural beauty of the Blackdown Hills by ensuring that all development affecting the AONB is of the highest quality, sensitive to landscape setting and conserves its wildlife, historic character and other special qualities.'*



Walkers at the trig point on Dumpdon Hill

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<sup>44</sup> Available from [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

## 5.9 Policies - The Natural Environment

### Policy NE1 – Protecting and Enhancing the Rural Landscape

**1. Rural Landscape and Distant Views** 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 as described in the Luppitt Landscape Character Assessment<sup>45</sup>.

**2. Tranquility and Rural Nature** Proposals will only be supported where there is no adverse impact upon the tranquility, peace and rural nature of the landscape.

### Policy NE2 – Protecting and Enhancing Natural Habitats

**1. Biodiversity** Proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are incorporated into proposals to fully mitigate such adverse impacts, and where proposals deliver a biodiversity net gain of at least 10% using the government approved metric<sup>46</sup>.

**2. 'Devon Banks'**<sup>47</sup> The loss of any part of the traditional Devon Banks will be resisted. Only where such loss is unavoidable, provision will be required to be made for their replacement or suitable alternative mitigation, including complying with biodiversity net gain requirements.

## 5.10 Community Actions - The Natural Environment

**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<sup>48</sup>. See Appendix 16 - Luppitt Access Map

**CA3 Luppitt Commons**<sup>49</sup> 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.

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<sup>45</sup> See Appendix 18

<sup>46</sup> [Biodiversity metric: calculate the biodiversity net gain of a project or development - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

<sup>47</sup> Appendix 1 - Definitions

<sup>48</sup> Available from Natural England

<sup>49</sup> See 5.6 above

- 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<sup>50</sup> and the otherwise unauthorised use of farmland in the parish.
- CA8 Tree Planting** The Parish Council will encourage the planting of new trees, ideally those indigenous to Devon, particularly where existing trees are lost through disease<sup>51</sup>.

## 5.11 Policy Justification

Whilst the principles and guidance contained in the *Blackdown Hills AONB Management Plan 2019-2024* must be considered as a 'material consideration' in the planning process, the Management Plan is not a statutory document as such. The primary purpose of the AONB designation is to *conserve and enhance natural beauty*. In pursuing the primary purpose, account must be taken of the needs of agriculture, forestry, other rural industries and also the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.

The principles and policies of the AONB are vital in helping to protect the landscape of the Blackdown Hills but the most robust and convincing way to prevent unwanted and inappropriate development in the countryside of Luppitt parish will be the combination of policies contained in the Local Plan, the AONB Management Plan and this Neighbourhood Plan.

Strategy 7 of the Local Plan is clear that any development in the 'countryside' will only be permitted where it is in accordance with a specific policy of either the Local Plan or the Neighbourhood Plan where it would not harm the *'distinctive landscape, amenity and environmental qualities within which it is located'*. To further protect the countryside, Strategy 46 requires any development to *'conserve and enhance'* the landscape character, particularly in an AONB.

Section 15 of the NPPF also requires the natural environment to be *'conserved and enhanced'*. Relevant guidance is contained in paragraphs 174, 175 and 179 and

<sup>50</sup> Appendix 1 - Definitions

<sup>51</sup> Appendix 6 - Local Species

paragraph 176 in particular requires that *'great weight'* should be given to conserving and enhancing the landscape and scenic beauty of the AONBs. Paragraph 174 also advises that planning policy should minimise impacts on and provide net gains for biodiversity. Biodiversity Net Gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will be required to deliver at least 10% Biodiversity Net Gain from November 2023, measured using DEFRA's biodiversity Metric<sup>52</sup>. Habitats will need to be secured for at least 30 years.

The policies in this Plan are intended to reinforce these principles of protection to give greater certainty that the environment will be protected for the future. The residents' response to the *2018 Luppitt Parish Questionnaire*<sup>53</sup> was unequivocal when it came to protecting the environment. Overall, between 75% and 92% felt that all the different aspects of the local environment were either *'extremely important'* or *'very important'* to them. The responses to the natural and farmed environment section were overwhelming in demonstrating the strength of feeling to protect the environment.



View Towards Luppitt Village and Church

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<sup>52</sup> [www.gov.uk](http://www.gov.uk)

<sup>53</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

# 6. The Built and Historic Environment

## 6.1 Introduction

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. An understanding of how the built form developed over the years will provide an important contextual background for any further evolution of the parish's built environment and an appreciation that some of the older non-designated (i.e. non-Listed) buildings may be worth retaining and protecting as valuable 'heritage assets'<sup>54</sup>.

## 6.2 Aims and Objectives

The conservation and protection of Luppitt's heritage assets are vitally important as they form a key part of the built fabric and lend historic depth to this ancient parish. The preservation of the Grade 1 Listed 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.

Aims	Objectives
1. To protect the parish's 'heritage assets'	1.1 Support the local authority in the protection and enhancement of Listed buildings and other 'designated heritage assets' through the Listed building, planning and enforcement processes.
	1.2 Encourage owners of 'non-designated heritage assets' <sup>55</sup> to keep them well-maintained where they contribute to the character of the parish through their age, architectural style and historical merit using traditional materials wherever possible, and to identify and maintain a record of those assets.
	1.3 Support the sensitive and appropriate conversion of redundant 'non-designated heritage assets' for certain alternative uses where they contribute to the character of the

<sup>54</sup> Appendix 1 - Definitions

<sup>55</sup> Appendix 1 - Definitions

Aims	Objectives
	parish through their age, architectural style and historical merit.
2. To support the preservation and maintenance of the ancient Grade 1 Listed St Mary's Church.	2.1 Support efforts to keep the fabric of the church and its setting well-maintained and protected and to keep it open for use.

### 6.3 Luppitt's Vernacular Style<sup>56</sup>

Since the earliest times, the most dominant physical feature has been the myriad of small farm fields punctuating an undulating rural landscape. The Parish Tithe Map<sup>57</sup> shows the irregular outline of hundreds of small ancient field enclosures, and in the Imperial Gazetteer of England and Wales (1870) it was noted that the property of Luppitt *'is much divided'*. The siting of farm and domestic buildings generally followed the location of farmsteads and were, therefore, spread thinly across the parish, as remains the case today. The only exceptions are Luppitt village and the hamlets of Beacon, Wick, and Shaugh, where buildings are informally grouped together in linear settlements.

Expansion has been unhurried; the census of 1870 identified 153 dwellings across the parish, whereas today the resident population occupies only 172 dwellings (2011 Census). This represents an increase in resident housing stock of only 12% in 150 years!



Vernacular Styles in Luppitt

<sup>56</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>57</sup> Appendix 11 - Parish Tithe Map



The unique geology of the Blackdown Hills is the key to the area's vegetation, farming and settlement patterns and provides its traditional building materials. It is also one of the reasons it has protected AONB status. The hills are formed by a hard sedimentary rock known as 'upper greensand' which contains nodules of chert (a creamy coloured quartz stone similar to flint). A deposit of clay-with-flint on top of the greensand forms the plateau, and below greensand are marl mudstones. Water percolates through the greensand creating the many springs and streams found in the Blackdowns and this in turn determined the location of the early settlements. A water supply was essential, as was the more fertile soil found in valleys, and a degree of protection from the weather. Hence few dwellings are found on the hilltops.

Traditional houses were built of locally available materials<sup>58</sup>. Chert, flint, greensand and marl are all commonly used in Luppitt buildings. Beerstone, and occasionally Hamstone, from nearby quarries were used to define features such as open fireplaces, window mullions and door jambs. Chert gathered from the fields was a cheap resource and used as uncut rubble stone laid randomly in walls. Higher status houses may have used cut stone, laid in neat courses. Many houses are built of cob which were lime rendered and washed in pigmented cream or pink lime. Roofs were originally thatched (later sometimes covered or replaced in corrugated tin) and clay pantiles and slates were used in later periods.



Traditional Cottages at Beacon

The location of these vernacular buildings was determined largely by the weather. Providing a water supply was available, they would be located in sheltered positions away from the south westerly winds and orientated south to face the sun. Floor plan was often determined by the availability of materials, especially the length of timber which would control the depth of buildings. The most common layout of local

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<sup>58</sup> Appendix 5 - Traditional Local Building Materials

vernacular buildings was a long narrow plan with a cross passage with front and back doors opposite each other under hipped or half hipped roofs. From 1700 to the Victorian period, a wider range of materials became available and houses tended to have symmetrical front elevations, although were still often built of local chert but sometimes with brick detailing and slate roofs. The Victorians generally built in brick, which became widely used across the parish, under slate or clay pantiled roofs.

The AONB Management Plan notes the area's distinctive local style of architecture:

*'Local materials such as chert, cob, thatch and clay tiles are used extensively, as well as limestone and Beer stone. The large number of surviving late medieval houses is exceptional. Many are Grade II\* Listed Buildings and contain particularly fine woodwork screens, ceilings and jetties'. Historic farmsteads are a key part of the AONB's architectural, agricultural and social heritage, and they too still survive intact and with unchanged associated farm buildings in exceptional numbers. Most farmsteads and hamlets are in sheltered valleys, often terraced into the hills. Villages are often at river crossings and crossroads in the valley floors, generally clustered around the parish church. Small stone houses often directly front or butt gable-end on to the narrow lanes. Topography often influences settlement patterns'.*

Many of these architectural characteristics apply to the ancient buildings and settlements in Luppitt. See Appendix 18 - Luppitt Landscape Character Assessment.

## 6.4 Designated Heritage Assets<sup>59</sup>

Many buildings in Luppitt are Listed as being of Special Architectural or Historic Interest<sup>60</sup>. There are 49 listed buildings and other features, including Ford Bridge, (several of which are Grade II\* Listed) plus the War Memorial and two ancient monuments - Dumpdon Camp and Bowl Barrow on Hartridge. Ancient St Mary's Church with its sixty-foot tower is Listed as Grade I.



St Mary's Church 'Cradle Roof'

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<sup>59</sup> Appendix 1 - Definitions

<sup>60</sup> Appendix 4 - Listed Buildings and Monuments

It is a cruciform shaped building built in the 14th century with a 'cradle roof' and a sculptured 10th century font. Several ancient features within it are separately listed. Three properties, Mohuns Ottery, Greenway Manor and Shapcombe Farm were mentioned in the 1086 Domesday Book. No part of the parish is designated a Conservation Area.

## 6.5 Non-Designated Heritage Assets<sup>61</sup>

Certain older traditional buildings and structures (e.g. bridges and old stone walls) in Luppitt may be worthy of protection as valuable heritage assets that contribute to the character of the parish and landscape even though they are not designated as Listed buildings as such. Some of these are in use as agricultural or domestic buildings and others have fallen into disrepair. EDDC has set out a strategy for the retention and protection of such buildings in '**Heritage Strategy 2019-2031**' which is supported by the Parish Council. Wherever possible, the Parish Council will generally support the retention and protection of non-designated heritage assets and their particular setting when affected by development proposals. Owners of such assets will be encouraged to protect and keep them in good repair where it is possible and appropriate to do so. Buildings and structures worthy of retention will be determined by their age and condition, architectural style and historic merit and contribution to the character of the parish<sup>62</sup> and will be identified and recorded by the Parish Council.

The Parish Council will encourage the use of traditional materials<sup>63</sup> in the maintenance and refurbishment of heritage assets wherever it is possible and appropriate to do so.

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<sup>61</sup> Appendix 1 - Definitions

<sup>62</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>63</sup> Appendix 5 - Traditional Local Building Materials

## 6.6 Community Actions - The Built and Historic Environment

**CA9 Designated Heritage Assets<sup>64</sup>** The Parish Council will encourage residents to maintain and preserve the fabric of designated heritage assets.

**CA10 Non-Designated Heritage Assets Identified<sup>65</sup>** 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.

## 6.7 Policy Position

The NPPF puts great weight upon the conservation and enhancement of heritage assets. It requires Local Authorities to recognise that heritage assets are an irreplaceable resource and to conserve them in a manner that is appropriate to their significance. In determining planning applications, the NPPF (paragraph 190) requires local planning authorities to take account of the following:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.*

Through paragraphs 194 to 204 in particular, the NPPF provides a framework for supporting the continued enjoyment and positive contribution of assets in communities, and for minimising harm in accordance with their significance. In relation to non-designated assets, paragraph 203 of the NPPF specifies that the effect of an application on the significance of such assets is to be taken into account in the development management process, requiring a balanced judgement to be made, 'having regard to the scale of any harm or loss and the significance of the heritage asset.'

EDDC through its Local Plan 'Strategy 49' seeks to conserve and enhance the cultural heritage of the district, and in combination with Local Plan policies EN8 and EN9

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<sup>64</sup> Appendix 1 - Definitions

<sup>65</sup> Appendix 1 - Definitions

requires the significance of any heritage asset (designated or non-designated) and its setting to first be established, and then seeks to prevent harm or loss of heritage assets accordingly. This includes any assets identified on the East Devon Local List. The Blackdown Hills AONB Management Plan also recognises that historic buildings are an intrinsic part of the landscape of the Blackdown Hills, which need to be 'conserved enhanced and enjoyed'.

The Luppitt Neighbourhood Plan will rely on the effective implementation of this strategic policy framework, and in particular will seek to support applicants and the Local Planning Authority with early identification of non-designated heritage assets affected by proposals to ensure due consideration is given to the significance of these assets and their settings in the determination of applications.



St Mary's Grade I Listed Church

# 7. New Development and Change of Land Use<sup>66</sup>

## 7.1 Introduction

The essential character of Luppitt is that of a farming based rural parish occupying a landscape of rolling and dramatic hills where its peace and tranquility have remained largely unchanged for generations. A comprehensive assessment of this character is provided in the *Luppitt Landscape Character Assessment*<sup>67</sup>. Over time very little has changed. In part this is due to the area's relative remoteness, its topography and also to its narrow single track lanes which restrict vehicular access. Since 1991 the landscape has also been protected by its status as an Area of Outstanding Natural Beauty (AONB). In planning terms the parish is defined as a 'countryside area'<sup>68</sup> i.e. it does not have a 'built-up area boundary' (BUAB) and is therefore subject to a general presumption against development.

The parish community through its response to the *2018 Luppitt Parish Questionnaire*<sup>69</sup> was unequivocal 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 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 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 carried out only on previously used 'brownfield land'.<sup>70</sup> 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 farmland, woodland or amenity land except for agricultural purposes.

The majority of domestic and farm buildings in the parish originate from the 18th and 19th centuries, many are heritage assets<sup>71</sup> and a large number are buildings Listed as being of architectural or historic importance. There are no modern housing estates in Luppitt and the former council housing at Millrise is the only grouping of relatively modern buildings. Some small-scale development has taken place over the years but this has tended to be an occasional house adding to existing groupings or the replacement of an existing dwelling. Many properties have been refurbished and extended and there are several examples of converted farm buildings. Away from the four principal settlements<sup>72</sup>, the buildings are thinly spread over a wide area at an

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<sup>66</sup> Appendix 1 - Definitions

<sup>67</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>68</sup> Local Plan Strategies 7 and 27 at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

<sup>69</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

<sup>70</sup> Appendix 1 - Definitions

<sup>71</sup> Appendix 1 - Definitions

<sup>72</sup> Luppitt village, Beacon, Wick and Shaugh

approximate density of one dwelling per 25 acres (0.10 dwellings per ha) which has changed little over time.

## 7.2 Aims and Objectives

Aims	Objectives
1. To direct any new development towards 'brownfield land' <sup>73</sup> .	1.1 Prepare policies to act as safeguards, additional to those in the Local Plan, to ensure that parish farmland, woodland and amenity land are protected from inappropriate development.
2. To avoid increased risk of flooding and damage to property and wetland habitats and ecosystems, discourage development in the flood plains of the River Otter and River Love.	2.1 Work with EDDC to ensure that NPPF and Local Plan policies are implemented to protect the flood plains from inappropriate development.
3. To ensure that any new buildings (domestic, commercial or farm-related), extensions, annexes or conversions are sited, designed and built in accordance with guidelines that reflect the traditional rural character of the parish and its heritage.	3.1 Prepare policies to act as safeguards, additional to those in the Local Plan, to further control the siting, design, scale, height, colour and screening of any new buildings in the parish and to encourage reference to the 'AONB Design guide for houses'.
4. To ensure that any new buildings (domestic, commercial or farm-related), extensions, annexes or conversions are sited, designed and built in accordance with guidelines to prevent any adverse impact upon the landscape, distant views, the settlements and other existing buildings.	4.1 Prepare a suite of policies to act as safeguards, additional to those in the Local Plan, to further control the siting, design, scale, height, colour and screening of any new buildings in the parish.
5. To facilitate the development of affordable housing for the local community providing that the need for it can be proved.	5.1 Commission an independent 'housing needs survey' to determine the level of need for affordable housing in the parish.
6. In the event that any new open market housing is built in the parish, ensure that it reflects the needs of the local community as determined by the	6.1 Prepare policies to make clear that the Parish Council will generally support applications for smaller houses of up to three bedrooms providing they accord with the policies in this Plan,

<sup>73</sup> Appendix 1 - Definitions

Aims	Objectives
output from the <i>2018 Luppitt Parish Questionnaire</i> <sup>74</sup> .	and will generally resist applications for larger housing.
7. To support the conversion of redundant traditional farm buildings for certain uses as a means of protecting the character and heritage assets of the parish and creating additional small housing units and employment opportunities and supporting tourism.	7.1 Work with EDDC to ensure that NPPF and Local Plan policies are implemented to encourage the preservation and conversion of redundant traditional farm buildings for suitable alternative uses.
8. To support the subdivision of existing houses into smaller units of accommodation as a means of increasing the supply of residential units in the parish whilst reducing the pressure for new build development.	8.1 Generally support planning applications for the subdivision of existing houses that provide additional residential units subject to conditions.
9. To control the number of new holiday letting cottages in the parish where planning permission is required	9.1 Prepare a policy that balances the benefits of tourism with the need to retain dwellings for occupation by the local community.
10. To support increased small-scale business providing that it leads to employment in the parish and surrounding villages.	10.1 Generally support planning applications for small-scale business premises that accord with the policies in this Plan.
11. Help to sustain the farming community by supporting applications for tied farm dwellings where the need can be proved.	11.1 Generally support applications for farm dwellings, providing that the six criteria in Policy H4 of the Local Plan can be met and that the permission is subject to an agricultural occupancy condition (AOC).
12. To ensure that any new farm buildings and ancillary structures blend easily and sympathetically with the rural landscape and cause the minimum impact upon the settlements, existing dwellings and landscape.	12.1 Prepare a suite of policies to act as safeguards, additional to those in the Local Plan, to further control the siting, design, scale, height, colour and screening of any new farm buildings and ancillary structures.
13. To support small-scale farming diversification where it will be beneficial	13.1 Prepare a suite of policies to clarify the scale and types of farm

<sup>74</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)



Aims	Objectives
for local employment and tourism and does not have an adverse impact upon neighbouring properties or the landscape.	diversification use that would be acceptable to the parish community.
14. To minimise the disruption to parish residents and damage to roads and Devon banks during the construction phase.	14.1 Prepare a policy that requires a reasonable and caring approach during the construction phase.

### 7.3 General Planning Principles

The planning policies of the *East Devon Local Plan* and the guidance set out in the *Blackdown Hills AONB Management Plan* already determine the type of development that may or may not be considered appropriate in this part of East Devon. Such policies are inevitably district-wide, whereas the policies in this Plan relate only to Luppitt parish and reflect the majority view of parishioners. Therefore, any recommendations made by the Parish Council in connection with future planning applications will be determined largely by reference to the policies in this Neighbourhood Plan. The general principles that run through these policies include:

- To make the most appropriate use of parish land, the use of 'brownfield land'<sup>75</sup> for any new development is preferred to farmland, woodland or amenity land.
- New development or change of land use should not result in a significant adverse impact upon the landscape, habitats or the natural environment after taking account of screening or other measures of mitigation.
- New development or change of land use should not result in a significant adverse impact upon existing dwellings or upon the distinctive character of the settlements.
- New development should be built to the highest standards of design and reflect the distinctive vernacular style of existing buildings in the parish.
- Wherever possible, new development should incorporate renewable energy sources, and energy and water efficiency as standard, and be constructed to the latest standards for carbon emission and insulation.
- New development or change of land use should positively contribute to the established character of Luppitt parish<sup>76</sup>.
- All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

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<sup>75</sup> Appendix 1 - Definitions

<sup>76</sup> Appendix 18 - Luppitt Landscape Character Assessment

## 7.4 Planning Applications and Guidance

Anyone intending to submit a planning application or to seek planning guidance in respect of new development or change of land use within the parish is advised to first consider the detailed strategies and development management policies of the **East Devon Local Plan**<sup>77</sup>, specifically, but not limited to:

*Strategy 7 - Development in the Countryside;*  
*Strategy 46 - Landscape Conservation and Enhancement and AONBs;*  
*Strategy 48 - Local Distinctiveness in the Built Environment;*  
*Design Standards - D1 D2 D3.*

The policies and principles in this **Luppitt Neighbourhood Plan**, once made, including the guidance contained in the **Luppitt Landscape Character Assessment** should be read in conjunction with those policies as together they form part of the statutory Development Plan<sup>78</sup> for East Devon including Luppitt parish.

Additional guidance is available including the **Blackdown Hills AONB Management Plan**<sup>79</sup>, the **AONB Design Guide for Houses**<sup>80</sup> and **'What Makes a View'**<sup>81</sup>, by Fiona Fyfe Associates also published by the AONB.

## 7.5 Understanding the Policies

The following sub-sections (1-14) reflect the output from the *2018 Luppitt Parish Questionnaire*<sup>82</sup> and are included to assist applicants in understanding the planning policies that follow at the end of this Section.

### 1. Siting, Design and Scale

The importance of high-quality design in new development and conversion of traditional buildings cannot be over-emphasised. High-quality design and a good standard of amenity is one of the core planning principles set out in *National Planning Policy Framework*<sup>83</sup>.

The overall objective for the Luppitt community is to maintain the unspoilt rural character of the parish and its landscape and to protect its vernacular and heritage buildings and at the same time prevent the parish from being adversely affected by inappropriate development. To that end, previously used 'brownfield land'<sup>84</sup> is preferred for any future development whilst farmland, woodland and existing amenity land will be protected from development other than for agricultural purposes. To provide a benchmark for any future development, the existing character of the

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<sup>77</sup> Available at [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

<sup>78</sup> Appendix 1 - Definitions

<sup>79</sup> Available from [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

<sup>80</sup> Available from [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

<sup>81</sup> Available from [www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

<sup>82</sup> Available at [www.gov.uk](http://www.gov.uk)

<sup>83</sup> Appendix 1 - Definitions

landscape and the built environment has been recorded in the *Luppitt Landscape Character Assessment*.<sup>85</sup>

A majority of the community supported the idea of additional planning safeguards to control the siting, design and scale of any new development in the parish. Chief amongst these is the siting of new buildings to ensure they do not have an adverse impact upon the landscape and fit comfortably within the contours of the land and existing groupings of buildings. Also important is building design that reflects, but not necessarily replicates, the style of the typical vernacular and heritage buildings found in the parish. External building materials should be non-reflective and of colours and tones that blend harmoniously with the surroundings. Screening<sup>86</sup> should be permanent and ideally comprise Devon species of trees, shrubs and hedging.

The Parish Council will not be architecturally prescriptive in its consideration of applications for new buildings and welcomes high-quality, innovative and original design providing that it respects the distinctive character of Luppitt parish and its vernacular and heritage buildings. The Parish Council will resist any application for development that does not integrate sympathetically with the existing landscape and the character of existing settlements or which has an adverse impact upon neighbouring properties and the landscape.

## **2. Flood Plain**

The two small rivers that flow through the parish, their riverbanks and the bordering countryside, are rich in wetland habitats. To prevent damage to these habitats and the increased risk of flooding and damage to property, the Parish Council will seek to resist any proposals for development in, or affecting, the flood plains associated with the River Otter and the River Love<sup>87</sup>.

## **3. Open Market Housing**

Support for some new homes in the parish during the Plan period to 2031 was expressed by a majority of respondents to the *2018 Luppitt Parish Questionnaire*. There was an overriding preference for any such development to take place on 'brownfield land'<sup>88</sup> and no support at all for the use of farmland, woodland or amenity land for this purpose. In compliance with national planning policy (*NPPF Rural Housing, Paragraph 78*), the Local Plan recognises that occasionally the local community will need additional houses and has defined '*rural exception sites*'<sup>89</sup> for that purpose. Rural exception sites are discussed more fully in the following sub-section 4.

As to the type of property that the community felt would be most beneficial to assist those trying to gain a foothold on the housing ladder and for the elderly wishing to downsize, respondents felt that larger houses (above three beds) were least likely to

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<sup>85</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>86</sup> Appendix 1 - Definitions

<sup>87</sup> Appendix 12 - Luppitt Flood Risk Map

<sup>88</sup> Appendix 1 - Definitions

<sup>89</sup> Appendix 1 - Definitions

be beneficial to the community. However there was significant support for smaller open market housing up to two or three bedrooms to address these particular issues.

To protect the rural nature of Luppitt and its unique landscape, the Parish Council will generally resist the development of any new dwelling that lies outside an existing grouping of dwellings or buildings. The main groupings are the settlements of Luppitt village, Beacon, Wick, and Shaugh, but other smaller groupings of farmstead buildings may also be considered appropriate in certain circumstances. This stance is supported by the *National Planning Policy Framework (Paragraphs 79 and 80)* which requires planning authorities to avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural/agricultural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
  - *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
  - *reflect the highest standards in architecture;*
  - *significantly enhance its immediate setting; and*
  - *be sensitive to the defining characteristics of the local area.*

It is also supported by the *Local Plan (Strategy 7)* which resists development in the 'countryside'<sup>90</sup> except where it is in accordance with a specific Local Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.

Replacement dwellings will only be supported if they replace an existing dwelling of little or no architectural or heritage merit with a dwelling of a scale and design compatible with the character and appearance of the surrounding area and which in all other respects complies with the policies in this plan.

'Self-build housing' i.e. a house built by an individual for their own occupation will not be treated differently by the Parish Council from any other form of housing development.

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<sup>90</sup> 'Countryside' includes the entirety of Luppitt parish.

#### 4. Affordable Housing<sup>91</sup>

The *Affordable Housing Supplementary Planning Document* adopted by EDDC in November 2020 stated that the average house price in East Devon was £264,995, a ratio of 9.8 times average earnings. This makes East Devon less affordable than both England (7.9 times) and the South West region (8.8 times) on average. At a ratio of almost 10 times income, this puts 'open market' home ownership out of the reach of many younger members of the Luppitt community. A majority (73%) of the community therefore considered that affordable housing (i.e. subsidised housing) would be beneficial to the community, providing that the need for it could be proved.

Whilst Luppitt is not a 'sustainable' parish as it is not capable of meeting the everyday needs of residents, the Government recognises the housing needs of such rural communities and points the way to increasing housing stock providing certain criteria are met. To assist rural communities, national planning policy (NPPF paragraph 78-79) requires local authorities to be responsive to local circumstances and allow housing that reflects local need. To promote sustainable development in rural areas, housing should be located '*where it will enhance or maintain the vitality of rural communities*'. For example, where there are smaller groups of settlements, development in one may support services in another.

Luppitt parish is not defined by a 'built-up area boundary' (BUAB) nor does the Local Plan allocate any housing to the parish. In planning terms, the parish is considered to be 'countryside' in which there is a general presumption against development (Strategy 7 of the Local Plan). However in compliance with national planning policy (NPPF Rural housing, Paragraph 78) the Local Plan recognises that occasionally the local community will need additional houses and has defined '*rural exception sites*' for that purpose:

##### **Rural Exception Sites**<sup>92</sup>

*'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of open market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.'*

Provision is made for rural exception schemes to be brought forward through Strategy 35 of the Local Plan. This allows for schemes of up to or around 15 dwellings, where there is a proven local need demonstrated through an up to date robust housing needs survey. Affordable housing must account for at least 66% of the houses built.

For villages without a Built-up Area Boundary, such as Luppitt, the Local Plan prescribes that schemes should be physically very well related to the built form of the

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<sup>91</sup> Appendix 1 - Definitions

<sup>92</sup> Appendix 1 - Definitions

village. In addition, it expects schemes to be located close to local community facilities and services. This is reflected in the restrictive locational criteria of Policy ND3 and supported by Policy BC1 which seeks to retain and enhance community facilities.

Whilst Luppitt does not currently have 4 of the facilities listed in Strategy 35, this has been discussed with the Local Planning Authority in preparing the neighbourhood plan, and it was considered not to rule out a Rural Exception Scheme development here, if supported by the community, a genuine need established, and development restricted to an area within easy reach of the existing facilities within Luppitt village (as defined by the Parish Council on the 'Luppitt Facilities' map in Appendix 17 of the plan and explained in the 'Luppitt and Luppitt village' definition in Appendix 1)

In terms of proving that 'need' exists for additional housing in the parish, whilst a majority of the community felt that some affordable housing would be beneficial to the community, there is at present no statistical data to prove that demand for such housing exists. To determine whether demand actually exists, the Parish Council will commission an independent 'housing needs survey' for Luppitt parish.

The National Planning Policy Framework defines that to be considered deliverable, *'sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable'*.

For sites to be considered eligible in Luppitt parish, they should provide the minimum development necessary to meet the community's needs as identified in the 'Housing Needs Survey' and satisfy the following criteria:

1. 'Brownfield land'<sup>93</sup> will be preferred over farmland, woodland or amenity land.
2. Sites should be located in 'Luppitt village' as defined in Appendix 1. (Due to their smaller size and lack of facilities, the hamlets of Beacon, Wick, and Shaugh are considered unsuitable for this purpose.)
3. Development of sites should not result in a significant adverse impact upon existing properties, their setting or the wider landscape.
4. Sites must have adequate access from the highway and sufficient room to park all cars on-site.
5. Sites must comply with Local Plan planning policies and the policies in this Plan including the protection of the landscape and historic buildings and fully observe policies for siting, density, design, materials, screening, flooding and consideration for neighbouring properties.
6. Sites must be available for development immediately.
7. The scheme must be economically viable.

In the event that affordable housing is permitted as part of a small development that includes open market housing on a *rural exception site*, the Local Plan requires that at least 66% of the total number of units is made available as affordable housing. The

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<sup>93</sup> Appendix 1 - Definitions

occupancy of any affordable housing would be determined by Devon Home Choice<sup>94</sup> applying an established 'local connection criteria'.

Further guidance is available in 'Viability Guidance Note 5: 'Viability and Exception Sites' published on EDDC's website<sup>95</sup>. If sufficient demand can be established, the Parish Council will pursue the delivery of affordable housing through a community-led approach.

Affordable housing is usually provided by private sector developers required under planning conditions to transfer affordable dwellings to a housing association which would oversee the sale, letting and ongoing management of the houses. In other circumstances, housing associations may develop affordable housing direct, or the community may consider granting permission itself through a Neighbourhood Development Order or a Community Right to Build Order. With less Government grant and subsidy available, a Community Land Trust (CLT)<sup>96</sup> provides another method of delivering affordable housing.

(The concept of 'Entry Level Exception Sites' was introduced in the NPPF 2018 but is not permitted in an AONB and is therefore not applicable to Luppitt.)

## **5. Conversion of Traditional Farm Buildings<sup>97</sup>**

Given Luppitt's farming heritage, there will sometimes be older traditional stone farm buildings beyond economic repair or unsuitable for modern agriculture which could, in certain circumstances, be converted to alternative uses. Proposals will generally be supported where a building's non-designated heritage<sup>98</sup> is protected through careful and sympathetic refurbishment, using appropriate materials and good craftsmanship, providing there is compliance with the principles and policies in this Plan. *Local Plan Policy D8*<sup>99</sup> sets out the local authority's positive approach to the conversion of redundant traditional farm buildings, subject to certain conditions, an approach supported by the Parish Council.

The types of use that the Parish Council would support for such conversions are principally concerned with employment and tourism. As determined by the *2018 Luppitt Parish Questionnaire*, they specifically include studios for artists and artisans; premises for bed and breakfast; guest houses; self-catering holiday lets (subject to sub-section 9 below); and offices. Conversion to residential use may also be supported subject to the size of each unit of accommodation being restricted to one, two or three bedrooms.

There is a range of permitted development rights to support the re-use of agricultural buildings and land within their curtilage. These rights are set out in *Classes Q, R and S, of Part 3 of Schedule 2 (changes of use) to the Town and Country Planning (General Permitted Development) (England) Order 2015*. Permitted development rights do not extend to residential use within an AONB and therefore this relaxation does not apply

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<sup>94</sup> [www.devonhomechoice.com](http://www.devonhomechoice.com)

<sup>95</sup> [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

<sup>96</sup> Appendix 1 - Definitions

<sup>97</sup> Appendix 1 - Definitions

<sup>98</sup> Appendix 1 - Definitions

<sup>99</sup> Appendix 15 - Re-use of Traditional Farm Buildings

to conversion of traditional farm buildings within Luppitt parish. In such cases a planning application must be made.

## **6. Extensions and Annexes**

To assist extended families, the elderly and dependent relatives, extensions and annexes added to existing houses will generally be supported by the Parish Council providing they are in keeping with the existing house in terms of design and external building materials used and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact upon a neighbouring property or the landscape will not be supported.

## **7. Subdivision of Houses**

A majority of the community is keen to see the use of existing buildings fully optimised which, in turn, could help to reduce pressure for new build development. The subdivision of houses into smaller units of accommodation will, therefore, generally be supported by the Parish Council providing there is no adverse impact upon neighbouring properties and that each unit of accommodation has adequate internal and external amenity space and off-street parking. Each application will be considered on its merits and the Parish Council will support the *Local Plan Development Management Policy H3 - Conversion of Existing Dwellings and Other Buildings to Flats* providing that the development is compatible with environment policies of the Local Plan regulating building conversions in the open countryside and the policies in this Plan.

## **8. Business Premises**

The Luppitt community through the *2018 Luppitt Parish Questionnaire* expressed strong support for new business in the parish providing it leads to additional employment opportunities for parish residents and the surrounding villages. *Development Management Policy E5 of the Local Plan* also supports additional business enterprise in villages and recognises that small-scale economic development in rural areas is needed to promote employment diversification and reduce commuting.

However, whilst there was community support for *new-build studios for artists and artisans*, a majority was not supportive of new-build business units for office, industrial or storage uses. This was justified by the overriding desire to protect the special rural characteristics of Luppitt parish<sup>100</sup>, a position generally supported by the policies of the *Blackdown Hills AONB Management Plan (PD2)*. Any development of new business premises must comply with the siting, design, screening, and materials policies in this plan and not result in any adverse impact upon the landscape, distant views, dark skies or neighbouring properties.

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<sup>100</sup> Appendix 18 - Luppitt Landscape Character Assessment



## 9. Holiday Accommodation

In addition to the trend to use houses in the countryside as weekend or second homes - a factor that reduces the availability of parish dwellings for the resident community - the use of dwellings as holiday letting cottages has the dual impact of assisting local tourism, but also reducing the available supply of housing for the community. In the extreme, both have the potential to negatively impact upon community vitality. Smaller dwellings are often the type that could be occupied by village dependents to start an independent life. A balance therefore needs to be struck and whilst it is recognised that little can be done to control second homes, the planning system can, where planning permission is required, have some influence on how many dwellings in Luppitt parish become holiday letting cottages in the future.

There are approximately 30 holiday cottages and second homes in Luppitt (15% of the total stock) of which some are multi-unit holiday businesses. It is recognised that tourism is a key business sector in East Devon and that visitor expenditure is one of the key drivers of the local economy and sustains many in employment. Short breaks have grown substantially over recent years and this has led to successful holiday cottage/accommodation businesses in Luppitt which themselves support some local employment. However, the community's response to the *2018 Luppitt Parish Questionnaire* made clear that there is no support for new-build holiday cottages in the parish. On the other hand, the conversion of redundant traditional farm buildings to provide self-catering holiday cottages, guest houses and properties that provide bed and breakfast was supported by a large majority of the community.

Therefore, applications for the change of use of redundant farm buildings for holiday accommodation and other small scale proposals for tourist accommodation, where planning permission is required, will generally be supported subject to careful consideration of the impact upon the character, landscape, amenity and infrastructure of the area

Proposals for the change of use of an existing dwelling to holiday letting cottage use will not generally require planning permission but where it does they will not usually be supported. However, the Parish Council will take into account the percentage of existing holiday cottages to the overall stock of houses in the parish in reaching a judgement

Applications for new-build holiday cottages and other permanent new-build tourist accommodation will not be supported under any circumstances.

## 10. Farm Buildings and Ancillary Structures

The Local Plan in *Development Management Policy D7* sets out the six policy requirements for new agricultural buildings in East Devon (see Appendix 13 for full text) which are generally supported by the Parish Council.

At community level, residents were asked in the *2018 Luppitt Parish Questionnaire* to think about the future of farming in the parish and what changes to farm buildings and farm land they would support. There was support for new, small farm buildings to reflect the scale of existing farm buildings in the parish but less support for new larger

farm buildings. The majority of respondents were strongly against intensive types of animal husbandry (i.e. factory farming) and horticulture (e.g. requiring glass houses and polytunnels) and did not support farm landscaping projects (e.g. large slurry lagoons) which could have a harmful impact upon the landscape, habitats and the wellbeing of the community.

Farming has always been the bedrock of the Luppitt community and the Parish Council will support the farming industry through its planning policies and community actions wherever it can. Therefore, the Parish Council will generally take a positive stance when considering applications for new farm buildings providing they do not have an adverse impact upon the landscape or the community. Parish Council support will not be given, however, to applications for buildings required for intensive farming or horticultural use. Applications for farm landscaping projects as described above will not be supported, except in exceptional circumstances.

It is important that any proposals for new or modified farm buildings do not adversely affect the landscape or neighbouring properties and that wherever possible new buildings are sited within or on the edge of existing groups of farm buildings or farmsteads. If a more isolated location is unavoidable, then the building must be sited within the contours of the landscape so as to cause minimum visual impact and be effectively screened<sup>101</sup> including the use of local tree and shrub species<sup>102</sup>. Building materials should be non-reflective and external colours should easily blend and be sympathetic with the landscape. External lighting should be kept to the essential minimum, and down lighting/task lighting used of the lowest practical wattage wherever possible to minimise glare and light pollution. Care should also be taken to ensure that traffic movements, noise, smell, surface and foul water drainage, and run off from yards do not cause nuisance to neighbouring properties or land.

All proposals must be compliant with the requirements of the Environmental Pollution Act 1990 and the most up-to-date directives of the Environment Agency. It is also expected that new buildings will be of high quality design and built in accordance with the latest British Standard (currently BS 5502) together with the Silage, Slurry and Agricultural Fuel Oil Regulations (SSAFO) and respect the Construction Industry Research and Information Association (CIRIA) advice and other regulations as appropriate. Also see '*New Farm Buildings in Devon*'<sup>103</sup>, a design guide produced by Devon County Council.

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<sup>101</sup> Appendix 1 - Definitions

<sup>102</sup> Appendix 6 - Local Species

<sup>103</sup> [www.devon.gov.uk](http://www.devon.gov.uk)

## **11. Farm Dwellings and Agricultural Occupancy Conditions (AOC)**

The Parish Council will generally support planning applications for new farm dwellings that reflect a proven need. It supports the *Local Plan Development Management Policy 'H4 - Dwellings for Persons Employed in Rural Businesses'* concerning the grant of planning permission for a dwelling genuinely required for an agricultural worker. This is provided that the six criteria set out in EDDC Policy H4 (repeated in full in Appendix 14) are fully met and that the application complies in all other respects with the policies of this Plan. In that event, the permission will be subject to an agricultural occupancy condition which will be legally tied to the agricultural holding.

## **12. Farming Diversification**

It is acknowledged that many farms in the region are under financial pressure. Such pressure to survive inevitably leads to changes in farming practices and for some to consider 'diversification' into areas of non-farming business on agricultural land. This in turn may present challenges for the planning system. On a small scale and appropriately sited, some uses may fit into the landscape without adverse impact. Through the *2018 Luppitt Parish Questionnaire* process there was no community support for wedding venues, caravan sites or festival sites or for growing crops to be used as fuel for biomass energy. Further, any large-scale change of land use proposals, including intensive agricultural, contracting or horticultural enterprises, are likely to be strongly resisted. There was support for change of use to vineyards and orchards and some support for seasonal small-scale camping sites and small-scale yurts and shepherds' huts. The Parish Council will look carefully at proposed schemes and support farming diversification where it can, particularly proposals that create additional local employment and contribute to local tourism. Proposals must comply with the policies and principles in this Plan and not have an adverse effect upon neighbouring properties, landscape or habitats.

## **13. The Construction Process**

Applicants and their contractors should consider the likely impact upon the community during the construction process. All reasonable steps should be taken to ensure that the following are kept to a minimum during the construction period:

- disturbance through noise, dust and vibration
- disturbance through HGV traffic movements and road congestion
- damage to highways and adjoining banks, hedgerows and ditches
- builders' debris on the highway.

Where appropriate, applicants will be required to set out their construction process and community safety proposals in detail, to be agreed in advance by the Local Authority together with a monitoring and repair procedure.

#### 14. Roads and Lanes

The roads in Luppitt are old, narrow, single track lanes, usually surfaced with tarmac laid between high Devon banks. They provide the essential access to the village, hamlets, and outlying properties and are kept in reasonable condition for residents by the highway authority (Devon County Council) and contractors engaged by the Parish Council. So important is the need to keep the lanes and ditches open and in reasonable condition, that they are reported upon monthly at Parish Council meetings. It is up to contractors, other users and landowners to play their part in helping to prevent unnecessary damage to road surfaces and adjoining Devon banks and ditches.



Typical Single-Track Lane

## 7.6 Policies - New Development and Change of Land Use

### Policy ND1 - Location Parameter for New Development

The use of previously developed land and existing farm buildings ('brownfield land'<sup>104</sup>) are preferred for any development or change of land use.

### Policy ND2 - Materials, Design and Siting

Regard will be had to the following criteria in considering proposals for development:

1. **Adverse Impact and Amenity Considerations** Avoidance of adverse and harmful impact upon the landscape, existing settlements and neighbouring properties in respect of visual impact, noise, smell, vibration or increased traffic movements.
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<sup>105</sup>. Housing should be designed in accordance with the *AONB Design Guide for Houses*<sup>106</sup>.
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<sup>107</sup> and finished colours and tones that are non-reflective, locally distinctive and used to respond

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<sup>104</sup> Appendix 1 - Definitions

<sup>105</sup> Appendix 18 - Luppitt Landscape Character Assessment

<sup>106</sup> Available from Blackdown Hills AONB

<sup>107</sup> Appendix 5 - Traditional Local Building Materials

positively to the immediate built environment, natural surroundings and local context.

6. **External Lighting** Lighting that preserves dark skies and contributes to biodiversity 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 in accordance with the Institution of Lighting Professionals Guidance Note 08/18 on Bats and Artificial Lighting.

7. **Screening**<sup>108</sup> Screening and landscaping that minimises any adverse impact upon the landscape and surroundings permanently all year round using, wherever possible, a mix of trees, hedging, shrubs and other plant species that are indigenous to Devon.<sup>109</sup>

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.

9. **Carbon Reduction** Seek to ensure that new development be designed to operate on a net zero carbon basis, meeting and exceeding the Government Standards in relation to energy efficiency. Applications should be supported by a statement to demonstrate how measures have been taken to try and minimise the carbon footprint of the construction phase.

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<sup>108</sup> Appendix 1 - Definitions

<sup>109</sup> Appendix 6 - Local Species

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## Policy ND3 – Housing

Proposals for 'rural exception site' schemes will be supported subject to:

- a) There being a proven local need for affordable housing demonstrated through an up-to-date robust housing needs survey;
- b) The site being located within 'Luppitt village' as defined in Appendix 1;
- c) Comprising a mix of housing sizes and types to meet the demonstrated need and any open market housing should have no more than 3 bedrooms;
- d) Affordable housing accounting for at least 66% of the total number of units; and
- e) Affordable housing being subject to the occupancy restrictions set out in current EDDC policy<sup>110</sup>.

## Policy ND4 - Subdivisions, Extensions, Annexes and Replacement Dwellings

**Subdivision of Houses** Proposals for the subdivision of existing residential buildings into smaller units of accommodation will be supported, subject to there being no significant adverse effect on the amenity of neighbouring properties and that each new unit of accommodation has appropriate internal space and external amenity space and off-street parking.

**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 should be of a scale and design that is compatible with the character and appearance of the surrounding area.

**Extensions and Annexes** Extensions and annexes added to residential buildings will generally be supported providing they are in keeping with the existing house in terms of design and external building materials used and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact

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<sup>110</sup> Under Strategy 35 of the East Devon Local Plan (adopted 2016) and the East Devon Affordable Housing Supplementary Planning Document (adopted November 2020), occupancy of affordable housing is restricted to those who (a) do not have access to general market housing and are in housing need, and, (b) are a resident of the parish, or have a local connection with same because of family ties or a need to be near their workplace. This then cascades out to the parish group and finally East Devon should no one be found from the parish. Strategy 35 sets out the means by which 'local connection' will be assessed and prioritised, with further detail set out in the SPD. Occupancy conditions will be secured through a Section 106 agreement.

upon a neighbouring property or the landscape will not be supported. This policy also applies to annexes detached from the main residential building, which should share an access and key facilities/services with the main residential building to ensure that it is genuinely ancillary and linked to the main accommodation.

### **Policy ND5 - Holiday Accommodation**

Proposals for the provision of small-scale tourist development (including lodges, tree houses, shepherds' huts, yurts, glamping and camping sites) and for guest house or bed and breakfast accommodation, and which require planning permission, will be supported provided that the following criteria are met:

- a) The scale, level and intensity of development on the site does not adversely impact on the visual amenity of the area and the character of the landscape of the AONB;
- b) The proposal does not adversely impact on the amenity of neighbouring properties, by reason of unacceptable noise or light pollution, and satisfactory measures are put in place to minimise and control noise, air, water and light pollution; and
- c) On site access, servicing and parking facilities are provided appropriate for the level and intensity of the proposed use.

Proposals will not be supported for the construction of new permanent buildings, for use as tourist accommodation, or the change of use of existing dwellings to self-contained holiday accommodation where planning permission is required.

### **Policy ND6 - Farm Buildings**

To assist local farming, new small-scale farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance with *Local Plan Policy D7 - Agricultural Buildings and Development*<sup>111</sup>. If a more isolated location is unavoidable, buildings must be sited within the contours of the landscape to cause minimum visual impact and be effectively screened<sup>112/113</sup>.

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<sup>111</sup> Appendix 13 - Agricultural Buildings

<sup>112</sup> Appendix 1 - Definitions

<sup>113</sup> Appendix 6 - Local Species



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.

### **Policy ND7 - Farm Diversification**

Small scale farm diversification proposals should meet the following criteria:

- a) Support the continued primary operation of the land as a working farm;
- b) Require a rural location;
- c) Be of character, scale and location compatible with the landscape setting;
- d) Not cause nuisance or have adverse impact upon the amenity of neighbouring residential properties by way of noise, smell, vibration, water pollution or visual effect; and
- e) Comply with Local Plan policy E4.

Proposals for the permanent change of use of land and/or development for wedding venues, caravan sites or festival sites will not be supported.

### **Policy ND8 - Traffic Movements including HGV's**

1. **Traffic Movements** To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, proposals that are likely to result in a permanent and significant increase in HGV traffic movements will 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 will be required wherever appropriate and provisions required for monitoring and repair.

## 7.7 Community Actions - New Development and Change of Land 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.

## 7.8 Policy Justification

The Luppitt parish community was widely consulted as to the type of development it would support in the period to 2031. This was recorded in the responses to the *2018 Luppitt Parish Questionnaire*<sup>114</sup>. Out of a population of 441 residents, 256 replied to the questionnaire representing a response rate of 56% which statistically speaking provides 95% accuracy. The replies were independently analysed in a report by consultants Transform Research Consultancy Ltd dated 17th January 2019.<sup>115</sup>

The NPPF requires Local Plan policies to give '*great weight*' to conserving and enhancing the landscape and scenic beauty in Areas of Outstanding Natural Beauty (Paragraph 176) and to ensuring that the natural environment and habitats are protected (Paragraph 179). The NPPF also requires local planning policies to positively protect heritage assets and the historic environment (Paragraph 189). Within this background however the NPPF recognises that planning policies in rural areas should be responsive to local needs for housing and employment:

*Paragraph 78 - In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.*

*Paragraph 85 - 'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public*

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<sup>114</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

<sup>115</sup> Available at [www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

*transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.*

The use of 'brownfield' land over farmland, woodland and amenity land is also supported by the NPPF:

*Paragraph 120 c) - 'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'*

The benefit of high-quality and well-designed buildings is recognised in Chapter 12 which requires policies to be developed with local communities to reflect the local area character:

*Paragraph 127 - Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*

The Local Plan deals with development in the countryside through its *Strategy 7 - Development in the Countryside:*

*'The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:*

- 1. Land form and patterns of settlement.*
- 2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.*

*3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions*

Development beyond 'Built-up Area Boundaries':

*6.21 Beyond Built-up Area Boundaries some forms of development will be permitted. For example at villages (including those without boundaries, but where they have a range of facilities) exception site mixed use development of market and affordable housing will be permissible. The development management policies of the Local Plan will provide more details of this and other development types relating to employment, recreation and other uses that can be acceptable under specified circumstances outside boundaries.*



Barn Bridge over the River Love

# 8. Climate Change

## 8.1 Introduction

This Plan would not be complete without reference to the most fundamental environmental challenge facing all communities, namely global 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 gasses such as methane, creating a 'greenhouse' effect which traps the Sun's energy causing the land and oceans to warm.

## 8.2 Aims and Objectives

Aims	Objectives
1. To raise awareness of climate change and global warming within the parish and the urgent need to reduce our carbon footprint.	1.1. The Parish Council will provide relevant information on the Neighbourhood Plan website
2. To better understand the potential for increased use of renewable energy sources.	2.1 The Parish Council will monitor opportunities for renewable energy in the parish.
3. To support small-scale, unobtrusive, renewable and low carbon energy installations providing they are sensitively sited and well screened.	3.1 Prepare clear and unequivocal policies that explain what is and what is not acceptable to the community.
4. To discourage medium and larger scale schemes and projects that would have an adverse impact upon the landscape and character of the parish.	4.1 Prepare clear and unequivocal policies that explain what is and what is not acceptable to the community.
5. To ensure that any new developments are built to the highest 'green' technical standards.	5.1 Prepare a clear and unequivocal policy.
6. To help reduce the parish carbon footprint by encouraging cycling, walking, electric charging, energy efficiency and internet connectivity	6.1 The Parish Council will encourage parishioners to adopt and implement a 'Green Code' for Luppitt.

## 8.3 Global Warming

Most people accept that the increase in greenhouse gasses is largely due to human activity, which the evidence suggests is mainly caused by:

- burning fossil fuels for energy

- agriculture and deforestation
- the manufacture of cement, chemicals, and metals

If global emissions are not reduced, average summer temperatures will continue to rise, which in turn will cause extreme weather events including:

- heavier rainfall with an increased risk of flooding
- higher sea levels and storm waves that put greater strain on sea defences
- more and longer lasting heat waves causing drought, and damage to food production.

In addition to addressing the greenhouse gas effect, the benefits of replacing the burning of fossil fuels with the use of renewable sources of energy that are essentially free at source - sun, wind, and water - are plain to see.

The East Devon Local Plan neatly summaries the position today:

*'17.1 The best available evidence shows that we are seeing and can expect to see future changes in the global climate as a consequence of past and ongoing greenhouse gas emissions. These changes are predicted to escalate in the future and it is therefore essential that in East Devon we prepare for greater frequency of extreme weather events, and plan for greater energy efficiency and generation of energy from renewable sources...'*

East Devon is responsible for 15% of the carbon dioxide emissions in Devon (no figures are available for Luppitt). It has one of the lowest emissions per capita in the county due to a relatively small non-domestic sector.

## **8.4 The Need to Reduce Carbon (CO<sub>2</sub>) Emissions**

The UK Government and Local Authorities are now well-versed in the responses necessary to help reduce global warming, and the planning system is an important tool with which to ensure that new development is constructed as 'low' or 'zero' carbon. Reducing reliance upon the burning of fossil fuels for our energy (heat, light and power) is vital and turning towards renewable energy and away from the centralised production of electricity, gas, and oil will reduce environmental impact in the future.

The Intergovernmental Panel on Climate Change (IPCC) has advised that carbon emissions must reduce globally by at least 45% by 2030 from 2010 levels. There is a chance that the worst effects of climate change can be avoided by keeping warming below 1.5 degrees. To achieve this we must be carbon neutral (net-zero) by 2050 or earlier. The UK Government and Parliament have adopted the IPCC recommendation.

## **8.5 Devon Climate Change Emergency Declaration**

Devon County Council and East Devon District Council have both made climate change emergency declarations. A range of public, private and voluntary organisations from across Devon came together on 22nd May 2019 to form the Devon Climate Emergency Response Group to declare a climate and ecological emergency

and to endorse the principles of the Devon Climate Declaration: '*a net-zero carbon Devon, with its environment and communities resilient to the effects of inevitable climate change*'. Net-zero means that the balance of carbon sinks and emissions in any one year will be zero. Their aim is to produce a Devon-wide climate change action plan to reduce the County's carbon footprint and to reflect climate change as a priority.

## **8.6 Renewable Energy**

East Devon, including the parish of Luppitt, has a climate suitable for the utilisation of wind and solar energy, and wooded areas that could supply biomass systems, in addition to organic and agricultural waste that could feed anaerobic digestion plants. Whilst new development must be constructed to accord with the low carbon and energy policies in the Building Regulations, the financial and environmental pressures to improve the energy efficiency of existing buildings will increase over time.

Efficiency measures will include switching to alternative forms of energy production, whether in part or as an entire system replacement, for heating, light and power in addition to improving a building's insulation. It is recognised that the value of the feed-in tariff subsidy has reduced but the cost of equipment is also reducing, making domestic scale installations more attractive. Powers to enforce such retro-fit improvements are limited but as awareness increases and energy prices rise, more householders, farmers, and others will seek alternative forms of energy and this may present challenges for the planning system in the future.

The NPPF and Local Plan contain both encouragement and protections in the context of renewable energy and reducing carbon emissions. The parish of Luppitt also needs to be prepared for the future with its own policies to encourage the community to embrace appropriate forms of renewable energy and reduce the parish carbon footprint, whilst at the same time protecting the landscape, distant views and the character of the parish.

## **8.7 'Green Code' for Luppitt**

In addition to setting out policies that will ensure protection of the landscape and the character of the settlements in the event of an application for a new renewable energy installation, the Parish Council will encourage parishioners to engage in a new 'Green Code' for Luppitt parish to help reduce the parish carbon footprint, reduce household and farm waste, increase recycling and reduce soil erosion within the parish. The 'Green Code' could cover a range of topics including, but not limited to:

1. Tree Planting
2. Reduce the use of non-recyclable plastics
3. Rainwater and grey water harvesting
4. Burning vs. shredding vs. composting vegetable waste
5. Storm water runoff (to prevent soil erosion and flooding of property)
6. Improving efforts to recycle
7. Turning off lights, water, and electrical appliances when not in use
8. Initiatives to reduce household and farm waste
9. Encourage car sharing to reduce carbon emissions
10. Encourage cycling and walking to reduce carbon emissions
11. Encourage electric charging, energy efficiency and internet connectivity

## 8.8 Opportunities for Renewable Energy

The Parish Council will also monitor opportunities for the use of renewable energy in the parish. The NPPF supports this stance, especially where there are tangible benefits to the community including reduced energy costs, addressing fuel poverty (20 households in Luppitt are estimated to be in fuel poverty <sup>116</sup>), and establishing a broader and more resilient energy base. A brief description of the main sources of renewable energy is provided here with pointers to show relevance to the landscape and environment in Luppitt parish:

- **Solar Photovoltaic's (PV)** Solar PV panels convert the sun's energy directly to electrical energy via silicon solar cells. They are commonly installed on south facing domestic roofs and agricultural barn roofs but also as field-scale plant of connected units (solar farms). To protect the landscape, Luppitt parish is not considered to be a suitable location for anything other than domestic scale, non-commercial photovoltaics which ideally should be roof-mounted. Any field-based installation should be of domestic scale, located in close proximity to existing buildings, well-screened and made of non-reflective materials.
- **Solar Thermal** Solar panels containing copper pipes through which water is pumped, heated by the sun, and then transported into the domestic hot water system.
- **Wind Turbines** In 2015 the Government introduced new rules for wind power. Currently a local planning authority may only grant planning permission for a wind energy development involving one or more turbines if:
  - the development site is in an area identified as suitable for wind energy development in a Local Plan or Neighbourhood Plan; and
  - following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Luppitt parish is not considered to be a suitable location for a commercial wind farm or for individual or grouped medium or large scale commercial wind turbines due to the expected negative impact upon the landscape and habitats. Any micro or domestic scale non-commercial wind turbines would be required to comply with the policies in this Plan.

- **Hydro-electric Power** The power potential available in a river relates directly to the weight of water falling through a vertical distance combined with the volume of flow. In an exercise carried out by the University of Exeter in 2011, the River Otter was identified as having potential for small-scale hydro-power whilst recognising the importance of protecting riverside habitats and migrating fish, together with other environmental sensitivities.

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<sup>116</sup> 2011 Census, see Appendix 3 - Population and Parish Statistics



- **Biomass** Boilers that convert wood or wood pellets into hot water for central heating and hot water systems. Given the existing wooded areas in Luppitt, and some areas of low grade agricultural land that could be planted for woodland, there may be potential to provide a viable renewable fuel for biomass.
- **Anaerobic Digestion** Digesters that utilise for fuel a specifically grown crop (e.g. maize) and in other cases various types of agricultural organic waste material. The use of digesters is expensive, complex, and controversial, as agricultural land may be used to grow crops for fuel rather than food for human or animal consumption and may result in a significant increase in traffic movements. Digesters that produce methane from farm waste on the other hand could be seen in another light.
- **Heat Pumps** A 'ground source' heat pump circulates a mixture of water and antifreeze around a loop of pipe in the ground and heat from the ground is absorbed and passes through a heat exchanger into the heat pump for use in the building. An 'air source' heat pump extracts heat from the outside air even when the temperature is as low as -15° C. Heat pumps have some impact on the environment as they need electricity to run, but the heat they extract from the ground, air, or water is constantly being renewed naturally.

## 8.9 New Development

In 2006 the Government required all new homes from 2016 onwards to be 'zero carbon' (i.e. generate as much energy on site from renewable sources as they consume) and introduced the Code for Sustainable Homes combined with a tightening of the Building Regulations. However, in 2015 this standard was relaxed to speed up construction to meet the demand for new homes. New homes are now effectively 'low carbon', a standard determined by Part L of the Building Regulations. This will change as the Government is consulting on a '*Future Homes Standard*' to be implemented by 2025 requiring world-leading levels of energy efficiency. The Parish Council will expect any new development, whether domestic or commercial, to be fully compliant with the Building Regulations and the latest Government guidance and not to be occupied before an Energy Performance Certificate (EPC) is issued.

## 8.10 Existing Buildings

To help reduce the parish carbon footprint the Parish Council will encourage house owners and owners of commercial buildings and farms to improve the energy efficiency of their properties where possible by introducing renewable forms of energy and improving insulation of the building's fabric.

Equipment on buildings should be non-reflective and sited, so far as is practicable, to minimise the effect on the external appearance of that building and the amenity of the area. Any external visible alterations and equipment should reflect the policies in this Plan and not adversely impact upon the rural landscape and the character of the settlements.

Whilst permitted development rights may apply to certain renewable energy installations, others may require planning permission, but all must adhere to the

Building Regulations. Certain equipment such as solar photovoltaic panels are not permitted on, or within the curtilage or setting of, a Listed Building.

## 8.11 Policies - Climate Change

### **Policy CC1 - Renewable Energy Retrofit**

Where planning permission is required, the retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology, laying cables and other electrical installations.

### **Policy CC2 - Renewable Energy Schemes**

#### **1. Renewable Energy Schemes**

Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for Community-Led Renewable Energy Schemes 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 small-scale pole or building mounted domestic/non-commercial turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.

#### **3. Solar Photovoltaic Panels**

(i). 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.

(ii). Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties.

(iii). Field scale photovoltaic panels for commercial use will be resisted except for Community-Led Renewable Energy Schemes, as set out in '1. Renewable Energy Schemes' above.'

## 8.12 Community Actions - Climate Change

**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 Monitoring Opportunities** - The Parish Council will continually monitor opportunities for renewable energy within the parish.

## 8.13 Policy Justification

The NPPF in overarching paragraph 152 requires the planning system to:

*...'support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:*

- *shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;*
- *encourage the reuse of existing resources, including the conversion of existing buildings; and*
- *support renewable and low carbon energy and associated infrastructure'.*

In paragraph 156 it is supportive of community-led renewable energy initiatives:

*'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning'.*

Section 17.2 of the Local Plan provides a useful framework for this section:

*'The Climate Change Act (2008)<sup>68</sup> has put in place legally binding targets for the UK to achieve an 80% reduction in greenhouse gas emissions by 2050 with reductions of 34% by 2020, against a 1990 baseline. Emissions from buildings account for approximately half of all emissions nationally. There is little scope to force existing buildings to become more energy efficient, other than by offering incentives to upgrade and making renewable technologies a requirement of applications for refurbishment or extension, but all new development will be required to be 'low carbon'.*

The consultant's report '**Renewable Energy in the Blackdown Hills AONB**' is a useful reference point especially in connection with the scale of renewable energy schemes in the parish.

The community's stance on climate change is set out in Section 7 of the *Transform Research Consultancy Report* upon the *2018 Luppitt Parish Questionnaire*. A majority

was in favour of certain types of renewable energy. 79% were supportive of domestic photovoltaic panels or tiles and 70% were supportive of a community-led and community-owned renewable energy initiative for the benefit of Luppitt parish residents. A majority (74%) also agreed that domestic scale installations or a community-owned initiative should have '*no or low impact upon the landscape, settlements and road infrastructure*' to be acceptable. Various specific comments were also made including objections to fields of photovoltaic panels but support was expressed for photovoltaic panels fixed to agricultural buildings. Overall, there was significant parish interest in, and support for, exploring different forms of renewable energy.



View towards Dumpdon Hill

## 9. Further Information

**Luppitt Parish Council:**

[www.luppittparishcouncil.co.uk](http://www.luppittparishcouncil.co.uk)

**Luppitt Neighbourhood Plan Steering Group:**

[www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk)

**East Devon District Council (EDDC):**

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

**Blackdown Hills Area of Outstanding Natural Beauty (AONB):**

[www.blackdownhillsaonb.org.uk](http://www.blackdownhillsaonb.org.uk)

**Devon County Council:**

[www.devon.gov.uk](http://www.devon.gov.uk)

**National Planning Policy Framework (NPPF):**

[www.gov.uk](http://www.gov.uk)



View Towards Hartridge

# Appendix 1 - Definitions

## 'Affordable Housing'

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

(Source: NPPF Annexe 2)

## 'Brownfield Land' (Previously Developed Land)

**'Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be

assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape'.

(Source: NPPF Annexe 2)

### **'Community Land Trust' (CLT)**

A CLT is a non-profit making organisation that develops and stewards affordable housing and other community assets and projects on behalf of the community. It is made up of local people who live and work in the community. The CLT's main task is to make sure that affordable housing is genuinely affordable based upon people's earnings and not just for the present occupier, but in perpetuity. A CLT enables land to be provided to the community at a nil or reduced price and kept in community ownership in perpetuity, passed down through the generations. Houses are rented out at a rate that is linked permanently to local incomes. There are over 170 CLT's in England and Wales, most of which are in rural areas.

### **'Development'**

Any reference to 'development' is intended to include 'change of use' and 'change of land use'.

### **'Development Plan'**

Is defined in Section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made

(Source: NPPF Annex 2)

### **'Devon Banks and Hedges'**

A Devon Bank or Devon Hedge is a linear earth bank, faced either with stone or turf, often with native trees (some quite mature), shrubs and other plants growing on it and frequently with flower-rich margins. Its form and species composition shows considerable regional variation and new Devon Banks or Hedges should reflect local character.

(Source: Based on a definition by the Devon Hedge Group)

## **'Heritage Asset'**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

(Source: NPPF Annex 2)

## **'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 page 10 and include the hamlets of Beacon, Wick and Shaugh.

For the purposes of affordable housing only, references to **'Luppitt village'** mean the road between Mount Stephens Cross (a highway 'T' junction) marked 'A' on the map on page 10 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.

## **'Non-Designated Heritage Asset'**

See 'Heritage Asset' defined above. Non-designated heritage assets are non-Listed buildings and structures worthy of retention, determined by their age and condition, architectural style and historical merit and contribution to the character of the parish<sup>117</sup>.

## **'Rural Exception Sites'**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

(Source: NPPF Annex 2)

## **'Redundant Traditional Farm Buildings'**

Historic farmsteads and their buildings are heritage assets which, through continued maintenance, conservation and reuse, make a fundamental contribution to the richly varied character of the English countryside. Structural changes in the farming industry have required farmers to construct new buildings that reduce labour costs and conform to animal welfare regulations. As a result of this and the demand for living in rural areas, many traditional farm buildings are largely redundant for modern agricultural purposes. They have been under the greatest threat - of neglect on one hand, and insensitive development on the other - of any rural building type. In many areas fewer

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<sup>117</sup> Appendix 18 - Luppitt Landscape Character Assessment



than half of surviving traditional farmsteads are maintained through active agricultural use.

In future years, the pace of change will accelerate further in response to the restructuring and diversification of farm businesses and the increasing demand for living and working in rural landscapes. Maintaining and, where appropriate, reusing farm buildings which no longer have a viable agricultural use is a sustainable option, taking into account the wide range of benefits that they offer:

- They make an essential contribution to England's remarkably varied landscape character and local distinctiveness, telling us about how the land was settled and how our ancestors farmed and lived, thought and built.
- They represent an historical investment in materials and energy, often exemplifying the crafts and skills associated with local building materials and techniques, that can be sustained through conservation and careful re-use.
- They provide an important economic asset for farm businesses or, through adaptive re-use where they have become redundant, a high-quality environment for new rural businesses including home-based working.
- They are irreplaceable repositories of local crafts, skills and techniques, in harmony with their surroundings and using traditional materials, often closely related to the local geology, that are sometimes not available or too expensive for new building projects.
- They may provide important wildlife habitats/

A traditional farmstead or farm building will have significance if they pre-date 1940 and make a positive contribution to local character and distinctiveness, whether it is designated as a heritage asset or not.

(Source: Historic England - Summarised from more than one reference)

### **'Screening'**

'Screening' is the means by which the adverse impact of a building or other structure upon the landscape, views or neighbouring properties is permanently mitigated. Screening should be designed-in as part of any development and be appropriate to the landscape character and setting. Use should be made of existing features where possible including existing trees, hedges, banks and copses and those features enhanced where needed.

### **'Site of Special Scientific Interest' (SSSI)**

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

(Source: NPPF Annexe 2)

### **'Urban Creep'**

The subtle, temporary or more obvious and permanent attempt to change land use through the storing and use of caravans, cars, sheds, tents, containers, building materials and other non-agricultural paraphernalia on agricultural land.

# Appendix 2 - The Consultation Process and Procedural Stages

## Background

Publication of the first draft of the Luppitt Neighbourhood Plan (LNP) in March 2018 was preceded by a period of consultation which included a parish-wide questionnaire organised by Luppitt Parish Council in 2014. Upon publication of the draft, a steering group of parish residents was established, together with a committee and six sub-groups who were tasked to consider each section of the draft text in detail. A seventh sub-group was tasked with communications and promotion.

It was considered that the results of the 2014 questionnaire may have become out of date and less relevant after four years so a second parish questionnaire, the '*2018 Luppitt Parish Questionnaire*', was distributed to every household in the parish in November 2018. A dedicated website was set up and the questionnaire was well publicised in the Parish Magazine, parish notice boards and posters erected throughout the parish. Response to the questionnaire could be made either by hard copy or electronically.

The questionnaire generated a 56% response rate which was unexpectedly high and, statistically speaking, accurately represented the views of 95% of the Parish. Exeter-based consultants *Transform Research Consultancy Ltd* were instructed to analyse the results and they responded with a detailed 24-page report in January 2019. The committee then organised a presentation of the results to the parish on 6th February 2019 to which over fifty residents attended.

The principal messages from the questionnaire were clear - protection of the natural environment and the parish 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, farm workers' dwellings subject to an agricultural occupancy condition and smaller open market houses were most likely to benefit the community. The parish was fairly evenly split over the question of additional parish facilities. Many positive ideas and suggestions covering a wide range of subjects were put forward to benefit the community.

The sub-groups were then asked to consider the findings of the questionnaire analysis report in greater detail and to propose amendments to the draft LNP text which had been largely based upon the original 2014 questionnaire. The subjects covered by sub-groups were:

- A Balanced Community
- Natural Environment
- The Built and Historic Environment
- New Development
- Climate Change and Renewable Energy
- Community Projects

The sub-groups met monthly over a six-month period and the output from each group was distilled into schedules of proposed amendments to the LNP text. When finally completed and agreed, the schedules were circulated to the Steering Group for further comment and the review process finally ended at a Steering Group meeting on 29th May 2019 with agreement as to the amendments to be made to the draft.

Notes of meetings at all levels were taken and distributed. They were also posted on the LNP and Parish Council websites and the chairman of the steering group submitted a report to the Parish Council in person each month whilst regular updates appeared in the Parish magazine. The text of the draft LNP was then amended in detail and the format altered quite significantly in parts to reflect the latest comments. There followed several months' delay caused by a disagreement concerning the timing of an affordable Housing Needs Survey. At the same time, the LNP website became contaminated and was removed from use.

As part of the consultation process, the committee organised an evening presentation entitled '*Luppitt - Protection of the Natural Environment*' on 26th June 2019. This was a parish event open to all residents, including farmers and anyone with land or otherwise with an interest in protecting the environment. It was well attended and representatives from the following organisations made presentations:

- The Blackdown Hills AONB
- Devon Wildlife Trust, and
- The Blackdown Hills Farming and Woodland Group

In February 2020, the revised draft LNP with all amendments completed was then re-submitted to the Parish Council for review and comment. At the same time, an editorial group was established to thoroughly check the text and ensure that policies were written in 'plain English' and could be understood by all. Copies were also submitted to the sub-group leads to ensure that all amendments had been made as requested. A copy of the draft was also sent to EDDC and the AONB for further informal comment. All responses were received by August and the final revised document with all amendments made was returned to the Parish Council in early September 2020 for approval. Following further minor amendments, the document was finally signed off by the Parish Council in February 2021.

The amended draft was then circulated to statutory and other consultees and at the same time a printed synopsis, '**Summary and Explanation - An Introduction to the Luppitt Neighbourhood Plan**', was distributed to every parish household and business as part of an awareness campaign. As a result, a number of further amendments were proposed and incorporated into this final Submission Draft by October 2021. In the run-up to finalising the Submission Version, the Parish Council undertook a process of 'policy challenge' to ensure that the proposed planning policies would work in practice. The completed 'Luppitt Neighbourhood Plan - Submission Version' dated February 2022 together with the Basic Conditions Statement and Consultation Statement were submitted to EDDC in February 2022. For further details see 'Procedural Stages as at February 2022' on the following page.

## Corona Virus Pandemic

The Government announced that, due to the 2019/2020 global corona virus epidemic (Covid-19), the earliest date for referenda would be 2021.

## Luppitt Landscape Character Assessment

At the request of the Steering Group, the Parish Council instructed Fiona Fyffe Associates to carry out the *Luppitt Landscape Character Assessment* (LLCA) which was produced in August 2019. An LCA is an aid to decision making and a tool to help understand what the landscape is like today, how it came to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine the character of the landscape. The LLCA will become a fundamental part of the Neighbourhood Plan. It will assist in determining the planning policies for Luppitt and will become an aid for the Parish Council in making recommendations that will influence the outcome of planning applications. It will also assist EDDC and anyone making a planning application to better understand the character of Luppitt and avoid any proposal that might have an adverse impact upon the landscape.

## Procedural Stages of Plan Preparation

Stage	Undertaken By	Target Date
<b>STAGE 1 - 2018 Questionnaire</b>		
1. Input hard copy questionnaire results into SurveyMonkey	Transform Research Consultancy Ltd	<b>Completed</b>
2. Analyse responses to questionnaire	Transform Research Consultancy Ltd	<b>Completed</b>
3. Audit of questionnaire procedure	Transform Research Consultancy Ltd	<b>Completed</b>
4. Produce analysis of the questionnaire results in a Report	Transform Research Consultancy Ltd	<b>Completed</b>
5. Print hard copies of the TRC Report (1 copy per household)	CR	<b>Completed</b>
6. Widely promote the 6th Feb 2019 Steering Group Meeting to the parish	Committee	<b>Completed</b>
7. Present TRC Report to 6th Feb 2019 Steering Group Meeting	RMH/CR/MT	<b>Completed</b>
8. Make the TRC Report available via Luppitt Packet/email/LNP and PC websites	CR/RB/MT	<b>Completed</b>
9. Publish Audit and Privacy statement on LNP website	RB	<b>Completed</b>
10. Update the LNP Website	MT	<b>Completed</b>
11. Reconvene sub-groups to consider questionnaire results	RB	<b>Completed</b>

<b>Stage</b>	<b>Undertaken By</b>	<b>Target Date</b>
<b>STAGE 2 - Reconvene Steering/Sub Group Mtgs</b>		
12. Publish dates for 2019 meetings	RB	<b>Completed</b>
13. Explain by circular email the procedural steps leading to the referendum	RMH	<b>Completed</b>
14. Confirm Sub-Group Leaders and Sub-Group Members	RB	<b>Completed</b>
15. Sub-Groups to consider TRC Report and feed back to SG	Sub-Group Leaders	<b>Completed</b>
16. Steering Group to agree what should be fed into the LNP draft	Steering Group	<b>Completed</b>
<b>STAGE 3 - Landscape Character Assessment</b>		
17. Prepare Parish Character Assessment to identify the Luppitt vernacular building style, building materials used, external colours, housing density and setting, types of farm, plus key landscape features and views.	Fiona Fyffe Associates	<b>Completed</b>
<b>STAGE 4 - Update and Reconfigure Draft LNP</b>		
18. Update the LNP draft text with output from sub-groups and TRC Report agreed by Steering Group	RMH	<b>Completed</b>
19. Re-format LNP to separate Planning Policies from Community Actions and relegate some background text to Appendixes as recommended by independent experts	RMH	<b>Completed</b>
20. Submit revised draft to Parish Council for review	PC	<b>Completed</b>
21. Submit revised draft to sub-group leaders for further comment	Sub-Group Leaders	<b>Completed</b>
22. Submit revised draft to EDDC/AONB for further informal comment	EDDC/AONB	<b>Completed</b>
23. Submit revised draft to editorial group to ensure use of 'plain English'	RG/GT	<b>Completed</b>
24. Submit revised draft to committee to 'challenge' new planning policies	PC	<b>Ongoing</b>
25. Re-establish LNP web site following contamination	MT	<b>Completed</b>
26. Submit amended LNP to PC for final approval	PC	<b>Completed</b>
27. Submit revised draft to examiner/RICS	(provisional only)	<b>Not undertaken</b>
28. Agree any further final text changes with PC	PC	<b>Completed</b>

<b>Stage</b>	<b>Undertaken By</b>	<b>Target Date</b>
29. Make final agreed changes	RMH	<b>Completed</b>
30. Appendices/Maps/Photos/Diagrams/Demo graphics	RMH	<b>Completed</b>
31. Final document approved by Parish Council	PC	<b>Completed</b>
<b>STAGE 5 - Further Consultation</b>		
32. Prepare an LNP Summary leaflet for distribution to all parish households	RMH	<b>Completed</b>
33. Prepare display boards and updated PowerPoint presentation for public events	CR	<b>Not undertaken due to Covid restrictions</b>
34. Print copies of LNP and Parish Character Assessment for use at public events	CR	<b>Completed</b>
35. Hold a programme of further consultation and public events including: a parish-wide LNP event; evening presentations in the village hall; Saturday morning surgeries for individual meetings (subject to Covid-19 restrictions)	CR and Steering Group committee	<b>Completed except for public events which were not undertaken due to Covid restrictions</b>
36. Organise a final Pre-referendum public event	CR	<b>Not undertaken due to Covid restrictions</b>
<b>STAGE 6 - Regulation 14 (6 week pre-submission consultation)</b>		
37. Prepare 'Basic Conditions' Statement (to demonstrate conformity with Government and EDDC policy)	RMH	<b>Completed</b>
38. Undertake stakeholder consultation to EDDC list	PC	<b>Completed</b>
39. Undertake final consultation with parishioners, businesses and others	PC	<b>Completed</b>
40. LNP submitted to EDDC for preliminary review and comments	PC	<b>Completed</b>
41. Amend the text from any stakeholder and EDDC comments (voluntary) and record reasons why	PC	<b>Completed</b>
<b>STAGE 7 - Regulation 16 (Formal submission of LNP)</b>		
42. Prepare 'Consultation Statement' to describe actions during the 6 week pre-submission period and all consultation that preceded it	RMH	<b>Completed</b>

<b>Stage</b>	<b>Undertaken By</b>	<b>Target Date</b>
43. Submit LNP; Map (showing area covered); Consultation Statement and Basic Conditions Statement to EDDC	PC	<b>Completed</b>
<b>44. Responsibility for the following process is then passed to EDDC:</b>	EDDC	
45. The Plan is publicised by EDDC for a minimum of 6 weeks	EDDC	<b>Completed</b>
46. EDDC comments will be taken to cabinet for approval	EDDC	<b>Completed</b>
47. The Plan is sent for Independent Examination to ensure it complies with the Basic Conditions and meets legal requirements	EDDC	<b>Completed</b>
48. Comments are sent back to the steering group in order to meet the Basic Conditions	EDDC	<b>Completed</b>
49. Steering Group will then revise the text and prepare a final referendum printed version	Steering Group	<b>Completed</b>
50. EDDC then report back to cabinet to accept examiners recommended modifications	EDDC	<b>Completed</b>
51. EDDC organises a Referendum	EDDC	<b>Completed</b>
52. EDDC then send outcome to cabinet to formally 'make' the Plan	EDDC	<b>Completed</b>
53. The Plan is 'made'	EDDC	<b>Completed</b>

## Appendix 3 - Population and Parish Statistics

In 1851 the population of Luppitt parish was 754, of which the majority were born in the parish and engaged in agriculture. Over the 60 years to the 1911 census, the resident population steadily fell by over 40% to 439. Today (2011 Census) it stands at a similar figure - 461 residents (239 male, 222 female)<sup>118</sup> an increase of only 22 residents in 100 years.

According to the 2011 Census, 18.6% of the population are employed in agriculture; 72% are in full or part-time employment or self-employed; 0.6% of the parish is unemployed (England average (Ea) 4.4%). Whilst 13.5% are described as having retired from full-time employment (Ea 13.7%), others are semi-retired and may not appear in these figures. Importantly, whilst historically about 10% of the population were over 60, that figure has increased to 32.54% which is slightly less than East Devon as a whole (36.43%) but higher than the England average of 22.32%

The 2011 Census identified that around 20 households are estimated as being in 'fuel poverty', while 16 do not have central heating, and 3 households are estimated as living in overcrowded conditions.

In common with other rural areas, the character of the community has changed significantly from those generations of farming families and rural tradesmen that were born in the parish and lived and worked locally. A more diverse community has evolved that now includes a high proportion of new residents, few of whom are involved in agriculture. Whilst many in the community now work from home, others regularly work and travel outside the parish. One-third of the population is over sixty and yet only 13.5% have completely retired from working life. Such fundamental change adds variety and vitality to the community, but new residents seeking lifestyle change or own local dwellings as holiday homes and letting cottages increase the pressure on an almost static housing stock.

As property inflation has continued since the 1960s, local salary inflation has not in the main kept pace, leading to a significant gap in affordability for many in the community. The affordability ratio is 18:1 (Ea 15:4)<sup>119</sup>.

Population change is governed by a number of factors including economic migration, changing birth and death rates (with a greater number of people now living longer), and other 'push/pull' factors such as the availability of housing of the right types to suit different sized households. There are no projections available for Luppitt, but the Office for National Statistics suggests that the population of East Devon (excluding Exeter) will grow from around 135,000 in 2014 to 150,000 by 2031. The population of Luppitt has been stable for the last hundred years and there is nothing to suggest anything other than marginal change over the Plan period.

**Note: The 2021 Census statistics were not available at the time of submission**

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<sup>118</sup> 2011 Census

<sup>119</sup> The ratio between earnings and house prices - the lower the figure, the more affordable

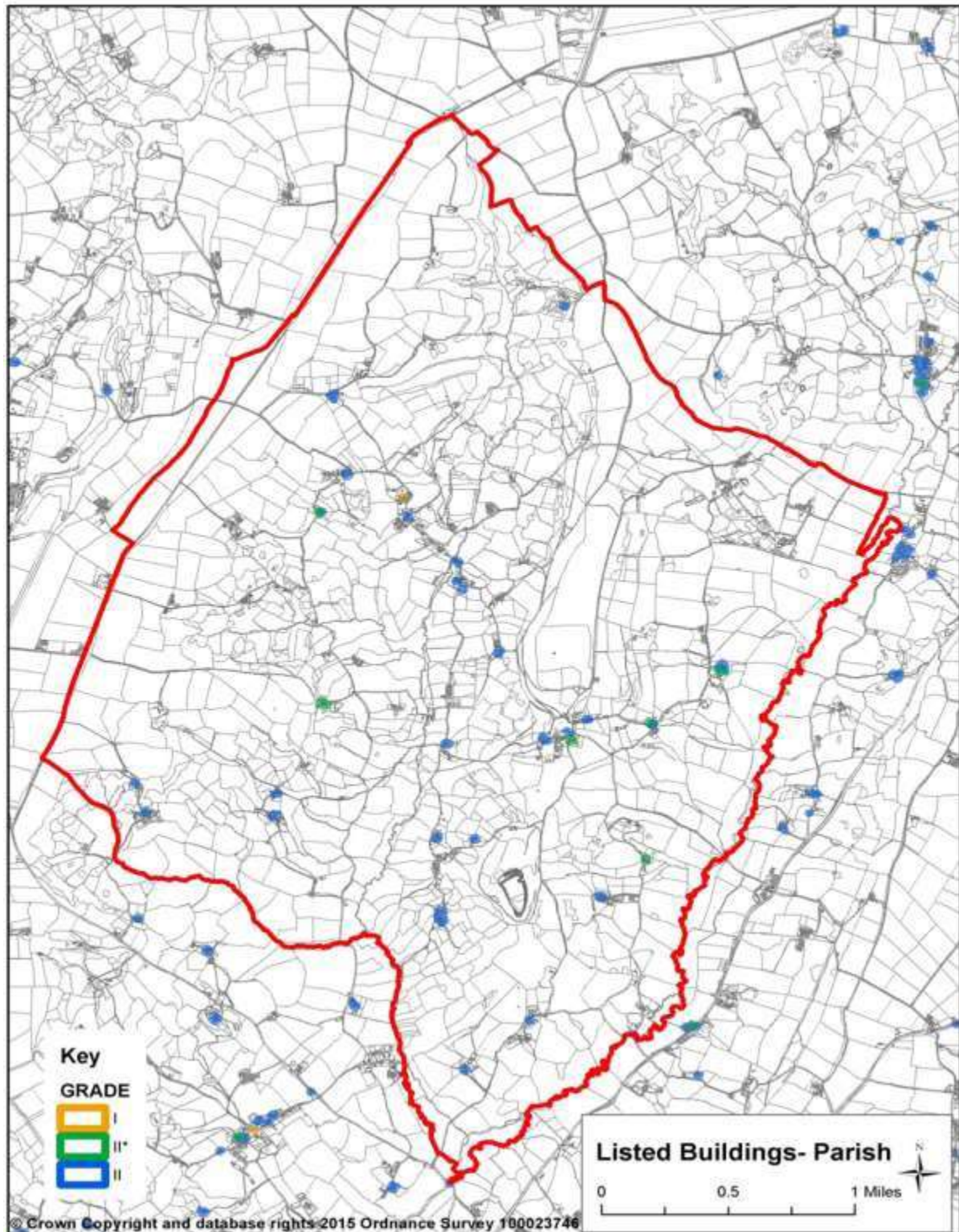


## 2011 Census: Key Statistics

Office for National  
Statistics

Measure	Luppitt	East Devon (Non- Metropolitan District)	South West	England	
2011 Population: All Usual Residents (Persons, Mar11) <sup>6 7</sup>	Count	461 <sup>9</sup>	132,457	5,288,935	53,012,456
2011 Population: Males (Persons, Mar11) <sup>6 7</sup>	Count	239 <sup>9</sup>	63,321	2,590,608	26,069,148
2011 Population: Females (Persons, Mar11) <sup>6 7</sup>	Count	222 <sup>9</sup>	69,136	2,698,327	26,943,308
2011 Density (number of persons per hectare) (Persons, Mar11) <sup>6 7</sup>	Rate	0.2 <sup>9</sup>	1.6	2.2	4.1
All Households (Households, Mar11) <sup>3 7</sup>	Count	172 <sup>9</sup>	59,071	2,264,641	22,063,368
All households who owned their accommodation outright (Households, Mar11) <sup>5 7 8</sup>	%	48.8 <sup>9</sup>	47.1	35.4	30.6
All households who owned their accommodation with a mortgage or loan (Households, Mar11) <sup>5 7 8</sup>	%	29.1 <sup>9</sup>	27.8	32.0	32.8
Very Good Health (Persons, Mar11) <sup>2 7</sup>	%	45.6 <sup>9</sup>	43.8	46.9	47.2
Good Health (Persons, Mar11) <sup>2 7</sup>	%	42.5 <sup>9</sup>	36.0	34.6	34.2
Day-to-Day Activities Limited a Lot (Persons, Mar11) <sup>2 7</sup>	%	6.9 <sup>9</sup>	8.9	8.3	8.3
Economically Active; Employee; Full-Time (Persons, Mar11) <sup>1 7</sup>	%	21.7 <sup>9</sup>	32.5	37.4	38.6
Economically Active; Employee; Part-Time (Persons, Mar11) <sup>1 7</sup>	%	16.4 <sup>9</sup>	16.0	15.1	13.7
Economically Active; Self-Employed (Persons, Mar11) <sup>1 7</sup>	%	34.0 <sup>9</sup>	14.1	11.2	9.8
Economically Active; Unemployed (Persons, Mar11) <sup>1 7</sup>	%	0.6 <sup>9</sup>	2.4	3.3	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent (Persons, Mar11) <sup>4 7</sup>	%	19.1 <sup>9</sup>	17.0	16.4	15.2
People aged 16 and over with no formal qualifications (Persons, Mar11) <sup>4 7</sup>	%	20.4 <sup>9</sup>	21.1	20.7	22.5

# Appendix 4 - Listed Buildings and Monuments



<b>DESIGNATED HERITAGE ASSETS</b>	<b>LISTED BUILDINGS AND MONUMENTS IN LUPPITT PARISH</b>	<b>GRADE</b>
ANTELOPE COTTAGE		II
APPLE TREES		II
BARBERS F/HOUSE INCL STABLE BLOCK ADJOINING W, BEACON		II
BARN FARMHOUSE INCL FORMER O/BUILDINGS ADJOINING W		II
BARNFIELD FARMHOUSE		II
BEACON, LITTLE THATCH, PRINGS COTTAGE AND WAINWRIGHTS COTTAGE		II
CHURCH - HAWKER CHEST TOMB AND RAILINGS APPROX 750MM S OF NAVE OF CHURCH OF ST MARY		II
CHURCH - HORWAY CHEST TOMB APPROX 1M S OF CHANCEL OF CHURCH OF ST MARY		II
CHURCH - ILLEGIBLE CHEST TOMB APPROX 5M E OF CHANCEL OF CHURCH OF ST MARY		II
CHURCH - ILLEGIBLE H/STONE APPROX 3M S OF CHANCEL OF CHURCH OF ST MARY		II
CHURCH - ILLEGIBLE H/STONE APPROX 3M S OF TOWER OF CHURCH OF ST MARY		II
CHURCH OF ST MARY		I
COMBESHEAD FARMHOUSE		II
CUCKOO COTTAGE, WICK,		II
FORD BRIDGE		II
GREENWAY FARMHOUSE		II*
HIGHER SHELVIN FARMHOUSE		II
HUGGINSWICK - BARN AND CIDER HOUSE ADJOINING W END OF HUGGINSWICK F/HOUSE WICK,		II
HUGGINSWICK (FORMERLY WICK FARMHOUSE) WICK,		II
LOWER SHELVIN FARMHOUSE		II
LOWER WICK FARMHOUSE (FORMERLY MOORSWICK)		II
LOWERTOWN COTTAGE		II
MATHAYES FARMHOUSE INCL FRONT BOUNDARY WALL		II
MOHUNS OTTERY - CIDER HOUSE APPROX 1.5M N OF MOHUN'S OTTERY F/HOUSE		II
MOHUN'S OTTERY FARMHOUSE		II
MOHUN'S OTTERY G/HOUSE AND FRONT GARDEN WALLS APPROX 5M S OF MOHUN'S OTTERY F/HOUSE		II*
MOUNTSTEPHENS FARMHOUSE INCL O/BUILDINGS ADJOIN TO NW		II
NO.1 POST OFFICE		II
NO.2 TOWN COTTAGE		II
PALMERHAYES FARMHOUSE, WICK		II
PILGRIM COTTAGE, LITTLE THATCH AND TAPSTERWATER COTTAGE		II
POUND FARM HOUSE - BARN AND O/HOUSE ADJOINING SE OF POUND F/HOUSE		II
POUND FARMHOUSE INCL FRONT GARDEN WALLS		II*
PULHAYES FARMHOUSE		II
PULMANS FARMHOUSE, BEACON		II
RED DOORS F/HOUSE INCL FRONT C/YARD WALL ADJOINING TO N, BEACON		II*
ROLLHAYES F/HOUSE INCL FRONT BOUNDARY WALLS		II

<b>DESIGNATED HERITAGE ASSETS</b>	<b>LISTED BUILDINGS AND MONUMENTS IN LUPPITT PARISH</b>	<b>GRADE</b>
SHAPCOMBE FARMHOUSE		II
SHELVE COTTAGE		II
SMITHENHAYES FARMHOUSE		II*
STABLES, C/YARD AND BARN ADJ SE OF LOWER WICK F/HOUSE		II
STONEACRE - LINHAY ADJOINING NW OF STONEACRE F/HOUSE		II
STONEACRE F/HOUSE INCL BARN ADJOINING TO NW AND FRONT GARDEN WALLS		II*
TELEPHONE KIOSK APPROX 1M W OF NO.1 TOWN COTTAGE (THE POST OFFICE) (Removed)		II
WAR MEMORIAL		II
WHITEHALL FARMHOUSE		II
WOODHAYES		II
WOODHAYES COTTAGE		II
WRENS, BEACON		II
Ancient Monuments:		
DUMPDON CAMP		
BOWL BARROW HARTRIDGE 360m EAST OF SHELVES FARM		

(Source: Devon County Council)

# Appendix 5 - Traditional Local Building Materials

## Materials commonly used in the construction of Devon heritage buildings

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Cob	Soil/marl mudstone trampled and turned with straw and then tamped down in position to create wide walls.
Chert	A creamy coloured quartz stone similar to flint used as uncut rubble, or cut stone in higher status houses laid in courses and usually bedded in a lime mortar.
Flint	Used as uncut rubble or cut stone in higher status houses laid in courses and usually bedded in a lime mortar.
Marl mudstone	Local material used in cob walls.
Greensand	Local material used in cob walls.
Beerstone	Local quarried stone used to define features such as open fireplaces, window mullions and door jambs.
Hamstone	Local quarried stone used to define features such as open fireplaces, window mullions and door jambs.
Lime render	Lime render is a traditional exterior coating that originated before the modern coating techniques of the 20th century. It is a mix of lime putty and sand. Traditionally, lime render was applied to give protection to walls built of poor quality rubble, stone, porous brick or walls in exposed locations.
Pigment wash	Applied to the render and usually in soft cream or pink colour.
Thatch	Between a fifth and a quarter of all Britain's surviving thatch is in Devon, hence it was historically the most common roofing material used in this region. Most of it is combed thatch or combed cereal thatch (known locally as reed), a minority material confined to the South West and considered superior to the long straw thatching seen elsewhere.
Clay pantiles and slates	Replaced thatch, occasionally after a temporary covering of corrugated tin.
Timber Frame	Historically oak was the timber of choice for construction until the second half of the 18th century, when it became expensive. Consequently, the pine forests of the Baltic were sourced for an alternative supply and this is the very durable timber found in many buildings that date from 1750-1900. Locally, the span of

roofs and ceilings was determined by the length of available timber much of which may already have had a use.

(Various sources)

# Appendix 6 - Local Species

## 1. Trees and Shrubs

The aim with all planting should be to use species indigenous or characteristic to the area. Local species reflect the semi-natural species of the area. Characteristic species include those that have been commonly planted in the area in the past. Alien species, particularly Leylandii, should be avoided, as they will be detrimental to the landscape. Once planting has been completed, subsequent management is essential; for example, weeding, thinning and protection from livestock and pests such as rabbits. The list below shows tree and shrub species that are recommended for planting in Devon. In selecting a suitable mix of trees and shrubs, consideration must be given to local landscape character and existing ground conditions.

Beech	small groups, copses, hedges upland areas, casts heavy shade
Blackthorn	woodland edges, hedges, scrub
Common Oak	woods, hedges valuable species for wildlife
Common Sallow	damp ground, hedges
Field Maple	lowlands, east part of the county
Goat Willow	scrub, hedges
Hawthorn	woodland edges, hedges, scrub
Hazel	woodland, hedges
Holly	woodland, hedges evergreen, shade tolerant
Rowan	upland woods, hedges
Scots Pine	woods, scrub
Sessile Oak	typical of uplands
Wild Cherry	lowland woods, hedges

**(Note: To contain the spread of 'ash die back' disease, Ash trees can no longer be legally planted as at February 2021)**

(Source: Devon County Council)

## 2. Devon Banks and Hedgerows<sup>120</sup>

The most frequent woody components of ancient hedges in the Blackdowns are generally a combination of Field Maple, Hazel, Dog Rose, Blackthorn, Hawthorn, Ash and Elder with occasional Elm, Oak, Holly, Spindle, Dogwood and Grey Sallow. An average of 7-10 woody species in a 30m stretch of hedgebank is common. Beech, which is not indigenous to Devon, is typically absent from these ancient hedges.

Modern hedges known to date from the parliamentary enclosure acts consist principally of Beech, Hawthorn (also known as Quickthorn) and Hazel, or perhaps Holly or Oak, with only 2-3 species per 30m stretch. Standard beech trees are a common feature of hedgebanks on the plateau of the Blackdowns where calcifuge (lime-hating) shrubs like Alder, Buckthorn, Gorse and Bilberry are occasional in hedges as remnants of former heathland.

The length of time a plant species has been part of the British flora is related to the number of invertebrates that feed on it. Oak, that is long established here, had 284 of the groups looked at, whereas the introduced Sycamore was found to have only fifteen.

Hedges are used not only to confine livestock and define boundaries but have been also a source of fuel wood, timber, shelter, herbs and fruit. Many of the coppice crafts, like hurdle making and supply of thatching spars, apply as much to hedge-laying as to woodland management.

From February and early March, the first wild flowers to appear in our hedgebanks include Dog's Mercury, Wood Anemones, Barren Strawberry, Hairy Bittercress, Lesser Celandine and particularly Primroses all of which are essentially woodland species found in hedges and corridors of woodland.

In April and May comes the red, white and blue time, with Red Campion, Stitchwort and Bluebells in the hedges, when the first of the white umbels, Cow Parsley, appears. There are a number of viney, straggling and partly woody species that are well-adapted to hedges here. These include Honeysuckle, Bindweed, Old Man's Beard, Black Bryony and brambles. While most of the latter have been much used as sources of twine, native herbs including Sweet Violet and Lesser Celandine, or Pilewort, have uses as medicinal herbs and fragrances.

Among the rarer herbs of hedgerows in the Blackdowns are some that are persistent but strictly not native; these include Green Hellebore, Orpine and Lesser Periwinkle which have become naturalized from earlier cultivation as medicinal herbs or their use in local folklore.

(Source: Report prepared by David J Allen for the Blackdown Hills AONB)

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<sup>120</sup> See Appendix 1 - Definitions and also Devon Hedge Group website: [www.devonhedges.org](http://www.devonhedges.org)



# Appendix 7 - History of Luppitt Commons

In total there are just over 650 acres of Common Land in the Parish, with Hense Moor, Luppitt Common and Hartridge being the three larger areas, but also Wick Green, Wick Common and Ford Bridge being part of the total. All six areas together are generally referred to as 'Luppitt Commons', and several parishioners own properties or land with 'Common Rights' attached.

The beginning of what was later to become known as the Manorial System, in other words, the organisation of the Manor, owes its origin to the feudal system which dates back to the Saxon period. The Overlord was known as a Thane, later to become a Knight under the Normans. In the Medieval period up to the present day, the Knight was replaced by the Lord of the Manor. In the case of Luppitt Commons, the Lordship of the Manor is now vested in four Trustees (and a Custodian Trustee) who hold this office on behalf of all the Commoners.

In more recent times, until 1921, Luppitt Commons had been part of the Combe Raleigh Estate owned by the D'Oyly Barnard family. When this family sold the estate in 1921 it was broken up and the freehold of the Common Land (and Manorial Rights) was purchased by Mr John Madge of Chard. It was at this time that Dumpdon Hill Common was split up from the rest of the Commons (Luppitt, Hartridge, Hense Moor and the three smaller Commons), having been purchased by a Mr Jim Hussey of Honiton, later passing into the ownership of the National Trust. However, in 1959 Mr Madge sold the freehold of Luppitt Commons to Mrs Jessie Norcott, who then lived at Woodhayes. A few years later Mrs Norcott called a meeting of all Commoners and agreed to convey, by purchase, the freehold of the Commons to the Luppitt Commoners. The Commoners paid Mrs Norcott the sum of £800 for the freehold of the Commons the conveyance for the purchase was signed on 18 May 1960 and on the same day the Trust Deed was executed establishing the Trust which now owns the freehold on behalf of all Commoners.

During the Second World War, under the direction of the War Agricultural Department, parts of Luppitt and Hartridge Commons were ploughed up for cultivation. Areas which were cultivated then now remain as areas of pasture which are used for grazing, hay and silage to this day. Nevertheless, it was a Trust Deed, dated 18 May 1960, which sets out the pattern of administration which, broadly speaking, exists to this day. An Annual General Meeting is held in October each year (advertised in the Luppitt Packet), at which time the Commoners are invited to elect their Chairman, Vice Chairman, Hon. Secretary and Hon. Treasurer (together, they form the four elected Trustees). In addition, a further six Commoners are elected, who together with the four Trustees, form the Trustees Committee, one of whom is required to be a 'non-grazier'.

The Luppitt Commons Trustees Committee is responsible for the administration of the Commons and the exercising of rights thereon, and aims to ensure that the Commons are managed and grazed in a fair and equitable manner for the benefit of all Commoners. There is, in addition, a Commons Management Committee, again elected at an AGM and consisting of a Chairman, Vice Chairman, Hon. Secretary and Hon. Treasurer, with nine further Committee Members. The Management Committee is

responsible for the day-to-day management of that area of the Commons under cultivation and is accountable to the Trustees Committee.

Under the Countryside Rights of Way Act 2000, all of Luppitt Commons has now been designated 'open access land' over which members of the public are entitled to walk. There are also numerous public footpaths which cross the Commons.

(Source: Article written by Commons trustee Roger Brown)

# Appendix 8 - 2018 Luppitt Parish Questionnaire Summary

Key output from the analysis by 'Transform Research Consultancy Ltd'

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## **1. Matters considered to be of the utmost importance:**

- Protection of the landscape and the natural environment
- Protection of the rural views
- Parish peace and tranquillity
- Water quality in the rivers, streams and ponds
- The use of 'brownfield' land over 'greenfield' land for any future development
- The use of safeguards additional to those in the Local Plan to control the design, scale, height, siting, colour, and screening of any future development in the parish.
- That any renewable energy installation should have low or zero visual impact upon the landscape and settlements and upon the road infrastructure.
- Implementation of a 'Green Code' for the parish
- That St Mary's parish church should be well maintained and kept open for use
- Keep open the various footpaths and bridleways that provide public access

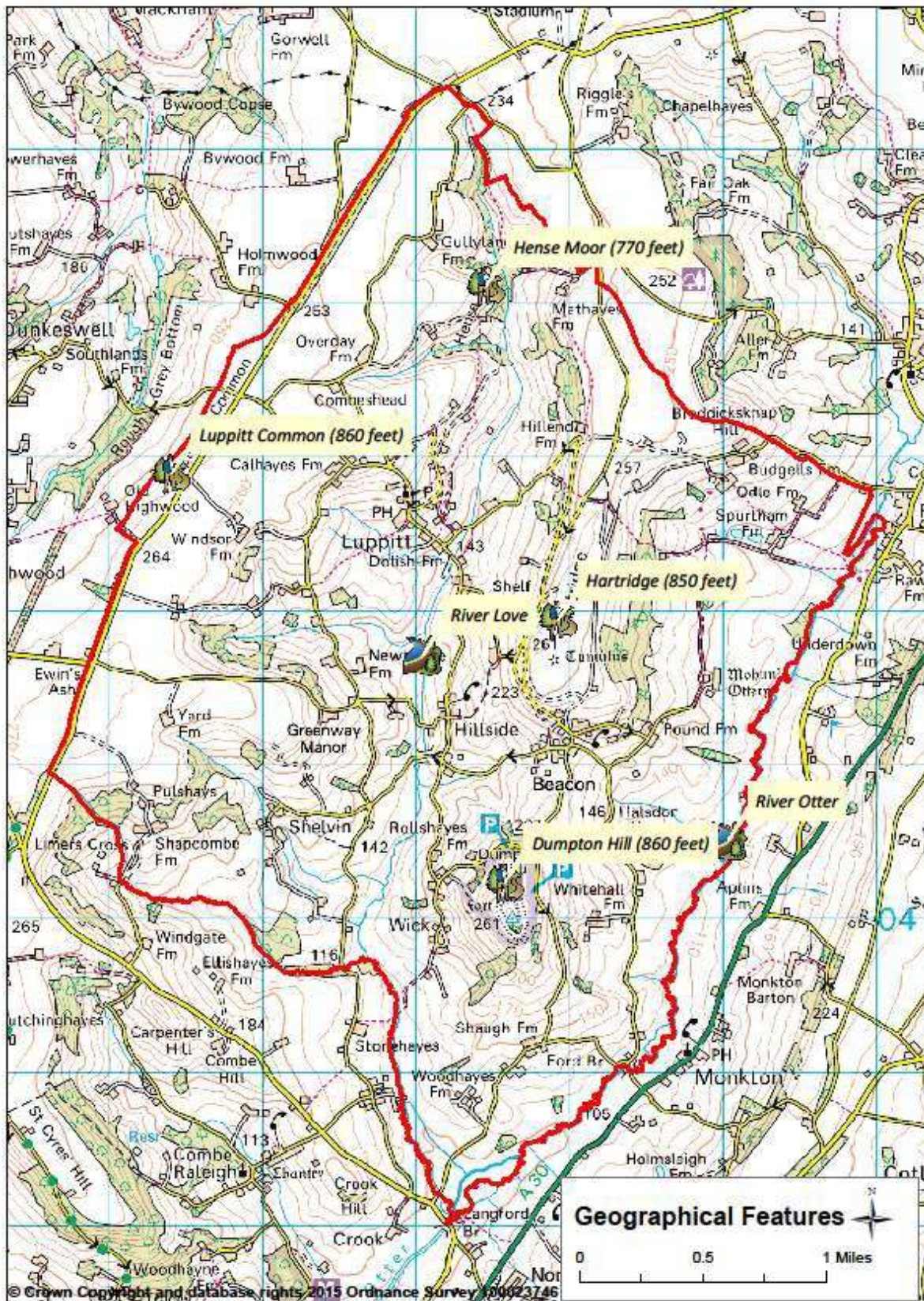
## **2. Changes in parish land use that would be supported in principle:**

- Small-scale affordable housing providing that genuine 'need' can be established
- Small-scale open market housing of one or two bed units
- Annexes to existing dwellings to benefit local families
- Farm dwellings subject to agricultural occupancy conditions
- Small-scale business units providing they offer local employment
- Conversion of redundant traditional stone farm buildings for employment and other uses.
- Small-scale farm buildings
- Ecological and wildlife habitats
- Vineyards and orchards

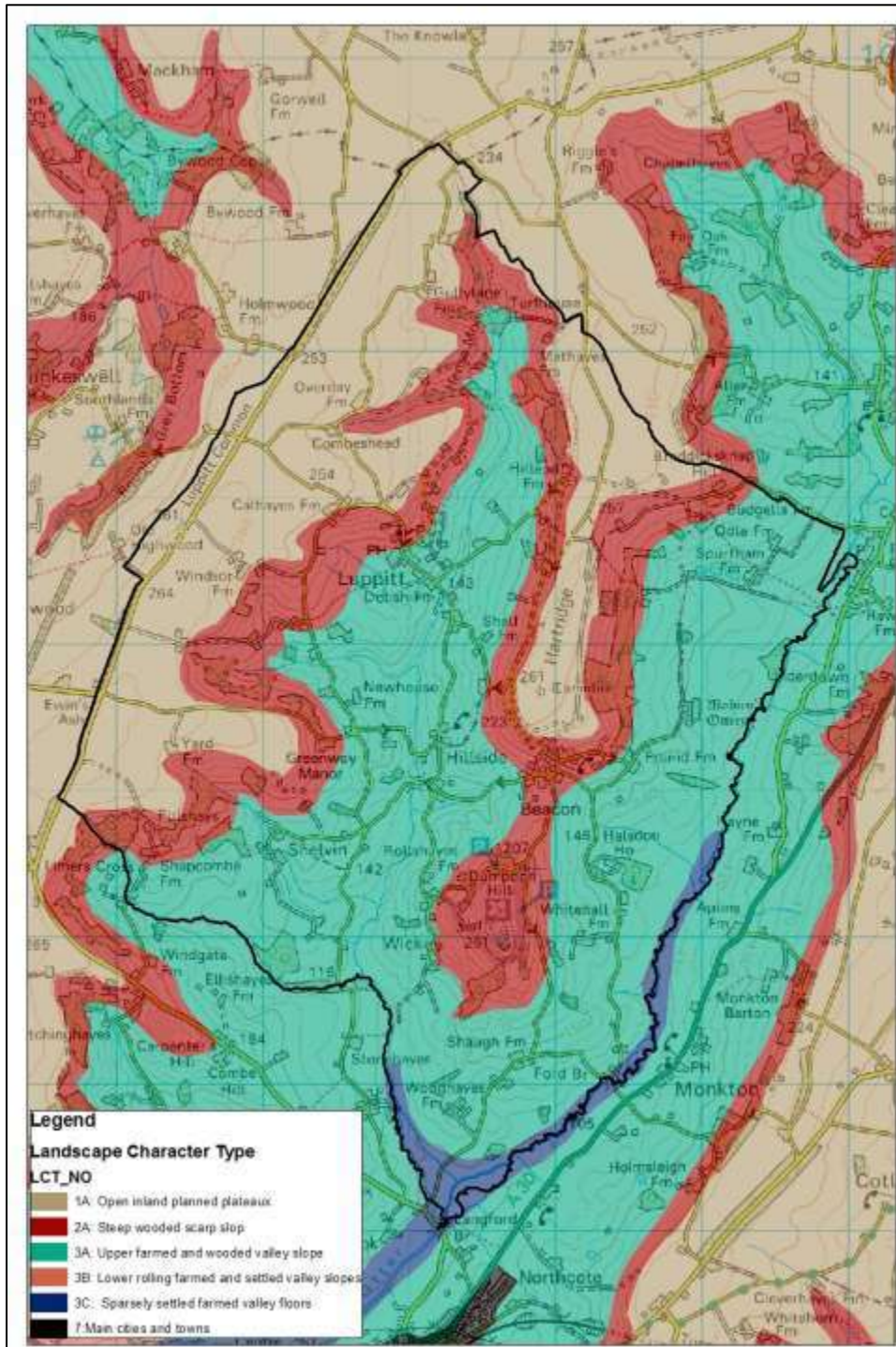
## **3. Changes in parish land use that would not be supported:**

- The use of 'greenfield' land for development
- Any part of the parish becoming a Conservation Area
- New build offices, industrial units and holiday cottages
- Intense animal husbandry farm development
- Commercial glasshouses and polytunnels
- Growing food crops for biomass

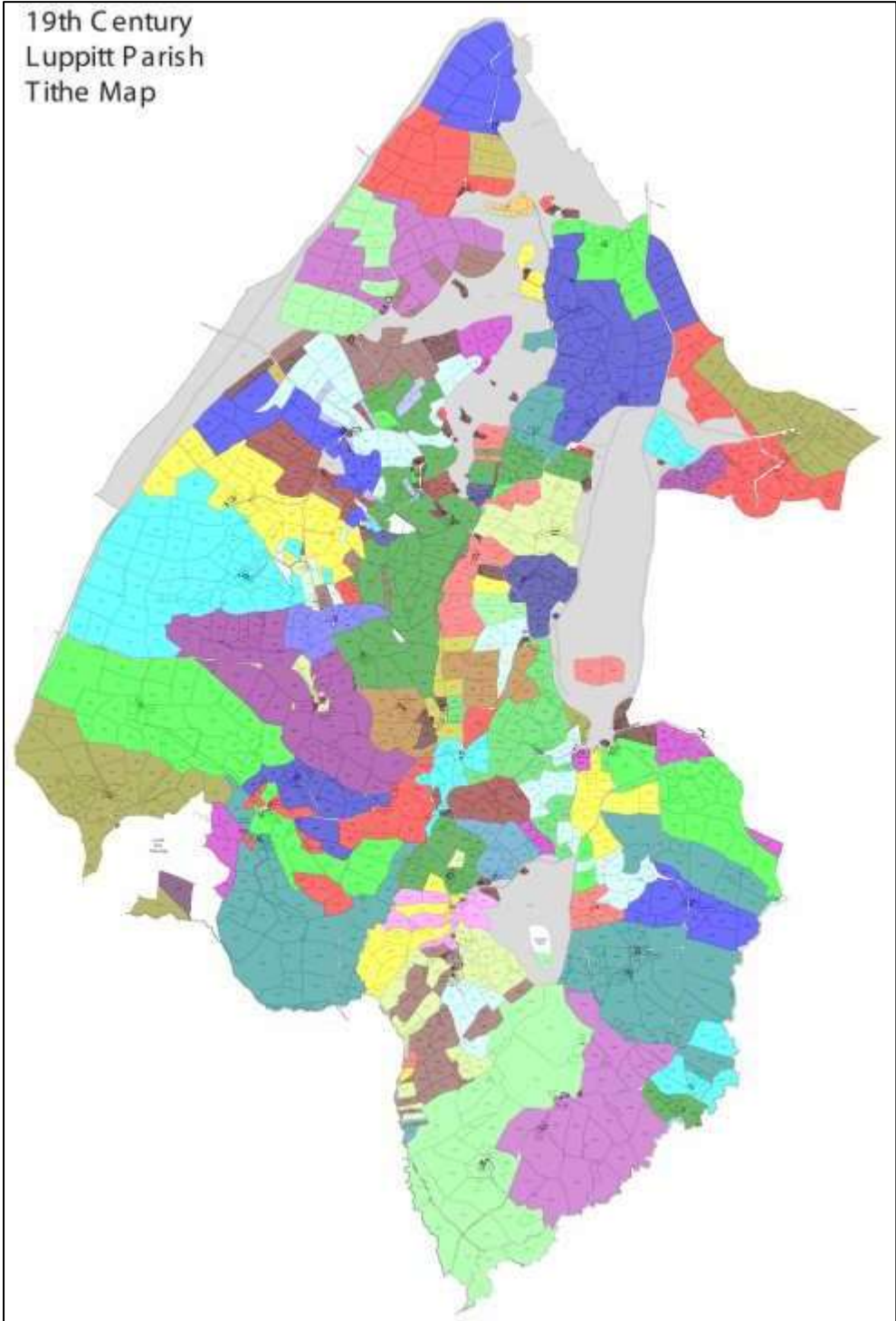
# Appendix 9 - Natural Parish Features



# Appendix 10 - Landscape Character

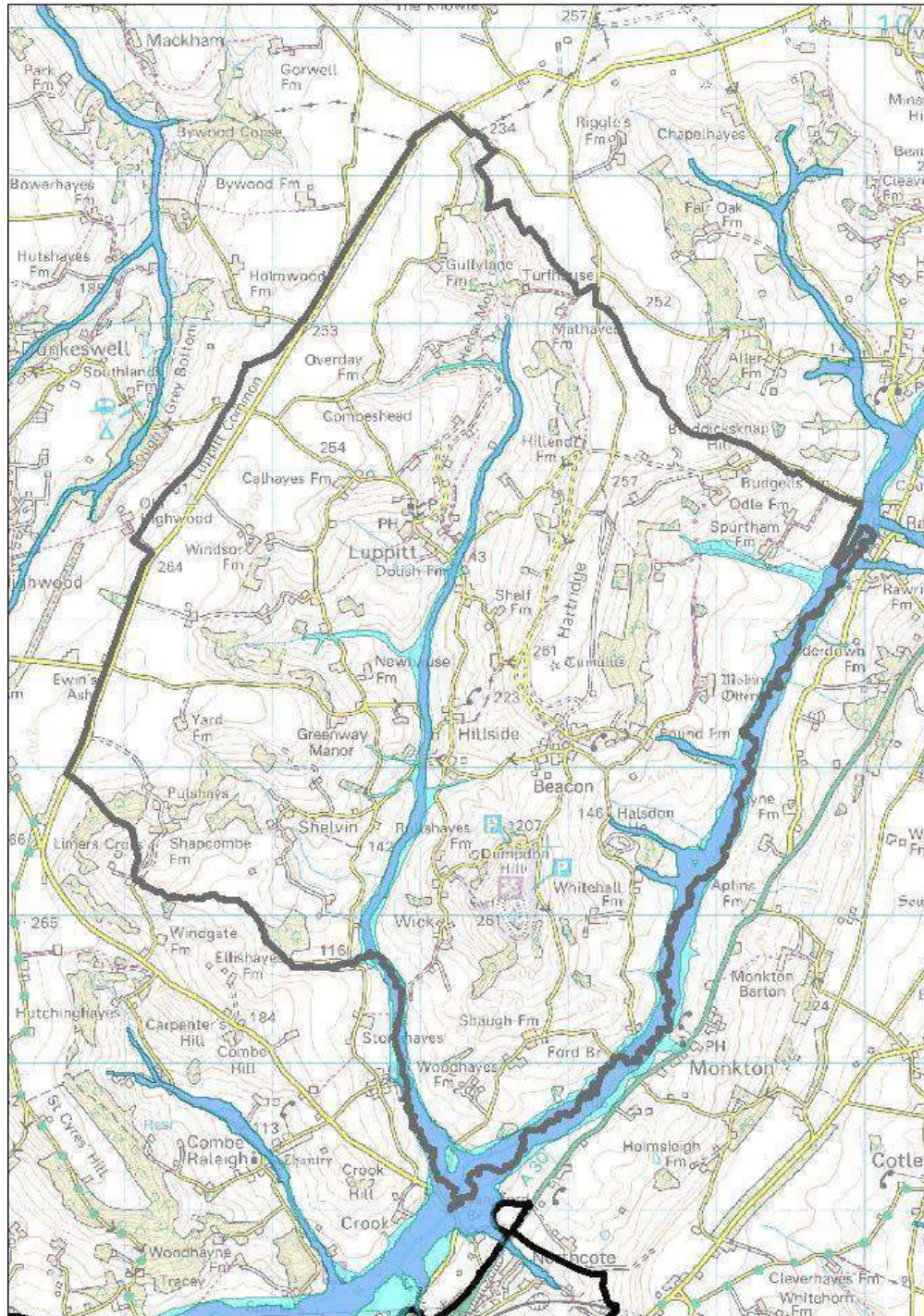


# Appendix 11 - Parish Tithe Map





# Appendix 12 - Parish Flood Map

## Luppitt flood risk



### Legend

-  Flood Zone 3 - Flooding from rivers or sea without defences
-  Flood Zone 2 - Extent of extreme flood

# Appendix 13 - Agricultural Buildings

EDDC Local Plan Extract:

***Development Management Policy D7  
'Agricultural Buildings and Development'***

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*'New agricultural buildings and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts will be permitted where there is a genuine agricultural need for the development and the following criteria are met:*

*1. It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.*

*2. It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.*

*4. It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.*

*5. It will not lead to an unacceptable increase in traffic on the local highway network*

*6. All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.*

*Proposals for the development of new large-scale buildings for livestock or for other use that could have polluting impacts should be accompanied by a Waste Management Plan'.*

(Note: Item 3. not present in Local Plan text)



# Appendix 14 - Farm Workers' Dwellings

EDDC Local Plan Extract:

## **Development Management Policy H4**

### **'Dwellings for Persons Employed in Rural Businesses'**

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*'Permission for dwellings in the countryside for new agricultural or forestry workers or people employed in rural businesses or activities will be granted where the proposal fully satisfies the following:*

- 1. There is a proven and essential agricultural or forestry or rural business need for the occupier of the proposed dwelling to be housed permanently on the unit or in the specific rural location for functional reasons and the size of the proposed dwelling is commensurate with the scale of the established functional need. Where this need is unproven or a new business is being established a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will normally be permitted for a period of three years, subject to meeting relevant criteria detailed below.*
- 2. In the case of a permanent dwelling, the rural business has been operational for a minimum of three years, it is demonstrable that it is commercially viable and has clear prospects for remaining so.*
- 3. In the case of a temporary dwelling, a financial assessment, specifically in the form of a business plan setting out projected future operations, must demonstrate future operational viability.*
- 4. The qualifying test of occupancy must involve at least one occupant being employed full time in the relevant rural business. Two occupants in partnership can meet the condition so long as their joint weekly hours equate to a full working week*
- 5. There are no buildings on the operational holding suitable for conversion to meet the residential need or existing dwellings available now or likely to be available within a nearby location or settlement. Sale within the last three years of any dwellings or buildings suitable for conversion will be taken into account and will count against 'need' in the assessment carried out.*
- 6. Any permission granted will be subject to an occupancy condition tying it to the relevant business on the proposed dwelling and where appropriate, any existing dwelling on the farm holding.*

*Applications for extensions to, or replacement of, agricultural or forestry workers dwellings (other than where minor works are proposed commensurate with the scale*

*and needs of the business) will require a reassessment of need. Any permission granted will be tied through legal agreement to the agricultural holding.'*

# Appendix 15 - Re-use of Traditional Farm Buildings

EDDC Local Plan Extract:

## **Development Management Policy D8**

### **'Re-use of Rural Buildings Outside of Settlements'**

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*'The re-use or conversion of buildings in the countryside outside Built-up Area Boundaries will be permitted where:*

- *The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.*
- *The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;*
- *The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;*
- *The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;*
- *The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.*

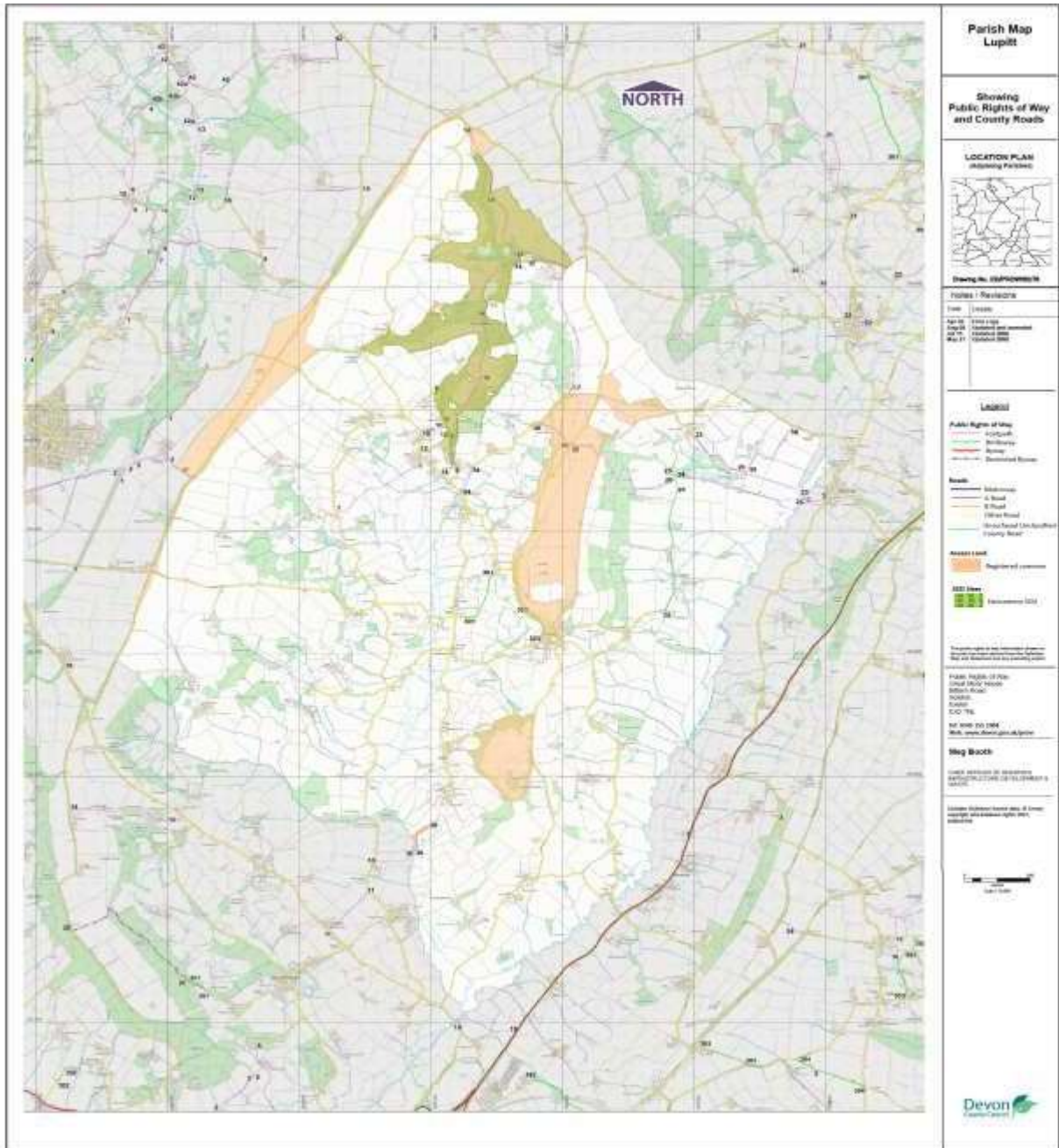
*For residential proposals it must also be established that:*

- *the traditional building is no longer required for agricultural use or diversification purposes; and*
- *that its conversion will enhance its setting (e.g. through removal of modern extensions and materials, outside storage, landscaping etc);*
- *development is located close to a range of accessible services and facilities to meet the everyday needs of residents.*

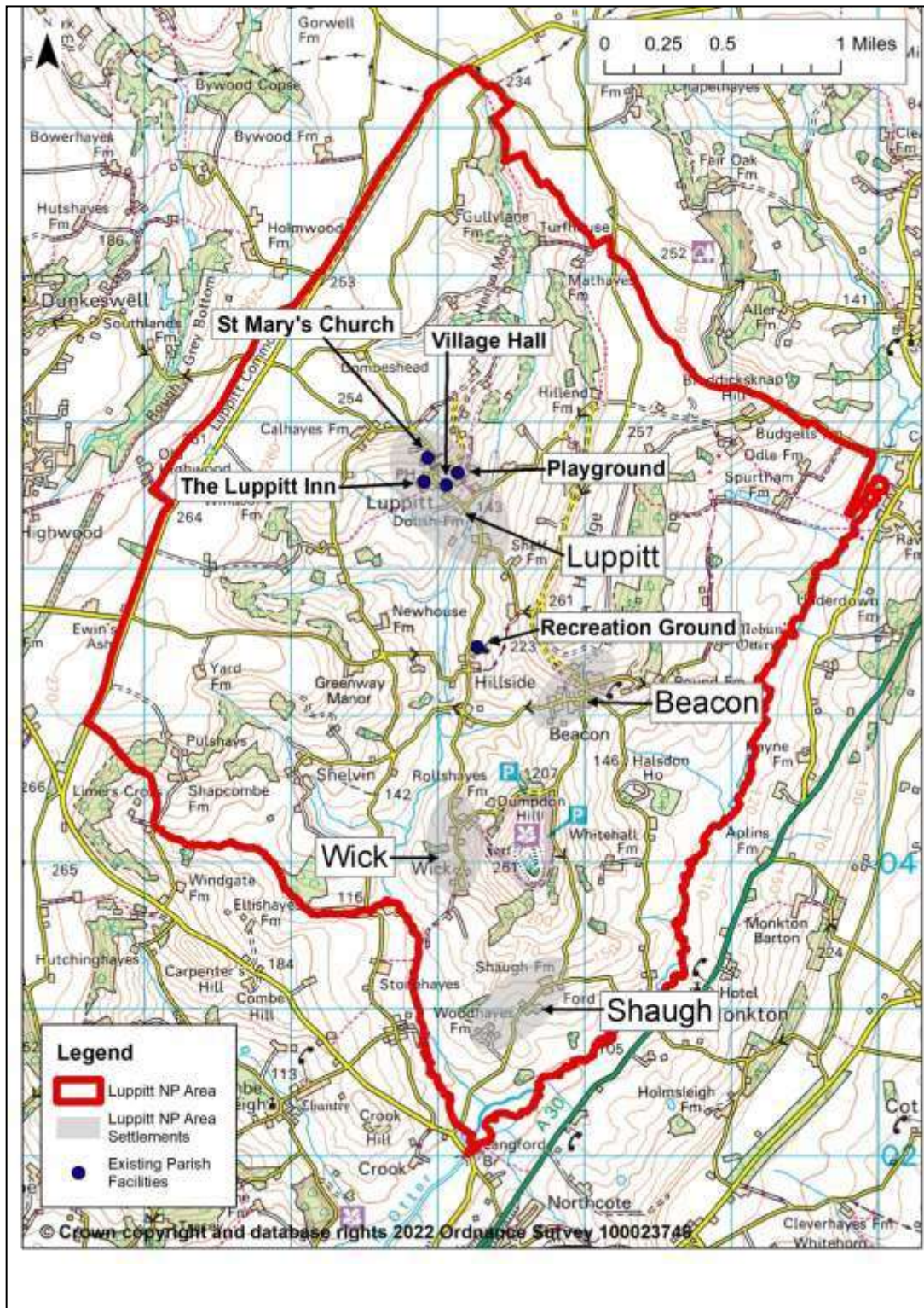
*Residential use will be expected to comply with the affordable housing and, open space and education provision policies of the Plan. Applications for the re-use of rural buildings should be accompanied by the results of a combined bat and barn owl survey together with a heritage survey and heritage statement where appropriate. Furthermore, provision for barn owls should be incorporated into all rural barn conversions, within 1 kilometre of sightings of barn owls or signs of their activity. Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development. Where a proposal involves the re-use or conversion of agricultural buildings and the proliferation of any replacement or new buildings would have a serious detrimental effect on the landscape, permitted development rights will be withdrawn for new farm buildings on the relevant part of*

*that particular agricultural unit or holding. In determining proposals to convert a building constructed using agricultural permitted development rights, account will be taken of the extent to which the building has been used for its original purpose.'*

# Appendix 16 - Luppitt Access Map



# Appendix 17 - Parish Facilities



# Appendix 18 - Luppitt Landscape Character Assessment

Please see online at Luppitt Neighbourhood Plan website  
([www.luppittneighbourhoodplan.org.uk](http://www.luppittneighbourhoodplan.org.uk))

Also via link below:

[Luppitt Landscape Character Assessment - Luppitt Neighbourhood Plan](#)