
Luppitt Neighbourhood Plan

2013 - 2031

Luppitt Parish Council

CONSULTATION DRAFT

Version: First Consultation Draft (Excluding Appendixes, Maps, Graphs, Photos)
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Additional Documents

1. Basic Conditions Statement
2. Written Evidence Base Report
3. Sustainability Appraisal
4. Consultation Statement

1. Introduction

What is a Neighbourhood Plan?

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 plans¹ in that once adopted, they form part of the statutory Development Plan for the area and convey statutory planning rights to the community. 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.

Consultation and Engagement

Publication of the draft Luppitt Neighbourhood Plan was preceded by a period of consultation in which village residents participated in a questionnaire and a public exhibition organised by Luppitt Parish Council. Upon publication of the consultation draft, further consultation will include public meetings, presentations, surgeries, publicity in the parish magazine and progress will be recorded on the Parish Council web site. Public bodies and other stakeholders including East Devon District Council, The Blackdown Hills Area of Outstanding Natural Beauty partnership and the National Trust will also be further consulted. The Plan represents the community's views and concerns which have been developed into a vision for Luppitt covering the Plan period to 2031; a set of statutory planning policies that will guide change through planning applications submitted in the parish; and a number of non-statutory 'community actions' intended to improve the quality of life in the parish. Policies, principles and priorities are all derived from the consultation process and represent the majority view of the Luppitt parish community.

The Plan's Status

Planning control in England is essentially a tiered system:

1. Top tier planning guidance is contained in the Governments national planning policy umbrella documents: The **National Planning Policy Framework (NPPF)** which sets out the governments planning principles for England (published 2012). In addition a library of 'live' guidance notes known as the **National Planning Practice Guidance (NPPG)** are published which clarify the planning principles in the NPPF.
2. Mid tier are the Local Plans. The **East Devon Local Plan** was produced by East Devon District Council (EDDC) in January 2016 and contains detailed planning policies for the East Devon area.
3. The lower tier is provided by **Neighbourhood Plans**, which contain policies relevant only to a particular parish, village, or town, hence the Luppitt Neighbourhood Plan.

¹ The Luppitt Parish Plan 2009

In addition, work has now started on **The Greater Exeter Strategic Plan** which will become a new statutory document providing the overall spatial strategy including the level of housing and employment land to be provided in the period 2020 to 2040. It covers the local authorities of East Devon, Exeter, Mid Devon and Teignbridge and Devon County Council. When adopted, it will provide the strategic framework to 'inform' the Local Plans for these authorities.

The planning policies in all such documents will be taken into account in any application for development in the parish of Luppitt. Other documents that may also be relevant include the statutory **Minerals and Waste Plans** produced by Devon County Council, and the **Blackdown Hills Area of Outstanding Natural Beauty (AONB) Management Plan**.

Process and Documentation

There is no set process to produce a draft Neighbourhood Plan but there are statutory stages to be followed in its ultimate adoption, including independent examination and a referendum. The documents submitted alongside the Plan will include:

1. Consultation Statement

A document to demonstrate that the parish council has properly consulted with local people, businesses and relevant organisations.

2. Basic Conditions Statement.

A document to demonstrate that the parish council has followed the regulations to ensure that the plan is consistent with national and local planning policy; promotes the principles of sustainable development; and meets the requirements of European environmental standards.

2. Written Evidence Base Report

A document that summarises national and local planning policies and data and statistics which are relevant to the parish.

3. Sustainability Appraisal

The plan may be subject to 'testing' to determine the positive or negative impacts on the social, environmental and economic character of the parish. This is done through a 'Sustainability Appraisal' which identifies those impacts and then proposes possible amendments to the policies.

Sustainable Development

The importance of development being 'sustainable' is an overarching thread that runs through the various sections of this neighbourhood plan. The NPPF commences with an extract from Resolution 42/187 of the United Nations General Assembly which defines sustainable development as *meeting the needs of the present without compromising the ability of future generations to meet their needs*. There are three dimensions to sustainable development: economic, social, and environmental which are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including:

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

Delivering the Vision, Aims and Objectives

The vision, aims and objectives of this Plan will be delivered through statutory planning policies and non-statutory community actions. Planning policies will be used by the local authority when considering planning applications within the parish. Community actions support the overall vision to improve the quality of local life, but do not carry statutory weight. They will be implemented by the Parish Council working together with the community.

In summary:

The Vision	Sets out the community's aspirations for the period 2013 to 2031 see Vision Statement <small>Text on a green background</small>
Aims and Objectives	'Aims' summarise the plans strategic goals and 'objectives' describe how those aims will be achieved. see Aims and Objectives <small>Text on white background</small>
The Policies	Statutory guidance to be used by planning committees together with Local Plan policies and other guidance to determine the outcome of planning applications. see Planning Policies <small>Bold text on a grey background</small>
Community Actions	Non-statutory actions and projects to improve the quality of local life see Community Actions <small>Text on a light blue background</small>

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 EDDC Local Plan. The policies in this Luppitt Neighbourhood Plan should be read in conjunction with the Local Plan policies as together they provide the statutory 'development plan' for Luppitt. Additional guidance should also be referred to as appropriate, including the **Blackdown Hills AONB Management Plan**, the **Blackdown Hills AONB Design Guide for Houses**, and **'What Makes a View'** by Fiona Fyfe Associates, also published by the AONB. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan but may or may not support the Local Plans' development management policies. Support or divergence from these management policies will be indicated in the text in this Plan. As a general rule, proposals for development must be approved where they accord with a development plan.

2. The Parish of Luppitt

Introduction

Luppitt is one of the larger parishes (2,052 ha) in the Otterhead ward in East Devon but has a relatively small resident population of 461 people (2011 Census). The parish is made up of a rich tapestry of small family farms; vernacular houses and cottages, most built of local materials including cob, flint and thatch. Many of the houses are listed buildings, some of which are mentioned in the Domesday Book. The parish has some 25 miles of roads and traditional deep Devon lanes; sizeable areas of high open common land; and hundreds of acres of mainly grazing farmland in ancient small fields overlaid with a network of public footpaths and bridleways.

The scenery is undulating and dramatic. The distinctive Dumpdon Hill, with an Iron Age fort at the top (at 800 feet and owned and managed by the National Trust) overlooks the Otter Valley within the parish. Hense Moor Common is a Site of Special Scientific Interest (SSSI) and provides an extremely diverse 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.

The farms and other dwellings are generally set individually within the landscape. In only four areas are they concentrated into settlements: the centre of Luppitt village which is clustered around the church, and the three small hamlets of Beacon, Wick and Shaugh. The ancient church of St Mary's 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, a small Buddhist monastery and a puzzle museum. Industry is limited in the main to farming, farm contracting and machinery repairs, but the parish also has a modern art gallery and small business centre, many holiday cottages, and is home to the well known Otter Brewery. There is little infrastructure in Luppitt but the parish does have an active and thriving community centered around the church and village hall.

The history of Luppitt is essentially one of farming. A hundred years ago the occupants of most properties were 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, and many farm houses, barns and other buildings have become residential dwellings. Within the period of a hundred years the number of sustainable farms has reduced from forty to around ten, and many others now routinely let their grazing to the sustainable farmers, or are run as lifestyle/hobby farms or smallholdings. Only three dairy farms remain in the parish as the others have switched to beef or sheep production. These changes, together with modern agricultural practices and more efficient machinery, have combined to significantly reduce the number of people engaged in agriculture.

Notwithstanding these factors, and the arrival of large numbers of incomers, Luppitt remains essentially a rural based community with agriculture continuing to influence the life and activities of its people.

Luppitt - Key Issues

- In planning terms Luppitt is defined as a '*countryside area*² which does not have a 'Built-up Area Boundary' and where therefore there is a general presumption against development, unless certain criteria can be met. It is not currently considered to be a sustainable or self supporting location given the lack of local facilities.
- 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 are likely to be built in the smaller towns, villages and rural areas. Importantly, none of this strategic requirement has been allocated to the parish of Luppitt.
- However the local authority recognises that villages and rural communities help to define the character of East Devon and that without some development geared around local needs, many will become imbalanced communities of the retired and wealthy, with increasing numbers of second homes and holiday cottages which may lie empty for long periods. Development, particularly affordable housing, additional local facilities, and increased employment in villages will help to make them self supporting places in which to live and work.
- For the rural parish of Luppitt to play its part in the twenty-first century and for its community to become more 'sustainable' and self supporting, it is important to first acknowledge the fundamental changes that have taken place in recent years. In living memory, the village has lost facilities including its school and post office, which results in increased daily car trips to neighbouring towns. The lack of cheaper housing forces the younger generation to move out of the parish, as does the decline in local employment caused mainly by the reduction in the number of commercial farms and the change in farming practices.
- It is hoped that through the Neighbourhood Plan process, changes can be made to address these issues and prevent the parish from further becoming an imbalanced community of mainly older and retired people. The availability of at least some housing that is truly affordable for the younger generation; a greater range of local facilities; a fast and reliable broadband service; and increased employment opportunities will allow the parish to revitalise and become more sustainable in the longer term.
- As we look ahead to ever increasing energy costs reflecting growing demand for electricity (electric cars are now a reality) and oil to heat homes and businesses for a rising population, perhaps Luppitt can contribute something to the grid from renewable energy sources and in turn reduce its carbon footprint.
- This Plan sets out the opportunities for such modest change and how that might be achieved. However, this positive stance is qualified by the overarching, and non-negotiable, requirement to protect the landscape and its rural views, the environment and its biodiversity, and the character of the built-up settlements. Both the National Planning Policy Framework (NPPF) and the East Devon Local Plan³ support this approach.

² See Local Plan - Strategies 7 and 27

³ See Local Plan - Section 15 'Smaller Towns, Villages and Countryside'

The Plan Area

The plan area follows the boundaries of Luppitt Parish, which comprises the village of Luppitt and the hamlets of Beacon, Wick, and Shaugh (see Plan A). The parish is set in the Blackdown Hills in the heart of picturesque East Devon, some 6 miles from the market town of Honiton. It is entirely rural and forms part of a wider landscape protected by the Blackdown Hills Area of Outstanding Natural Beauty (AONB).

The Community's Views and Concerns

The consultation process commenced with a village-wide questionnaire⁴. The key views and concerns expressed by the community are summarised as follows:

- Maintain the distinctive landscape and rural views
- Maintain the tranquil rural environment and dark skies
- Preserve and protect biodiversity and Devon banks and hedgerows
- Maintain the current level of public access to the countryside
- Preserve and protect the special character of the buildings and settlement areas and archaeologically important sites
- Support small-scale low density housing in appropriate locations
- Support affordable housing for local dependents
- Preserve and protect traditional agricultural business
- Support small-scale low impact business buildings in appropriate locations
- Establish standards of construction and design
- Protect existing community facilities and services and support additional facilities
- Achieve good quality broadband across the parish
- Support wider use of appropriate forms of renewable energy and reduce carbon

Other comments included support for low density housing (at a rate 'greater than the last 15 years'); strong support for affordable and community led housing; support for barn conversions and also subdivision of larger dwellings into smaller homes; avoid development in the flood plain; concern about the size, design and siting of new agricultural and domestic buildings; support for a community farm shop; support for renewable energy; and support for additional self catering and other types of holiday accommodation to assist tourism.

Vision for Luppitt

Luppitt is a tranquil rural parish of small farms, ancient buildings and outstanding scenery, all set within the rolling landscape of the Blackdown Hills. Much of the parish comprises ecologically

⁴ Luppitt Neighbourhood Plan Questionnaire Report 2014 prepared by Catalyst

important habitat that can be accessed by its many lanes, footpaths and bridleways. The parish is relatively lightly populated, with limited facilities, but has an active community, many of whom are from families that have farmed or lived in the area for generations. This peaceful rural character has been preserved in no small part by the ancient single track access routes of deep narrow lanes and high Devon Banks which have played their part in limiting growth to the essential needs of the parish.

The following vision statement, and the policies and community actions that follow, have been carefully produced to ensure that the landscape, settlements, views, and habitats continue to be protected for future generations. However, there is concern that it is mainly the older generation that is remaining in the parish and that it is becoming increasingly difficult to retain and attract younger people who would naturally add vitality and regeneration to the community. Therefore the following policies are also intended to help create a more balanced and self supporting community, in addition to protecting the fabric of the parish for generations to come.

LUPPITT VISION STATEMENT

The community's vision for Luppitt Parish is to preserve the rural character of this special place whilst encouraging improvement in local facilities, housing, and technology. This will make Luppitt more self sufficient for the future and help to retain the younger generation.

The Luppitt of the future will have a housing stock that is affordable for people of all ages, access to fast broadband, additional small scale businesses to increase employment opportunity and a broader range of village facilities. Part of the energy used in the Parish will be generated from renewable sources which will also to help reduce the Parish carbon footprint.

All this will support a vibrant village community in a balanced and sustainable manner to allow the Parish to thrive and fully play its part in the 21st Century.

Strategic Aims

The Plan's strategic aims are the result of the public consultation process and represent the community's priorities for the Plan period to 2031. They reflect the community's views and concerns above, and address the 'key issues' for Luppitt. It is from these aims that the 'policies' and 'community actions' have been developed.

A Balanced Community

- Aim 1 To enhance the vitality of the parish and actively encourage young people to remain in the community.
- Aim 2 To encourage the provision of affordable housing
- Aim 3 To resist the further loss of local facilities and services.

- Aim 4 To increase the sustainability of the parish by enhancing existing village facilities.
- Aim 5 To increase the sustainability of the parish by encouraging additional local facilities and services
- Aim 6 To improve broadband services across the parish
- Aim 7 To support local farming, and encourage new entrants into farming.
- Aim 8 To support local businesses and tourism and encourage their retention in the parish.

The Natural Environment

- Aim 9 To protect and enhance the natural environment, its ecology and biodiversity.
- Aim 10 To protect the tranquility of the parish and its rural nature.
- Aim 11 To protect the far reaching rural views and maintain dark skies.

The Built and Historic Environment

- Aim 12 To protect the parish's many heritage assets.
- Aim 13 To support the preservation and maintenance of the ancient parish church of St Mary's.

New Development

- Aim 14 To encourage the development of housing that is truly affordable for the local community over the long term, as defined by the NPPF⁵.
- Aim 15 To support the development of 'minor scale' new housing in appropriate locations⁶.
- Aim 16 To identify ways in which appropriate 'minor scale' development (housing, farm and business related) can take place to enhance the vitality of the parish without damaging its traditional rural character and heritage
- Aim 17 To ensure that all new buildings, extensions and conversions are sited, designed and built in accordance with guidelines that properly reflect the traditional rural character of the parish and its heritage.
- Aim 18 To support the conversion of redundant farm buildings
- Aim 19 To ensure that any new farm buildings blend easily with the rural landscape and cause the minimum impact upon existing dwellings.
- Aim 20 To support the development of 'minor scale', low impact, buildings for business use in appropriate locations.

⁵ See 'Affordable Housing' definition - P38

⁶ See definition of 'Small scale' and 'Minor Scale' developments - P35

Aim 21 To support farming diversification where it will have a positive effect upon local employment or tourism, providing that it complies with the policies in this Plan and does not adversely affect neighbouring properties or the rural views

Renewable Energy and Low Carbon

Aim 22 To establish the potential for renewable energy in Luppitt and also the scope for a viable community-led and community-owned renewable energy enterprise

Aim 23 To support 'minor scale' renewable, low carbon, energy schemes providing they are unobtrusive and sensitively sited, screened, and appropriately landscaped.

Aim 24 To discourage medium and larger scale obtrusive schemes and projects that would have an adverse impact upon the rural nature and distant views of the parish.

Aim 25 To reduce the parish's carbon footprint.

3. A Balanced Community

Introduction

The government recognises that rural communities have particular issues with housing supply and affordability, and acknowledges the role that housing plays in supporting the broader sustainability of villages and smaller settlements. National Planning Practice Guidance - Rural Housing 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 vitality of smaller villages and hamlets of East Devon, the Local Plan sets out its policy in paragraph 15.23 - *'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 to benefit from limited development specifically to meet a proven local need, for instance for affordable housing or local employment.* Paragraph 15.24 recognises the need for local village facilities - *these locations cannot meet residents' daily requirements but improvements to the range of services and facilities which they offer will be encouraged.*

As Luppitt is a 'countryside area' in planning terms, and does not have a Built-up Area Boundary, the key to any development in the parish is to establish a 'proven local need'.

It is acknowledged that community facilities in Luppitt are limited and equally that the stock of housing in Luppitt has remained fairly static over the years. However Luppitt fits precisely with the government's 'rural communities' description above and is unquestionably *'a thriving, rural community in a living working countryside'*. For that to continue and for the parish to progress and make its contribution in the twenty first century, further evolution in housing, facilities, and technology is essential. It is important therefore that the parish and its community are the primary considerations when applications for development are made and not left entirely to higher tier planning policies and market forces. The policies in this plan will help to control the latter but future vitality and the continuation of a balanced community will entail at least some change, however small.

The parish could turn its back on progress and in the short term feel little ill effect. But in the longer term, without a positive approach to housing, facilities and technology it will inevitably become less sustainable and for a variety of reasons become a less well balanced community. Whilst farming itself, which gives Luppitt its essential character, is under considerable pressure, other areas of parish life that have a bearing on future vitality and the sense of 'community' can be addressed under this plan:

- Continued inflation in property prices excludes many residents from owning their own homes and forces dependents to move out of the area. A positive approach to housing supply and the provision of at least some truly affordable housing would help to check the inevitable ageing of the local population and allow young parish dependants to remain in the community.

- The peace and tranquility of East Devon attracts non-resident second home owners, and planning permissions allow change of use from dwellings to holiday cottages - both effectively reduce housing stock for the resident occupation. Little can be done at local level to address the former but planning control at Neighbourhood Plan level could affect the outcome of planning applications for holiday cottages.
- Increases in the cost of transport puts pressure on household budgets. The addition of some further local facilities could reduce road trips and pollution, and increase the sense of village community and improve sustainability.
- Businesses require fast and reliable broadband and yet whilst 34% of the economically active residents in Luppitt are self-employed, many of whom work from home, the current broadband service does not come close to the services available in 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.
- Opportunity for employment in Luppitt is currently limited to a handful of local businesses. The re-use of redundant farm buildings for 'minor scale' business and industrial use, combined with a positive stance towards attracting new enterprise, will increase the potential for local employment which in turn will improve village vitality and sustainability by retaining the younger generation in the parish and reducing car journeys.

Population, Statistics and Trends

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 it stands at a similar figure - 461 residents,⁷ an increase of only 22 residents in 100 years.

Only 18.6% of the population are now employed in agriculture, 72.0% are in full or part time employment or self employed, and only 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%⁸.

Around 20 households are estimated to be in 'fuel poverty', while 16 do not have central heating, and 3 households are estimated as living in overcrowded conditions. The affordability ratio is 18:1 (Ea 15:4)⁹.

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 incomers, few of whom are involved in agriculture. Whilst many in the community now work

⁷ 2011 Census

⁸ Appendix - Population and Parish Statistics.

⁹ The ratio between earnings and house prices - the lower the figure, the more affordable

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 incomers 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 1960's, local salary inflation has not in the main kept pace, leading to a significant gap in affordability for many in the community.

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.

Housing Supply and Demand

There are 202 dwellings in Luppitt¹⁰ of which 143 are detached houses; 42 are semi detached; 13 are terraced; and there are 4 flats. There are no permanent caravans or temporary accommodation units. Around 30 properties (15% of the total supply) are either holiday homes or letting 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.

Only 6 new houses have been built in the last twenty years (including 2¹¹ in the last fifteen years) and extant planning permissions (permissions granted but not built) amount to a single dwelling. So over the twenty years to date the housing stock has increased by only 3.0% or an average of 0.3 houses per annum). Whilst physical supply has increased marginally, the actual availability of the housing stock for parish residents has tended to diminish, as properties are converted to holiday lettings or houses used only at weekends by those normally domiciled elsewhere. Whilst little can be done about weekend holiday homes through the planning process, a balance must be struck between the provision of holiday letting cottages that make a significant contribution to the local economy by attracting tourism, and the use of that same unit of accommodation otherwise for local resident housing.

The community is keen to see a small increase in the supply of open market housing (specifically at an annual level higher than the last fifteen years) and it particularly supports the development of truly affordable housing for dependants of the parish. It is considered that both categories could be provided in 'minor scale' by carefully thought out new build construction, conversion of farm buildings, or subdivision of existing large houses. This would entail a significant evidence base to implement, but providing there is full adherence to the policies in this plan such development is unlikely to adversely affect the rural views, tranquility, or peaceful setting of the parish.

¹⁰ 2011 Census

¹¹ To be updated

Meeting the Criteria for Additional Housing

Whilst Luppitt is not a 'sustainable' parish, the government recognises the 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 requires local authorities to be responsive to local circumstances and allow housing to reflect local needs. It is essential to be able to prove that there is genuine 'need', that any new development is 'sustainable', and not to base such aspirations upon local opinion alone. No part of Luppitt parish is defined by a 'Built-up Area Boundary' and nor does the Local Plan allocate any housing to the parish. In planning terms, it is considered to be 'countryside' in which there is a general presumption against development.

However, in compliance with the government's policy referred to above, the Local Plan in Strategy 35 identifies 'rural exception sites' and sets the criteria to be met for additional housing. Such sites could provide mixed affordable and open market housing schemes for up to or around 15 dwellings in villages that do not have a 'Built up Area Boundary'. To succeed, a proven local need must be demonstrated through an up to date robust housing needs survey, and affordable housing must account for at least 66% of all the houses built within the scheme.

'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. 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.

To promote sustainable development in rural areas, such sites should be located '*where they will enhance or maintain the vitality of rural communities*'. For example where there are groups of smaller settlements, development in one village may support services in another. To satisfy the requirements of the Local Plan, the community is required to:

1. Demonstrate that the parish is 'reasonably sustainable'
2. Prove that 'need' exists for additional housing in its parish; and
3. Identify the 'availability' of suitable sites for development.

1. 'Reasonably Sustainable'

To help reduce reliance upon the private car, Local Plan - Strategy 35 sets out specific sustainability criteria to be met, and requires any new scheme to be close to a range of local community facilities and services. These must include at least four of the following defined facilities:

- Place of worship
- Village hall
- Pub
- Shop/post office
- School
- Doctors surgery
- Public transport service

Currently, Luppitt has only the first three of these facilities and as such does not fulfill the requirements of Strategy 35. However the parish council believes there is scope to provide additional facilities in the future. To more accurately determine the support for additional services, the type of services required and their long term viability, the parish council will carry out a parish-wide '**Village Facilities Assessment**'¹².

2. Prove 'Need' for Additional Housing

The demand for additional housing in Luppitt is not the result of population growth but of a change in the demographic structure of the community. This has resulted in fewer dwellings being available for the resident community, which combined with the increasing cost of property purchase and a reduction in affordability, puts independent occupation out of the reach of many younger members of the community. To address this issue the community wishes to encourage the development of some affordable housing for dependants of the parish. The precise number of units required will vary over time and can only be accurately determined by an independent '**Housing Needs Survey**' which the parish council will commission as a matter of priority (see Delivering Affordable Housing below). Such 'affordable' housing may form part of a larger scheme to include open market housing units.

3. 'Availability of Suitable Sites'

National Planning Policy Guidance sets the criteria for sites to be considered acceptable for the forward supply of additional housing in rural areas. 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*'.

A site appraisal report for Luppitt was commissioned by the Parish Council and undertaken by Devon Communities Together in November 2011. Two sites were identified, both close to the village hall. The sites were not assessed by planning officers or the highway department and no on-site investigations were conducted and landowners were not approached. The report was therefore inconclusive.

It is now considered that a new '**Sites Appraisal Report**' should be commissioned by the Parish Council to identify suitable sites. This assessment will be undertaken as a matter of priority and the Parish Council will invite property owners to submit sites for consideration.

For sites to be considered eligible they should satisfy the following criteria:

1. Be close to, and relate with, the built-up settlement of Luppitt village (due to their small size and lack of facilities, the hamlets of Beacon, Wick, and Shaugh are considered unsuitable).

¹² See 'Community Facilities and Services' below.

2. Not adversely impact upon existing properties, their setting, or views
3. Be of a size suitable for a 'minor development' (1 - 9 units in total)
4. Have adequate access from the highway and sufficient room to park all cars on-site
5. Be available for development within 5 years

The development scheme envisaged must also:

- Comply with all usual planning policies and the policies in this Plan including the protection of the landscape and historic buildings, and fully observe policies for density, design, materials and screening.
- Be economically viable

Delivering Affordable Housing

If sufficient demand can be established the Parish Council will endeavor to facilitate the delivery of affordable housing through a community-led approach. The underlying concerns in respect of the lack of availability of both affordable housing and village facilities were voiced through the public consultation process and are summarised under 'The Communities Views and Concerns'. The Local Plan requires that the actual level of housing need will be determined by community participation in a village-wide survey and that suitable sites will be identified and brought forward through a site assessment process. Thereafter the Parish Council will ensure that the policies of this plan are strictly followed in the delivery of such development and that there is community involvement throughout the process.

Affordable housing is usually provided by private sector developers required under planning permission conditions to transfer the 'affordable' dwellings to a housing association who would oversee the sale, letting, or disposal by other tenure, and ongoing management of the houses. The affordable housing would therefore be funded or part funded by the profits from open market housing. 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 grant and subsidy available from Government, a Community Land Trust (CLT) provides another way to deliver affordable housing and other community benefits. There are over 170 CLT's in England and Wales, most of which are in rural areas. 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 that live and work in the community. The CLT's main task is to make sure that affordable housing is genuinely affordable based upon peoples 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 (e.g. agricultural land) 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.

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 successful 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, village facilities include a village hall, a pub, a children's playground, cricket field, tennis court (now used as an overflow car park), and the church. These facilities are generally well used by the parish community, but there is a strong desire to broaden the range which in turn will make the parish more self sufficient and sustainable and help to retain the younger generation. One of the key views arising from the village questionnaire was *'Protect existing community facilities and services and support additional facilities'*.

It is recognised that the Luppitt community is thinly spread across a wide area and that for some it would be just as easy to make a trip to the local town as it would to a facility in the centre of Luppitt. The need to use certain facilities outside the parish including supermarkets, health services, and transport connections etc will always make some trips inevitable. However improved sustainability requires less reliance upon car journeys and the greater use of local facilities and services. Such facilities can provide for the health, welfare, social, educational, spiritual, recreational, and cultural needs of a community and play an important role in the development of a vibrant and sustainable neighbourhood. An improvement in village facilities through the enhancement of existing facilities and the provision of some additional facilities 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 develops.

Enhanced facilities in Luppitt could include an improved village hall and sports facility, and a more active village pub. Whereas additional facilities could include a community farm shop, part time surgery, a pre-school nursery or crèche, and perhaps a privately funded transport service. In addition, if suitable land could be identified, an easily accessible public open space or 'Village Green' could be allocated for sports, fetes, shows, music, and other community events.

A community farm shop could be owned and run by the community, be non-profit making, and sell not only locally produced and sourced fresh produce, but could be a location for the sale of locally made art and artifacts and a permanent place for the community to meet and share a 'cup of tea'.

The Local Plan, under Strategy 35, sets out the specific facilities and services criteria to be met before any new housing schemes can be considered¹³. Luppitt currently offers only three of the four facilities and services required under the criteria which is seen as further reason to fully explore the scope and viability for additional facilities.

¹³ See 1. 'Reasonably Sustainable' above.

To determine the demand for enhanced and additional facilities and services, the parish council will undertake a parish-wide **'Village Facilities Assessment'** to identify the type of local facility and service that are needed by the community and to consider their long term viability. Charges collected by the local planning authority under the Community Infrastructure Levy (CIL)¹⁴ scheme could help to fund local community facilities.

Technology and Broadband

The government's announcement in 2015 to make broadband a 'universal service obligation' and provide a 10 megabits (MB) per second service to everyone no matter where they lived, has been abandoned. Instead, fast broadband will only be provided in rural areas ('the final 5%') upon request, and it is likely that households will be required to pay for, or contribute towards, the costs of connection.

The broadband service in Luppitt for some is good, but for others it is slow, unreliable or non-existent. The lack of a fast and reliable service is a serious handicap for those working from home or otherwise seeking to play their part in the 21st Century. A key message from the village questionnaire was *'Achieve good quality broadband across the parish'*.

To help establish the quality and coverage of broadband services across the parish, the Parish Council will circulate a questionnaire to each household as part of the 'Village Facilities Assessment' above. This is intended to establish the extent to which broadband services are satisfactory, and to identify the areas and households where services are non-existent or unreliable and where speeds are slow and data limited. This information will be used to lobby government and other authorities and organisations with a view to improving broadband services across Luppitt parish to all who want to use it.

Economy and Employment

According to the latest statistics¹⁵ 72% of the parish are in full or part time employment or are self employed. This may seem surprising as the local population is ageing (at least 30% are over the age of 60) and a large proportion (13.5%) are described as having retired from full time employment, although others are 'semi-retired' and may not appear in these figures. Only 0.6% of the parish is unemployed, whereas the England average is 4.3% (June 2017). Official figures for those both living and working in Luppitt are not available but the 2012 village questionnaire provides a useful indication that a majority (59%) work within the parish and over half (52%) work from home.

Farming continues to be an important influence upon the character of Luppitt, but the local economy is now far less reliant upon the farming community for local employment. Most commercial farms are owned and operated by local families with little non-family employment, except for seasonal contracting. The 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

¹⁴ See P53 - 'Community Infrastructure Levy'

¹⁵ 2011 Census

'agriculture', which includes both farming and contracting.¹⁶ A hundred years ago it would have been closer to 100%.

It is acknowledged that many farms in this 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 on the same land. 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 additional local employment, providing that such proposals comply with the policies in this Plan and especially do not have an adverse affect upon neighbouring properties or the rural views. However, large scale intensive enterprises in agriculture, contracting or horticulture are unlikely to be supported. The Parish Council will encourage new entrants into farming by helping to facilitate the availability of land, buildings, and agriculturally tied accommodation in appropriate locations.

Larger non-farming employers in Luppitt include the well known Otter Brewery, which employs 35 full time staff (around a fifth of whom live in Luppitt); the Woodhayes Rural Business Centre which provides office units for letting, meeting rooms, an Art Gallery, and is home to the local NFU office. Other employers include AR Tucker agricultural contractors; and Paul Prettejohn garden and agricultural machinery specialists.

The extent to which further business enterprise 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 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 'minor scale' employment generating schemes, where proposals comply with the policies in this Plan and do not have an adverse affect upon neighbouring properties or the rural views. Scale is important, and the Parish Council is likely to resist applications for large scale business, industrial or distribution schemes which would be seen as out of character with Luppitt's particular rural environment and against the principles of the AONB Management Plan.

Tourism is a sector to which Luppitt contributes via the many individual holiday cottages scattered across the parish, plus the Red Doors five star holiday complex in Beacon. The extent to which support will be given to applications for holiday cottages in the future is discussed under 'New Development' - 8. Holiday Homes and Letting Cottages.

Aims and Objectives

Aims	Objectives
1. To enhance the vitality of the parish and actively encourage young people to remain in the community.	1.1 Take a positive stance towards improving community spirit, self reliance, and sustainability
2 To encourage the provision of affordable housing	2.1 Determine the level of affordable housing need in the parish.
	2.2 Identify the availability and location of sites suitable for minor scale affordable housing
	2.3 Take appropriate steps to encourage delivery of

¹⁶ See 'Population Statistics and Trends before'

	minor scale affordable housing if need and availability of sites is established, provided that such development is carried out in accordance with the policies in this Plan.
3 To resist the further loss of local facilities and services.	3.1 Encourage the continued use of the village pub, village hall, children's playground, cricket field, and church.
4. To increase the sustainability of the parish by enhancing existing village facilities.	4.1 Identify community demand to improve existing village facilities including the village pub, village hall, children's playground, cricket field, and tennis court.
5. To increase the sustainability of the parish by encouraging additional local facilities and services	5.1 Identify community demand for additional village facilities and services. 5.2 Identify community demand for an easily accessible public open space or 'Village Green'.
6. To improve broadband services across the parish	6.1 Establish the coverage and quality of broadband across the parish. 6.2 To lobby government and other relevant authorities for a better service and to work with providers to ensure that each and every household has the opportunity for fast and reliable broadband.
7. To support local farming and encourage new entrants into farming.	7.1 Take a positive stance towards small-scale farm 'diversification' where additional local employment is created, providing that such change of use complies with the policies in this Plan. 7.2 Resist large scale intensive proposals for agricultural, horticultural, haulage and contracting business. 7.3 Encourage the availability of land, buildings, and agriculturally tied accommodation in appropriate locations to encourage new entrants into farming.
8. To support local business and tourism and encourage its retention in the parish.	8.1. Encourage and support the re-use of redundant farm buildings in appropriate locations for conversion to business use. 8.2. Look carefully at proposals to convert existing dwellings into additional holiday cottages to preserve a reasonable balance between the housing stock and holiday cottages.

Policy Justification

The justification for planning for some small-scale open market housing, affordable housing, and additional local facilities is to maintain and improve the vitality of the parish, to make it more sustainable and to address an imbalance in the provision of village facilities and services compared to the size of population. Through the public consultation process the community made clear its support for some additional open market housing and the need for affordable housing to retain dependents in the parish. It also made clear the community aspiration for additional facilities and services particularly a 'farm shop' or 'community shop'. Overwhelming support was expressed in the 2014 questionnaire for faster broadband, and a good level of support given to employment generation in the areas of tourism, traditional farm enterprise, small business and industrial units, and the reuse of redundant farm buildings. Such principles are in general conformity with the Local Plan and are supported by the National Planning Policy Framework:

NPPF Policy - 'Supporting a Prosperous Rural Economy'

28 - Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*

The Plans' affordable housing policies are also supported by the NPPF:

NPPF Policy - 'Delivering a Wide Choice of High Quality Homes':

54 - In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

55 - 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 groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

the essential need for a rural 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.

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 compliment the range of ages of the resident population 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.

Community Actions

A Balanced Community

- CA1** The Parish Council will commission a 'Housing Needs Survey' to determine the level of affordable housing required in the parish and help to facilitate the provision of such housing if a need is established.
- CA2** The Parish Council will undertake a 'Sites Appraisal Report' to assess the availability of sites suitable for small scale affordable housing
- CA3** The Parish Council will undertake a parish-wide 'Village Facilities Assessment' to determine which existing facilities could be enhanced, and which additional facilities and services are required to support the community to make it more sustainable and specifically to address the requirements of Local Plan Strategy 35 in the provision of affordable housing.
- CA4** The Parish Council will undertake a parish-wide 'Technology and Broadband' questionnaire to accurately determine the availability and quality of broadband in the parish, and then actively investigate and lobby for the provision of a fast and reliable service for the entire community.
- CA5** The Parish Council will encourage appropriate small business enterprise to locate in the parish to help increase employment opportunities for local people.
- CA6** The Parish Council will encourage the re-use of redundant farm buildings for local employment uses in appropriate locations.

4. The Natural Environment

Introduction

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

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. The A30/A303 trunk road sweeps past further east and the A35 is some miles to the south, but the parish itself is not troubled by through traffic. Often the only sounds are those of rural life, the occasional screech of a buzzard, or a distant working tractor.

Without stifling the vitality of the parish, protection of the rural environment is a key objective that runs through all sections and policies in this Plan.

Habitats

Luppitt parish is an unspoilt rural area and a stronghold for some 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. Habitats found here include heathland and mire; hay meadows and grasslands; hedgerows; wet woodlands; ancient broad-leaved woodlands and 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. Hense Moor Common SSSI is a particularly important site for biodiversity.

The parish has a long agricultural history and the field patterns that we see today are the result of centuries of management. The distinctive 'Blackdowns' hedgerows, or 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 (often referred to as 'Devon banks') are a common feature of the landscape in Luppitt. They are usually formed of an earth bank which is faced with either stone or turf and is often topped with bushes or trees. 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 and animals plus 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. Therefore in any proposal for development or land use change, the hedge banks must be protected and retained wherever possible. In certain circumstances, removal of part of a bank may be required, for example for

essential access, but in those circumstances mitigation measures will be sought to ensure no loss of natural habitat.

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 easily and sympathetically into the groupings of existing buildings'¹⁷. Where screening is appropriate, hedging, trees and plants and other materials native to the area should be used. The height and effectiveness of such screening relative to the scale of development will be a consideration in determining the outcome of any application for development.¹⁸ Protection of habitats is also important and as a general principle, if loss of habitat cannot be avoided through an approved or otherwise acceptable development, it must be appropriately replaced to the satisfaction of the parish council. To further protect local ecology and prevent unnecessary damage by flooding, development in the flood plains of the River Otter or River Love will be resisted.

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 wide network of public footpaths and bridleways that cross private farmland. 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 making sure that footpaths are used legally and in accordance with the Countryside Code issued by Natural England, with proper respect for livestock, farmers and other users.

Blackdown Hills (AONB) Management Plan

In a wider context, Luppitt is part of the protected Blackdown Hills AONB which form a tranquil, and relatively isolated landscape on the Devon and Somerset border. Its physical features include steep ridges, high plateaus, valleys and springs, all creating a charming mosaic of countryside dotted with farms, villages and ancient features. This is a special and unspoilt region, home to wildlife and people, with valuable habitats existing alongside living, working communities.

The Blackdown Hills have been protected for the nation as an Area of Outstanding Natural Beauty (AONB) since 1991. The AONB partnership has a statutory duty to prepare and publish a Management Plan, which sets out essential guidance for the protection and enhancement of the natural environment of all parish's within its boundaries.

AONB Management Plan does not form part of the statutory development plan for planning purposes, but 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

¹⁷ See 'What Makes a View' by Fiona Fyfe Associates commissioned by The Blackdown Hills AONB

¹⁸ Appendix - Native Species.

guidance in the current document, the 'Blackdown Hills AONB Management Plan 2014-2019' have been taken into account in formulating the countryside protection policies in this Plan.

Aims and Objectives

The issues relating to the natural environment raised through the consultation process have been summarised into three particular strategic aims designed to protect the natural environment and its ecology; the tranquility of the parish; and 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>9 To protect and enhance the natural environment, its ecology and biodiversity.</p>	<p>9.1 Support and encourage the work of the Trustees of Luppitt Commons in the proper management and stewardship of the Commons (Hense Moor, Hartridge and Luppitt Commons) and the retention of their status as Open Access Land under the Countryside Rights of Way Act 2000</p>
	<p>9.2 Support the work of the National Trust in the proper management of Dumpdon Hill and the retention of its status as Open Access Land under the Countryside Rights of Way Act 2000.</p>
	<p>9.3 Support the work of Natural England to protect and enhance the biodiversity of Hense Moor Common and to preserve its SSSI status</p>
	<p>9.4 Support the work of The Blackdown Hills AONB Partnership to protect the landscape's natural beauty</p>
	<p>9.5 Support the work of Devon Wildlife Trust in managing the Rough, a nature reserve on the side of Dumpdon Hill.</p>
	<p>9.6 Encourage local farmers and other parishioners to join appropriate stewardship and countryside management schemes to further protect and enhance the parish's landscape</p>
	<p>9.7 Require the replacement of habitat in the event that any is lost through development or change of land use</p>
<p>10 To protect the tranquility of the parish and its rural nature.</p>	<p>10.1 Ensure that the special rural characteristics of the parish are respected in any planning permission granted for new development</p>
	<p>10.2 Resist any development that is likely to have an adverse effect on the tranquility and rural nature of the parish</p>
	<p>10.3 Seek ways to reduce any existing impact upon the tranquility and rural nature of the parish.</p>

	10.4 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.
11 To protect the far reaching rural views and maintain dark skies	11.1 Ensure that any appropriate new development (residential, commercial or farm related) is sympathetically sited within the contours of the land so as to cause no adverse impact upon the rural landscape and distant views.
	11.2 Ensure that any appropriate new development (residential, commercial or farm related) is designed in such a manner so as to cause no adverse impact upon the rural landscape and distant views by the use of appropriate building materials, natural and introduced screening, appropriate building heights and mass
	11.3 Ensure that building materials and screening materials and plant species used accord with the preferred lists of local materials and native Devon plant species in this Plan.
	11.4 Resist any development that has an adverse impact upon the rural landscape and far reaching views
	11.5 Resist any development that does not maintain dark skies and increases light or sound pollution
	11.6 Ensure that any new housing is designed in accordance with the Blackdown Hills AONB Design Guide for Houses and the specific guidance contained in this plan.

Policy Justification

Part of the role of the neighbourhood plan is to prevent inappropriate development from taking place within the parish, but it is also to ensure that any development that is otherwise in full compliance with planning policies does not have an adverse or negative impact on the natural environment. Whilst policies at national and district levels afford a degree of protection for the natural environment it is important to the community of Luppitt to ensure that the rural environment is adequately protected in the long term and therefore to provide additional policy protection and guidance as necessary. The residents response to the consultation questionnaire was unequivocal when it came to the qualities that make the Blackdown Hills a special place. 88% of respondents identified '*distinctive landscape, views and scenery*' in their top five choices, and *tranquility; Devon Banks and hedgerows; dark skies; and biodiversity* were all rated as having high importance.

Whilst the principles and guidance contained in the Blackdown Hills AONB Management Plan should be considered as a 'material consideration' in the planning process, the Management Plan does not have statutory weight in the decision making process. Therefore the policies in this Neighbourhood Plan are intended to reinforce those principles of protection for the environment to give more certainty that the environment will be protected for the future and to ensure that the Plan fully represents the concerns raised by the community.

Policy NE1 - Protecting and Enhancing the Rural Landscape

- 1. Development proposals will only be supported where buildings are carefully designed to reflect the parish's rural landscape; are of a height and mass appropriate to their particular setting; and are constructed of materials that easily fit the local vernacular. (see Appendix B - Local Building Materials)**
- 2. Development and change of land use proposals will only be supported where they are sensitively located within the contours of the land so as to cause no adverse impact upon the rural landscape and distant views. In certain cases, adverse impact may be satisfactorily alleviated by the introduction of suitable screening.**
- 3. Where mitigating measures include screening, such screening should be effective, of appropriate height, sympathetic to the setting and surrounding landscape, and include predominantly native species of trees, shrubs and other plants (see Appendix C - Native Species). If building materials are required they should be made of appropriate local building materials (see Appendix B - Local Building Materials) unless there are overriding reasons not to do so.**
- 4. Development proposals will be resisted where they will result in an adverse effect upon the tranquility and rural nature of the parish and increase light and sound pollution.**
- 5. Development proposals will be resisted if they are sited within the flood plains of the River Otter or River Love (see Flood Risk Map) unless the effects can be appropriately mitigated.**

Policy NE2 - Protecting and Enhancing the Natural Environment

- 1. Development and change of land use proposals will only be supported where there is no significant impact upon on the biodiversity of the natural environment or where appropriate and acceptable measures are offered to fully mitigate such impacts. Such proposals will also be considered to be an opportunity to enhance the natural environment where it is appropriate to do so.**
- 2. Where development entails the loss of natural habitat or where the removal of an existing traditional Devon bank is unavoidable, proposals for development will only be supported where mitigation measures include replacement of any lost natural habitat.**

Community Actions

Natural Environment

- CA1** The Parish Council will 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
- CA2** The Parish Council will support the work of the National Trust in the proper management of Dumpdon Hill and the retention of its status as Open Access Land under the Countryside Rights of Way Act 2000.
- CA3** The Parish Council will support the work of Natural England to protect and enhance the biodiversity of Hense Moor Common and to preserve its SSSI status
- CA4** The Parish Council will support the work of The Blackdown Hills AONB Partnership to protect the landscape's natural beauty
- CA5** The Parish Council will support the work of Devon Wildlife Trust in managing The Rough, a grassland, wetland nature reserve of 4 ha on Dumpdon Hill
- CA6** The Parish Council will encourage local farmers and other parishioners to join appropriate stewardship and countryside management schemes to further protect and enhance the parish's landscape
- CA7** The Parish Council will seek ways to reduce any existing impact upon the tranquility and rural nature of the parish.
- CA8** The Parish Council will work to keep open, and encourage public access to, the open common and moorland areas and the network of public footpaths and bridleways providing that such access is used legally and in accordance with the Countryside Code.
- CA9** The Parish Council will encourage residents to keep Luppitt tidy by keeping verges clear of litter; maintain roadside banks and hedges; and maintain the two village ponds.

5. Built and Historic Environment

Introduction

The built form contributes significantly to the character of Luppitt, its sense of place, and the parish's identity. The village and hamlets have a history to them 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 the further evolution of the parish's built environment.

Existing Settlements

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 of 1842 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. The only exceptions today 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 there are 202 dwellings, although the resident population occupies only 172 of these and the remaining 30 are holiday cottages and weekend homes.

The unique geology of the Blackdown Hills is the key to the regions' vegetation, farming and settlement patterns and provides its traditional building materials. It is also one of the reasons it has protected 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 settlements are found on the hilltops.

Traditional houses were generally built of locally available materials. Chert, flint, greensand, and marl are all commonly used in Luppitt buildings. Beerstone, and occasionally Hamstone, from nearby quarries was 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.

The positioning 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 could control the depth of buildings. The most common layout of local 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 regions 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.

Listed Buildings and Monuments

Many buildings in Luppitt are listed as being of Special Architectural or Historic Interest. There are 47 Grade II listed buildings (several of which are Grade II 'star' buildings), plus two ancient monuments - Dumpdon Camp and Bowl Barrow on Hartridge. St Mary's Church with its sixty foot tower is a Grade I building. It is a cruciform shaped building built in the 14th century with a 'cradle roof' and a sculptured 10th century font. Several features within it are separately listed. Three properties, Mohuns Ottery, Greenway Manor, and Shapcombe Farm were mentioned in the 1086 Domesday Book¹⁹. No part of the parish is currently designated a Conservation Area.

Aims and Objectives

The conservation and protection of Luppitts' heritage buildings is vitally important as they form a key part of the built fabric and lend historic depth to this ancient parish. St Mary's Church is a particularly important building given its setting in the centre of Luppitt village.

The parish council will seek to protect existing designated heritage assets (listed buildings) as opportunities arise to do so and to protect and enhance their particular setting when affected by development proposals. Owners of non-designated heritage assets will be encouraged to protect and keep such buildings in good repair where it is possible and appropriate to do so, determined by their age and condition, architectural and historic merit and contribution to the built village environment.

The parish council will encourage the use of traditional materials in the maintenance and refurbishment of heritage buildings wherever it is possible to do so.

¹⁹ Appendix - Listed Buildings and Monuments

Aims	Objectives
12. To protect the parish's many heritage assets	12.1 Support the local authority in the protection and enhancement of listed buildings through the listed building planning and enforcement processes.
	12.2 Encourage owners of heritage buildings to keep them well maintained, using traditional methods and materials wherever possible
13. To support the preservation and maintenance of the ancient parish church of St Mary's.	13.1 Support community efforts to maintain the fabric of the parish church.

Policy Justification

The Blackdown Hills AONB Management Plan recognises that historic buildings are an intrinsic part of the landscape of the Blackdown Hills, which need to be '*conserved enhanced and enjoyed*'. Local residents, through the parish questionnaire, rated '*preserving the overall character of local buildings and settlements*' as the most popular priority, chosen by 90% of respondents. The National Planning Policy Framework 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 requires local planning authorities to take account of the following:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

EDDC through its Local Plan 'Strategy 49' seeks to *conserve and enhance* the cultural heritage of the district.

Community Actions

Protecting the Built and Historic Environment

- CA1** The Parish Council will encourage residents to maintain and preserve the fabric of listed buildings.
- CA2** The Parish Council will encourage residents to maintain and preserve the fabric of non-listed heritage buildings where possible, to prevent dilapidation and where they would detract from a village or rural setting.
- CA3** The Parish Council will support and encourage all efforts to keep the fabric of St Mary's church well maintained.

6. New Development

Introduction

The common themes running through the majority of buildings in Luppitt are their age, and in many cases, their importance as heritage assets. 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. The buildings of Luppitt are spread over a wide area at an approximate density of one dwelling per 25 acres (0.10 dwellings per ha). This density has changed little over a hundred years and, regardless of planning matters, the physical constraint of narrow single track lanes providing the essential access to Luppitt, ensures there can only ever be very limited scope for new housing over the plan period. It follows that the density of any new housing development will be guided by this precedent to prevent any adverse impact upon the landscape.

The Scale of Development Defined

The following definitions are published by the Ministry of Housing, Communities and Local Government.

Minor Scale Developments:

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

Small Scale Developments:

For dwellings, a small scale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a small scale major development. For all other uses a small scale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

Large Scale Major Developments:

For dwellings, a large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a large scale major development. For all other uses a large scale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

Scope for Future Development

The vitality and sustainability of the parish requires a resident population of all ages supported by local employment and the availability of good local services. In this way Luppitt has successfully survived for generations, but to continue to maintain equilibrium under modern day pressures it is even more important today to ensure there is a supply of housing that is affordable for the community, and buildings that are suitable for the requirements of modern farming and other business.

The Parish Council's general stance is to encourage sustainable development that will improve the vitality and prosperity of the parish, whilst firmly requiring that any new building or conversion fully satisfies the various development policies in this plan to ensure protection of the rural landscape, the character of the existing settlements, and the heritage buildings. In particular there will be an emphasis upon the highest standards of design and the preferred use of local materials and plant species where possible. Scale, siting and screening are essential considerations alongside the provision of a high standard of amenity and on-site parking.

Providing these criteria are met, it is considered that conversions of redundant farm buildings, an occasional new dwelling carefully sited within an existing group of buildings (a farm grouping, central village or hamlet grouping) would properly respect the ancient built character of the parish. Within the village and hamlet groupings there may be scope to increase the density a little, but in all cases there must be no significant adverse impact upon existing dwellings or upon the distinctive character of the grouping or the parish in general. This potential is considered further:

1. Conversion of Traditional Farm Buildings

Given Luppitt's farming heritage, there will often be older farm buildings beyond economic repair or unused traditional buildings unsuitable for modern agriculture that could be converted and in some cases subdivided for residential and other uses. Providing that the buildings' heritage is protected through careful and sympathetic refurbishment using appropriate materials and good craftsmanship such proposals will be encouraged by the Parish Council.

Policy D8 of the Local Plan sets out the local authority's positive approach to the conversion of redundant farm buildings, subject to the following conditions:

- 1. 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.*
- 2. 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;*
- 3. The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;*
- 4. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;*
- 5. The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfill a similar function.*

For residential proposals it must also be established that:

- a) the traditional building is no longer required for agricultural use or diversification purposes; and
- b) that its conversion will enhance its setting (e.g. through removal of modern extensions and materials, outside storage, landscaping etc).
- c) 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 Local Plan. This approach is supported by the Parish Council.

Permitted Development Rights (PD)

The government gives additional weight to the conversion of farm buildings through 'permitted development rights' the provisions of which are liable to change so should be checked prior to undertaking development. Such rights encourage residential conversion of farm buildings (up to a maximum of 3 dwellings or 450 sq m in an 'established agricultural unit') but also, subject to size thresholds and other limitations, opens the door to 'flexible uses' (eg retail or business use) and 'educational uses' (eg school or nursery use). **However under these provisions, change of use of a listed farm building or one subject to an agricultural tenancy, or one located in an SSSI will not be permitted.** In all cases, an application to the local planning authority must first be made to determine whether prior approval (planning permission) is required as to the impact on such issues as highways, noise, contamination, and flooding. In addition the local planning authority may also require prior approval if it determines that the siting of the building makes change of use 'impractical' or 'undesirable'.

Importantly however the government has removed permitted development rights for conversion of farm buildings to residential use within an AONB (known as 'article 2(3) land'). So whilst the usual 'sustainability' rule will not apply to such residential change of use as the government recognises that many agricultural buildings lie outside village settlements (see 'Sustainable Development'), applicants will need to make a formal planning application for such change of use within an AONB, and this applies to all such proposals within Luppitt parish. The possible change of use categories with permitted development rights include:

Q - Residential use

Class C3 (dwelling house) PD rights do not apply in an AONB/Luppitt

R - Flexible uses

Class A1 (shop)

Class A2 (financial and professional service)

Class A3 (restaurant and cafe)

Class B1 (business)

Class B8 (storage and distribution)

Class C1 (hotel)

Class D2 (assembly and leisure)

S - Educational uses

Class D1 (State funded school and registered nursery)

It should be noted that permitted development rights²⁰ 'allow for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to include the construction of new structural elements for the building. Therefore it is only where the existing building is structurally strong enough to take the loading which comes with the external works to provide for residential use that the building would be considered to have the permitted development right'.²¹

2. Individual Houses, Replacements and Extensions

In the interests of sustainability and also to protect the rural nature of the parish and its distant views, the Parish Council will generally resist the development of any dwelling that lies outside the grouping of existing dwellings in Luppitt village or the hamlets of Beacon, Wick, and Shaugh. This stance is supported by the National Planning Policy Framework (para 55) which requires local 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'²² 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 acceptable if they replace an existing permanent dwelling of little or no architectural merit with a dwelling of similar size which in all other respects complies fully with the policies in this plan.

To assist extended families, house extensions and annexes will generally be supported providing they are in keeping with the original house in terms of design and building materials used, and

²⁰ Planning Practice Guidance, Para 104

²¹ Further information will be found in The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Permitted Development Rights, Class's Q, R, and S.

²² 'Countryside' includes Luppitt parish in its entirety.

that scale and massing is in proportion with the original dwelling. Any extension that has an adverse effect upon a neighbouring property or its setting or distant views will be resisted.

3. Affordable Housing

If local need can be demonstrated for Luppitt parish and suitable sites identified, the parish council will support the provision of the appropriate level of affordable housing in the parish on the identified sites only, and will work with the community, developers, housing associations and others to determine the most appropriate method of delivery. See also 'A Balanced Community'.

For planning purposes, Affordable Housing is defined in the NPPF as follows:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.

4. New Business Premises

In the interests of improving parish sustainability and particularly to reduce the need to commute to work the parish council will encourage home-working and generally support applications for new small-scale business premises either by conversion of redundant farm buildings (see Permitted Development Rights above) or well designed new build development providing always that such enterprise adds to the local economy or creates local employment.

Section 3 of the National Planning Policy Framework sets out the context for business planning policies in rural areas:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

Development management policy E5 in 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.

Any development of business premises must not adversely affect the environment, the countryside, or wildlife habitats and must comply with the siting, design, screening, and materials policies in this plan. Further, applications that do not meet the Local Authority's criteria for safe highway access and waste disposal or cause detrimental impact to neighbouring properties, the landscape and views, or heritage buildings will be resisted. All new buildings shall be designed to blend into their location and shall meet sustainable construction and on site renewable energy production.

5. New and Replacement Farm Buildings and Ancillary Structures

The National Planning Policy Framework (Section 3) requires planning policies to support economic growth in rural areas and specifically requires neighbourhood plans to promote the development and diversification of agriculture and other rural businesses. The Local Plan (Development Management Policy D7) sets out the requirements of EDDC.

Farming has always been the bedrock of the Luppitt community, and the Parish Council, through its planning policies and community actions, will positively support the farming industry across the parish to enable it to continue to play its pivotal role in parish life. Therefore the parish council will generally take a positive stance when considering applications for new farm buildings providing they do not adversely affect the parish or its community.

It is important therefore that any proposals for new or modified farm buildings do not adversely affect the landscape, the rural views, 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 the minimum visual impact, and adequately screened using local plant and tree species²³.

²³ Appendix - Native Species

Building materials should be non-reflective and external colours should easily blend with the landscape. External lighting should be kept to the essential minimum, and down lighting/task lighting used wherever possible of the lowest practical wattage 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.

All proposals must be compliant with the requirements of the Environmental Pollution Act 1990 and any 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 SSAFO and CIRIA and other regulations as appropriate.

6. Farm Dwellings - Agricultural Occupancy Conditions

The parish council will respond positively to planning applications for farm dwellings that reflect genuine need. Since the mid 1970's only five²⁴ new dwellings have been subject to agricultural occupancy conditions. This is a reflection of the slow pace of change in the parish and suggests there has been little need for additional farm worker accommodation. Nevertheless if need arises in the future, the parish council will support the Local Plan development management policy '*H4 - Dwellings for Persons Employed in Rural Businesses*' which will grant permission for a dwelling genuinely required for an agricultural worker provided that the six criteria²⁵ are fully met. In that event the permission will be subject to a strict agricultural occupancy condition.

7. Farm Diversification

It is acknowledged that many farms in this 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 on the same land. This in turn may present challenges for the planning system. Such proposed changes of use may include photo voltaic schemes; wind farms; holiday cottages; shepherds huts; lodges; camping and glamping; plant and container storage, haulage, and wedding venues. On a minor scale, and appropriately sited, such uses may fit into the landscape without adverse affect. However large scale change of use proposals including intensive agricultural, contracting or horticultural enterprises are likely to be strongly resisted.

The Parish Council will look carefully at proposed schemes and support diversification where it can, particularly schemes that create additional local employment, providing that such proposals comply with the policies in this Plan and especially do not have an adverse affect upon neighbouring properties or the rural views.

8. Holiday Homes and Letting Cottages

In addition to the trend in using houses in the country as weekend homes, a factor that reduces the availability of parish dwellings for the resident community, the use of dwellings as holiday lets has the dual impact of assisting local tourism, but at the same time reducing the available supply of housing for the community. In the extreme, both could impact upon community vitality. The smaller dwellings are often the type that could be occupied by village dependants to start an independent life. A balance therefore needs to be struck and whilst it is recognised that little can

²⁴ To be updated

²⁵ P191 East Devon Local Plan

be done locally to control second homes, the planning system can determine how many houses in Luppitt become holiday letting cottages in the future.

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 thousands in employment. Short breaks have grown substantially over recent years and this has led to the successful holiday cottage businesses in Luppitt which themselves support some additional local employment. There are about 30 holiday cottages and second homes in Luppitt (about 15% of the total stock) of which some are multi-unit holiday businesses. The response to the parish questionnaire suggests there is some community support for additional small-scale self catering and bed and breakfast accommodation although the actual percentage increase is inconclusive.

The parish council therefore takes the view that whilst 15% of the total stock may be a high enough percentage of non-resident occupied housing for a parish of only 202 dwellings, future applications will be carefully considered and the total number of non-resident units kept under review. If in the opinion of the Parish Council, the contribution to local tourism is outweighed by a reduction in community vitality, future applications will be resisted.

9. Subdivision of Large Houses

The parish council is keen to see the use of existing buildings in the parish is fully exploited. This in turn reduces the pressure for new build development. The subdivision of large houses into smaller units of accommodation (eg annexes for older relatives and dependants, or for sale) will therefore generally be encouraged, providing there is no adverse affect upon neighbouring properties and that each unit of accommodation has adequate internal and external amenity space and off-street parking. Further, it is essential that subdivision is only carried out close to existing facilities to prevent an increase in the use of the private car. 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.

Construction Process

The impact upon the community during the construction phase is an important consideration for any applicant/developer. All reasonable steps should be taken to ensure that the following are kept to a minimum during construction:

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

Where appropriate applicants may be asked to provide a construction phase impact assessment as a condition of any development, to ensure that disruption is kept to a minimum.

Roads

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

Flood Plain

The parish council will resist any development proposals in, or affecting, the flood plains of the River Otter and River Love.²⁶

Good Design Practice

The importance of high quality design in new development and conversions cannot be over emphasised. High quality design and a good standard of amenity is one of the twelve core planning principles set out in National Planning Policy Framework.

The overall objective for Luppitt is to maintain the unspoilt rural character of the parish and protect its vernacular and heritage buildings and at the same time to prevent the settlements and outlying farmsteads from being adversely affected by inappropriate development in terms of their siting, scale, design and materials.

New buildings will be expected to blend easily into this landscape by respecting the parish's architectural heritage. However the Parish Council will not be architecturally prescriptive, and welcomes high quality, innovative and original design providing that the distinctive architectural character of Luppitt and the Blackdown Hills is maintained and reflected in the development. Use of local building materials²⁷ and respecting the design, scale, massing and density of the existing vernacular buildings will be supported as will screening with native species²⁸. The parish council will resist any development that does not integrate with the existing landscape and the character of existing settlements or which has an adverse affect upon neighbouring properties and distant views.

Previous sections of this plan set out in detail the concerns and requirements of the Parish Council and its community in regard to new development and protection of the distinctive character of Luppitt. These are summarised in the policies in this section to guide applicants to fully address the defining characteristics of the parish.

Applicants are encouraged to submit designs early in the process and refer to the *Blackdown Hills Area of Outstanding Natural Beauty - Design Guide for Houses* and *'What Makes a View'* by Fiona Fyfe Associates, (both available from the Blackdown Hills AONB); and *Local Plan Strategy*

²⁶ See Map 'Flood Risk'

²⁷ See Appendix 'Local Building Materials'

²⁸ See Appendix 'Native Species'

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy is a tool to help local authorities deliver infrastructure to support the development of the area. It is a charge payable upon the grant of planning permission for development that creates net additional floor space and is calculated by reference to the floor area of that development. Normally 15% of the levy receipt is passed to Parish and Town Councils where development has taken place in their area, but this is increased to 25% for communities that have adopted a Neighbourhood Plan. The levy can be used to fund a wide range of infrastructure and facilities such as play areas, parks and green spaces, cultural and sports facilities, and renewable energy schemes but cannot be used to fund affordable housing.

Aims and Objectives

Aims	Objectives
14 To encourage the development of housing that is truly affordable for the local community over the long term.	14.1 The parish council will determine the level of need, identify suitable sites, and work with developers, housing associations and others to facilitate the delivery of an appropriate level of affordable housing in the parish.
15. To support the development of minor scale new housing in appropriate locations.	15.1 Encourage the construction of at least three additional open market houses during the plan period by setting out development opportunities in the parish.
16. To identify ways in which appropriate minor scale development (housing, farm and business related) can take place to enhance the vitality of the parish without damaging its traditional rural character and heritage	16.1 Prepare clear and unequivocal development policies in this plan that explain what is and what is not acceptable to the community and to encourage appropriate small scale inward investment where it will increase local employment and add to parish vitality.
17. To ensure that all new buildings, extensions and conversions are sited, designed and built in accordance with guidelines that reflect the traditional rural character of the parish and its heritage.	17.1 Prepare design guidelines to include siting, scale, design, materials, and screening.
18. To support the conversion of redundant farm buildings	18.1 Prepare a clear and unequivocal development policy in this plan.
19. To ensure that any new farm buildings blend easily with the rural landscape and cause the minimum impact upon existing dwellings.	19.1 Prepare clear and unequivocal development policies in this plan that explain what is and what is not acceptable to the community.
20. To support the development of very small scale, low impact, buildings for business use in appropriate locations.	20.1 Prepare clear and unequivocal development policies in this plan that explain what is and what is not acceptable to the community and to encourage appropriate small scale inward investment where it will increase local employment and add to parish vitality.
21 To support farming diversification where it will have a positive impact upon local employment or tourism providing that it complies with the policies in this Plan and does not adversely affect neighbouring properties or the rural views	21.1 Prepare clear and unequivocal development policies in this plan that explain what is and what is not acceptable to the community.

Policy Justification

Through the public consultation process the community made clear its support for some additional open market housing and affordable housing to help retain dependents in the parish. Barn conversions, the subdivision of large houses, and additional holiday accommodation were also widely supported. The NPPF and the Local Plan both make clear the need for communities to be balanced and sustainable, therefore to assist the community in becoming more self sufficient and to reduce travel in and out of the parish, policies that encourage some additional business and that support local agriculture have also been introduced. Policies that protect the countryside and existing settlements have already been justified and the case for high quality design is made in the NPPF, the AONB Management Plan, and the Local Plan.

It has been established that Luppitt is a 'countryside' area in planning terms, it does not have 'Built-up Area Boundaries' and is not yet sustainable in the terms of Local Plan Strategy 35. However the Vision for Luppitt envisages additional facilities and services in the future and the NPPF and Local Plan allow exceptions through 'rural exception sites' policies. However the general thrust of this Plan is to protect the rural character of the parish for generations to come, and that principle together with the naturally restricting narrow lane access to Luppitt means that any new development will inevitably be small scale and, as a result of the policies in this plan, unobtrusive. Such principles are in general conformity with the NPPF²⁹ and the Local Plan:

Local Plan Policy - 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*

Local Plan Policy - '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.

²⁹ See 'Housing in a Balanced Community above.

Policy D1 - New Development

- 1. Development of minor scale affordable housing will be supported to meet a proven community need.**
- 2. Development of small scale open market housing will be supported providing it satisfies a proven need and complies with all policies in this Plan including the protection of the landscape, protection of far reaching views and historic buildings, and observes the specific requirements for low density; use of local materials where possible; screening in native species; and high quality design.**
- 3. Conversion of redundant farm buildings to residential and business uses will be supported providing and the buildings' heritage is protected through careful and sympathetic refurbishment using appropriate materials and good craftsmanship.**
- 4. The development of isolated houses outside the groupings of existing dwellings in Luppitt village, Beacon, Wick and Shaugh will be resisted unless there are very special circumstances as defined by NPPF Paragraph 7.**
- 5. Replacement dwellings will only be supported if they replace an existing permanent dwelling of little or no architectural merit with a dwelling of similar size which in all other respects complies fully with the policies in this plan.**
- 6. Development of minor scale business premises (excluding holiday accommodation), either by conversion of redundant farm buildings or well designed new build schemes, will be supported providing that such enterprise creates employment and does not significantly increase traffic movements.**
- 7. Applications for new farm buildings and ancillary structures will generally be supported providing they are for farm use, do not adversely affect the landscape, the rural views, or neighbouring properties and are in full compliance with the requirements of The Environmental Pollution Act 1990, the directives of the Environment Agency, the Building Standards, together with SSAFO and CIRIA and other relevant regulations.**
- 8. Change of use applications resulting from farm diversification will generally be supported providing that such use is compatible and appropriate in a rural setting, is of minor scale, has a positive impact upon employment, and does not adversely affect the landscape, the rural views, or neighbouring properties. Such change of use must be in full compliance with the requirements of this Plan as to the environment, nuisance, design, materials, and siting, and does not significantly increase traffic movements.**
- 9. Applications for large scale change of use resulting from farm diversification will generally be resisted.**
- 10. Applications for large scale and intensive business or agricultural use including horticulture, construction, contracting, and storage and other uses and processes will be resisted.**
- 11. The development of farm dwellings will be supported, subject to an agricultural occupancy condition, providing there is genuine need and no other suitable accommodation is available and that the six criteria in the Local Plan development management policy '*H4 - Dwellings for Persons Employed in Rural Businesses*' are fully met.**

- 12. The development of holiday accommodation, including change of use proposals, will be supported only if, in the opinion of the Parish Council, the contribution to local tourism is not outweighed by a reduction in community vitality.**
- 13. The subdivision of large houses into smaller units of accommodation will be supported providing there is no adverse affect upon neighbouring properties and that each unit of accommodation has adequate internal and external amenity space and off-street parking. It is essential that subdivision is only carried out close to existing facilities to prevent an increase in the use of the private car.**
- 14. House extensions and annexes will generally be supported providing the extension is in keeping with the original house in terms of design and building materials used, and that scale and massing is in proportion with the original dwelling. Any extension that has a significant adverse effect upon a neighbouring property or its setting will be resisted.**
- 15. Development that does not integrate with the landscape and the character of existing settlements or which has a significant adverse affect upon the amenity of neighbouring properties or their setting or outlook will be resisted.**
- 16. Any development proposal that is likely to result in a significant increase in traffic movements will be resisted (eg haulage company, waste processing, animal transport, removals, distribution etc).**
- 17. Where appropriate applicants may be asked to provide a construction phase impact assessment as a condition of any development, to ensure that disruption is kept to a minimum.**

7. Climate Change and Renewable Energy

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 trap the Sun's energy causing the land and oceans to warm (GovUK).

Global Warming

Most people accept that the increase in greenhouse gasses is almost entirely 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 renewable sources of energy that are essentially free at source - sun, wind, and water, is plain to see.

The 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.....'

'17.2 The Climate Change Act (2008)⁶⁸ 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.....'

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 the relatively small non-domestic sector.

Reducing Carbon 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 Government has set a target to deliver 15% of the UK's energy from renewable sources by 2020.

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 plant. Whilst new development must be constructed to accord with the low carbon and energy policies in the Building Regulations, the NPPF and the Local Plan, the pressure (both financial and environmental) 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 buildings 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 planning for the planning system in the future.

Renewable Energy

The NPPF and Local Plan contain both encouragement and protections towards renewable energy and reducing carbon (Co2) emissions. However the parish of Luppitt needs to be prepared for the future, with its own specific policies to encourage the community to embrace appropriate forms of renewable energy and reduce the parish's carbon footprint whilst at the same time protecting the rural landscape and the character of its settlements.

The Parish Council therefore, fully supports EDDC Local Plan *Strategy 39 - Renewable and Low Carbon Energy Projects*, the full text of which is repeated here:

Strategy 39 - Renewable and Low Carbon Energy Projects

Renewable or low-carbon energy projects in either domestic or commercial development will in principle be supported and encouraged subject to them following current best practice guidance and the adverse impacts on features of environmental and heritage sensitivity, including any cumulative landscape and visual impacts, being satisfactorily addressed. Applicants will need to demonstrate that they have;

- 1. taken appropriate steps in considering the options in relation to location, scale and design, for firstly avoiding harm;*
- 2. and then reducing and mitigating any unavoidable harm, to ensure an acceptable balance between harm and benefit.*

Where schemes are in open countryside there will be a requirement to remove all equipment from the site and restore land to its former, or better, condition if the project ceases in the future. Wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document.

The responses to the renewable energy question in the 2014 village questionnaire are repeated here, in order of village preference.

'Which, if any, of the following technologies are you supportive of being installed sensitively in your parish'

<i>Solar panels on farm or commercial buildings</i>	<i>19.7%</i>
<i>Solar panels on homes</i>	<i>17.9%</i>
<i>Hydro power (e.g. using streams/rivers)</i>	<i>14.8%</i>
<i>Solar hot water tubes on homes</i>	<i>13.4%</i>

<i>Solar panels - agricultural land (small scale rotating or fixed vertical array)</i>	11.7%
<i>Small wind turbine under 25 metres (82ft)</i>	11.4%
<i>Other (please specify)</i>	5.5%
<i>Solar panels - agricultural land (whole fields)</i>	2.8%
<i>Large wind turbine 25-100 metres (82-328ft)</i>	1.7%
<i>None of the above</i>	1.0%
	100.0%

Various objections were also expressed, specifically against fields of photovoltaic/solar panels and also wind turbines. Overall however there was significant village interest in, and support for, exploring different forms of renewable energy.

Therefore, 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 commission a **'Renewable Energy Assessment'** to establish firstly the potential for renewable energy within Luppitt parish, and secondly whether there is any scope for a community-led and community-owned renewable energy initiative. 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), and establishing a broader and more resilient energy base.

The study will reflect the views of the parish and will comply with the policies in this Plan and avoid any large scale enterprise that would adversely impact upon the landscape, environment or the settlements, and consider ecological effect. The study could however investigate some or all of the following renewable energy sources, a brief description of which is provided with pointers to show relevance to the landscape and environment in Luppitt:

- **Solar Photovoltaic's** SolarPV converts the sun's energy directly to electrical energy via silicon solar cells. They are commonly installed on south facing domestic roofs, agricultural barn roofs, and in field scale plant of connected units (solar farms). Technology is advancing and integrated solar technology may soon see SolarPV roof tiles and SolarPV glazing and other building elements as commonplace. For a solar farm application to be successful, the Government requires that good quality agricultural land is not used for this purpose and that the proposal has the full support of the community.
- **Solar Thermal** Solar thermal panels contain copper pipes through which water is pumped, heated by the sun, and then transported into a 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 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.

It is considered that Luppitt parish, which is within the Blackdown Hills AONB, is not a suitable location for a commercial wind farm or individual or grouped medium or large scale wind turbines due to the expected adverse visual impact upon the landscape. Any minor 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. Luppitt may have some potential for minor/small scale hydro power, given the volume of water in its two rivers.

- **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 are usually fairly large scale plant that utilise for fuel a specifically grown crop (eg 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. Digesters that capture methane from farm waste on the other hand could be seen as making a positive contribution, as they convert the gas to electricity before it escapes into the atmosphere adding to the 'greenhouse' effect.
- **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 house. 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.

New Development

In 2006 the Government committed that from 2016 all new homes would be 'zero carbon' (ie 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'. The Parish Council will expect any new development, whether domestic or commercial, to be fully compliant with the Building Regulations and to reflect the requirements of *Section 17 of the Local Plan - Climate Changes and Renewable Energy* and specifically *Strategy 38 Sustainable Design and Construction*.

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 a building's fabric.

Any externally mounted 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 externally visible alterations 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 of, a Listed Building.

Aims and Objectives

Aims	Objectives
22 To establish the potential for renewable energy in Luppitt and also the scope for a viable community-led and community-owned renewable energy enterprise	22.1 The Parish Council will commission a 'Renewable Energy Assessment' to establish firstly the potential for renewable energy within Luppitt parish, and secondly whether there is scope for a community-led and community-owned renewable energy enterprise.
23 To support small scale, unobtrusive, renewable and low carbon energy schemes providing they are sensitively sited, screened and appropriately landscaped.	23.1 Prepare clear and unequivocal policies in this plan that explain what is and what is not acceptable to the community.
24 To discourage medium and larger scale obtrusive schemes and projects that would have an adverse impact upon the rural nature and distant views of the parish	24.1 Prepare clear and unequivocal policies in this plan that explain what is and what is not acceptable to the community.
25 To reduce the parish's carbon footprint	25.1 The Parish Council will encourage the residents to establish a 'Green Code'

Policy Justification

The community made its views clear through the responses to the 2014 village questionnaire. No-one skipped the questions relating to renewable energy and low carbon alternatives and most responses were positively in favour of some form of renewable energy. Only a few negative comments were made relating in the main to wind turbines and fields of solar panels. Most were in favour of solar photovoltaic panels on farm and commercial buildings and homes, solar thermal panels on homes and hydro power. Some wanted to consider small scale photovoltaic's on agricultural land and smaller wind turbines. The justification for excluding all wind turbines from Luppitt, other than those of a minor or domestic scale, is the quality of the local landscape which is supported by the areas AONB status.

Through Section 17 of the Local Plan, the local authority is clearly supportive of the need to reduce carbon (Co2) emissions in East Devon and sets out the background as follows:

17.2 The Climate Change Act (2008)⁶⁸ 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 NPPF requires local authorities to encourage 'all communities' to be supportive of renewable energy and reduce carbon:

97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- *have a positive strategy to promote energy from renewable and low carbon sources;*

- *design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;*
- *consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;*
- *support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and.*
- *identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.*

Policies

The following policies have been developed to help reduce the potential for tension between the need to protect the landscape, the environment, and the character of the settlements and at the same time reduce the parish's carbon footprint and encourage forms of renewable energy.

Policy CC1 - Climate Change and Renewable Energy

- 1. Minor scale and unobtrusive renewable energy schemes will be encouraged and supported providing they are sensitively sited, screened and appropriately landscaped.**
- 2. Large scale, obtrusive schemes and projects that would have an adverse impact upon the rural nature and distant views of the parish and the character of the settlements and listed buildings will be resisted.**
- 3. Renewable energy schemes that have a significant adverse impact upon neighbouring properties including visual effect, noise and vibration will be resisted.**
- 4. There are no locations in the parish which the Parish Council considers suitable for large scale wind turbines, wind farms, or large scale solar photovoltaic schemes.**
- 5. The Parish Council will resist the loss of high and medium grade agricultural land for the use of a renewable energy scheme.**

Community Actions

Climate Change and Renewable Energy

CA1 The Parish Council will commission a Renewable Energy Assessment to establish firstly the potential for renewable energy within Luppitt parish, and secondly whether there is any scope for a community-led and community-owned renewable energy initiative

CA2 The Parish Council will encourage residents to establish a 'Green Code' for Luppitt to help reduce the parish's carbon footprint through relevant initiatives that might include:

Rainwater (and grey water) harvesting

Bonfires vs Shredding vs Composting

Storm water runoff (to prevent soil erosion)

Improving efforts to recycle

Turning off lights, water, and electrical appliances when not in use

Initiatives to reduce household and farm waste

Encourage car sharing

APPENDICES

Appendices to be inserted here:

Appendix - Listed Building and Monuments
Appendix - Local Building Materials
Appendix - Native Species
Appendix - Population Tables

Maps and photographs to be included within the text include:

Map - Location of Luppitt within East Devon
Map - AONB Boundaries
Map - Luppitt Parish Boundary and Main Settlements
Map - Landscape Character
Map - Geographical Features
Map - Biodiversity Sites
Map - Contours
Map - Flood Risk
Map - 19th Century Tithe
Photographs

Additional documents yet to be produced.....:

Basic Conditions Statement
Written Evidence Base Report
Sustainability Appraisal
Consultation Statement

Document ends.