

Luppitt Neighbourhood Plan – Regulation 16 Submission Plan

(Dated February 2022)

Policy Extract Summary

| Plan Reference | Topic/Policy Name | Policy Wording |
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| Chapter 4 | Balanced Community | <p>Aims:</p> <p>To enhance the vitality of the parish whilst protecting the natural environment and landscape.</p> <p>To maintain and enhance a strong sense of 'community' within the parish.</p> <p>To improve 'broadband' services across the parish.</p> <p>To support commerce within the parish whilst protecting the natural environment and landscape.</p> |
| Policy BC1 | Protecting Parish Facilities | <ol style="list-style-type: none"> Existing Facilities Development leading to the loss or change of use of an existing community facility (including, but not limited to, St Mary's Church, the village hall and The Luppitt Inn) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months marketing there is no longer a need or demand for the facility or that it is no longer economically viable. New Facilities Certain new facilities (including, but not limited to, a community shop, pub serving food, accessible playground and crèche/nursery) will generally be supported. |
| Chapter 5 | Natural Environment | <p>Aims:</p> <p>To protect and enhance the natural environment, its ecology and biodiversity.</p> <p>To protect the tranquillity of the parish and its rural nature.</p> <p>To protect the far reaching rural views and maintain dark skies.</p> |

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| | | To maintain public access to the countryside |
| Policy NE1 | Protecting and Enhancing the Rural Landscape | <ol style="list-style-type: none"> 1. Rural Landscape and Distant Views Development and change of use proposals will only be supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views. 2. Tranquility and Rural Nature Development and change of land use proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of the landscape. |
| Policy NE2 | Protecting and Enhancing Natural Habitats | <ol style="list-style-type: none"> 1. Biodiversity Development and change of land use proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are offered to fully mitigate such impacts, and where proposals deliver a net gain in the biodiversity of habitats. 2. Devon Banks Where development and change of land use proposals entail the removal of any part of a traditional Devon bank, development proposals will only be supported where mitigation measures include the replacement of the lost habitat which must be properly established and permanently maintained. |
| Chapter 6 | Built & Historic Environment | Aims To protect the parish's 'heritage assets'. To support the preservation and maintenance of the ancient Grade 1 Listed St Mary's Church. |
| Policy BHE1 | Protecting the Built and Historic Environment | <ol style="list-style-type: none"> 1. Protecting Designated Heritage Assets Development and change of land use proposals that affect a Listed building (or other designated heritage asset) or its setting will only be supported where the proposals properly protect or enhance both the fabric and setting of the Listed building or asset. 2. Protecting Non-Designated Heritage Assets Development and change of land use proposals that affect non-designated heritage assets, identified by the Parish Council as contributing to the character of the parish through their age, architectural style or historical merit and considerations of significance and setting including views, will only |

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| | | be supported where those heritage assets are retained and protected and retain the historical fabric and minimise loss. |
| Chapter 7 | New Development and Change of Land Use | <p>Aims</p> <p>To direct any new development towards 'brownfield land'.</p> <p>To avoid increased risk of flooding and damage to property, ensure that development does not take place in the flood plains of the River Otter or River Love with the exception of buildings for agricultural use.</p> <p>To ensure that any new buildings (domestic, commercial or farm-related), extensions, annexes or conversions are sited, designed and built in accordance with guidelines that reflect the traditional rural character of the parish and its heritage.</p> <p>To ensure that any new buildings (domestic, commercial or farm-related), extensions, annexes or conversions are sited, designed and built in accordance with guidelines to prevent any adverse impact upon the landscape, distant views, the settlements and other existing buildings.</p> <p>To facilitate the development of affordable housing for the local community providing that the need for it can be proved.</p> <p>In the event that any new open market housing is built in the parish, ensure that it reflects the needs of the local community as determined by the output from the 2018 Luppitt Parish Questionnaire.</p> <p>To support the conversion of redundant traditional farm buildings for certain uses as a means of protecting the character and heritage assets of the parish and creating additional small housing units and employment opportunities and supporting tourism.</p> <p>To support the subdivision of existing houses into smaller units of accommodation as a means of increasing the supply of residential units in the parish whilst reducing the pressure for new build development.</p> <p>To control the number of new holiday letting cottages in the parish where planning permission is required.</p> <p>To support increased small-scale business providing that it leads to employment in the parish and surrounding villages.</p> |

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| | | <p>Help to sustain the farming community by supporting applications for tied farm dwellings where the need can be proved.</p> <p>To ensure that any new farm buildings and ancillary structures blend easily and sympathetically with the rural landscape and cause the minimum impact upon the settlements, existing dwellings and landscape.</p> <p>To support small-scale farming diversification where it will be beneficial for local employment and tourism and does not have an adverse impact upon neighbouring properties or the landscape.</p> <p>To minimise the disruption to parish residents and damage to roads and Devon banks during the construction phase.</p> |
| ND1 | Location Parameters for New Development | <ol style="list-style-type: none"> 1. Brownfield Land To preserve the rural landscape and the character of Luppitt, applications for development or change of land use of farmland, woodland or amenity land will be strongly resisted except for uses connected with agriculture, horticulture and forestry or community uses. The use of previously developed 'brownfield land' is preferred for any development or change of land use. 2. Flood Plain To preserve the rural landscape and prevent an unnecessary risk of flooding, applications for development or change of land use within the flood plains of the River Otter and River Love will be strongly resisted, except for uses connected with agriculture. Such agricultural use proposals should comply with all other policies in this Plan and the Local Plan and include flood risk mitigation proposals. |
| ND2 | Materials Design and Siting | <p>To preserve the unique character of the parish and the rural landscape, great weight will be given to the following criteria in all applications for development or change of land use, including those under Policy BHE1:</p> |

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| | | <p>1. Adverse Impact & Amenity Considerations Avoidance of adverse and harmful impact upon the landscape, existing settlements and neighbouring properties in respect of visual impact, noise, smell, vibration or increased traffic movements.</p> <p>2. Design High quality design, particularly where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish. For housing, reference should be made to the AONB Design Guide for Houses.</p> <p>3. Reflecting Local Character A scale, mass and height of development that is sympathetic and responds to the immediate built environment and landscape and reflects the traditional rural character of the parish.</p> <p>4. Siting Siting that avoids hill tops and prominence and is sympathetic to and respects the immediate surroundings and landscape contours and does not adversely affect the local landscape character.</p> <p>5. Materials External building materials and finished colours and tones that are non-reflective, locally distinctive and used to respond positively to the immediate built environment, natural surroundings and local context.</p> <p>6. External Lighting Lighting that preserves dark skies by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution.</p> <p>7. Screening Screening and landscaping that minimises any adverse impact upon the landscape and surroundings permanently all year round using, wherever possible, a mix of trees, hedging, shrubs and other plant species that are indigenous to Devon.</p> <p>8. Parking Parking for cars and other vehicles is provided for on-site and, if necessary, appropriately screened to minimise any adverse impact upon the landscape and surrounding properties.</p> <p>9. Carbon Reduction In recognising the impact of climate change, the need for carbon reduction in the construction and use of buildings and the increased use of renewable energy sources, great weight will be given to applications for new development that are designed to the highest standards in this regard.</p> |

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| ND3 | Housing | <ol style="list-style-type: none"> 1. Rural Exception Sites The scope for new housing development within the parish is strictly limited to 'rural exception sites' as defined in the National Planning Policy Framework (Rural Housing - Paragraph 78). To be eligible for consideration, sites must satisfy the requirements of Local Plan Strategies 7 and 35, be capable of accommodating all parking on-site and comply with the other policies in this Plan. 2. Affordable Housing Where a Housing Needs Survey demonstrates a need for additional housing, any affordable housing should: <ol style="list-style-type: none"> 1. Be located on a 'rural exception site' (see ND3 (1)) within Luppitt village as defined in Appendix 1 2. Comprise a mix of housing sizes and types to meet the demonstrated need 3. Comprise at least 66% of the total number of units 4. Be subject to occupancy restrictions in accordance with EDDC policy 5. Be designed in accordance with the AONB Design Guide for Houses and in conformity with the other policies in this Plan. 3. Open Market Housing Where a Housing Needs Survey demonstrates a need for additional housing, any open market housing should: <ol style="list-style-type: none"> 1. Be located on a 'rural exception site' (see ND3 (1)) 2. Comprise small housing of up to three bedrooms 3. Comprise no more than 34% of the total number of units 4. Be designed in accordance with the AONB Design Guide for Houses and in conformity with the other policies in this Plan. |
| ND4 | Subdivisions, Extensions, Annexes and Replacement Dwellings | <ol style="list-style-type: none"> 1. Subdivision of Houses To increase the supply of smaller residential units to encourage the younger generation and other family members to remain in the community, the subdivision of houses into smaller units of accommodation will generally be supported providing there is no significant adverse effect upon the amenity of neighbouring properties and that each unit of accommodation has appropriate internal and external |

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| | | <p>amenity space and off-street parking and that permitted development rights in respect of future extensions are removed.</p> <p>2. Replacement Dwellings The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the character of the parish, and the replacement dwelling is of a similar scale and mass to the existing dwelling. Exceptions will be considered on their merits. In all cases, proposals must comply with the policies in this Plan and be supported by a robust condition survey.</p> <p>3. Extensions and Annexes To assist extended families, the elderly and dependent relatives, extensions and annexes added to existing houses will generally be supported by the Parish Council providing they are in keeping with the existing house in terms of design and external building materials used and are subservient to the original dwelling. Any extension or annex that has a significant adverse impact upon a neighbouring property or the landscape will not be supported.</p> |
| ND5 | Conversion of Redundant Traditional Farm Buildings | To help preserve and protect 'redundant traditional farm buildings' which are identified as non-designated heritage assets, conversion to other uses will generally be supported. Uses likely to be acceptable include, but are not limited to, small residential use of up to three bedrooms; office use; holiday cottages; other uses connected with tourism; and studios for artists and artisans. Such uses will be generally supported providing that the building's heritage is protected through careful and sympathetic refurbishment using appropriate materials and methods of construction or detailing and there is full compliance with Local Plan Policy D8 - Re-use of Rural Buildings Outside Settlements and the other policies in this Plan. |
| ND6 | New-Build Business Premises | To protect the character of the parish and its rural landscape, the construction of new-build business premises will generally be resisted, with the exception of small-scale artisan studios/workshops. Such development will be supported providing that it complies with policies |

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| | | ND1 and ND2 and creates local employment opportunities. Any new development that significantly increases traffic movements or adversely impacts upon the landscape, distant views, dark skies or neighbouring properties will be resisted. |
| ND7 | Holiday Cottages | <ol style="list-style-type: none"> 1. In the interests of promoting community vitality and utilising parish housing stock for full-time resident occupation, the change of use of existing residential dwellings to self-contained holiday accommodation where planning permission is required, and proposals for the construction of new holiday cottages, will be strongly resisted. 2. Other proposals that support tourism (see Policy ND5), including, but not limited to, guest houses, bed and breakfast, lodges, caravans, tree houses, shepherds' huts, pods, yurts, tents, glamping and camping, will be considered on their merits but will be subject to the provisions of Policy ND10 and must comply with other policies in this plan in regard to their impact upon the landscape and neighbouring properties. |
| ND8 | Farm Workers' Dwellings | To assist local farming enterprise, applications for farm workers' dwellings will be supported providing that the six criteria in Local Plan Policy H4 - Dwellings for Persons Employed in Rural Businesses can be met and that any permission is granted subject to an agricultural occupancy condition. |
| ND9 | Farm Buildings | To assist local farming, new small-scale farm buildings and ancillary structures will generally be supported providing they are sited within or on the edge of existing groups of farm buildings, reflect the scale of existing buildings and do not adversely impact the landscape or neighbouring properties by visual effect, noise, smell, vibration or lighting and are in full compliance with Local Plan Policy D7 - Agricultural Buildings and Development. If a more isolated location is unavoidable, buildings must be sited within the contours of the landscape to cause minimum visual impact and be effectively screened. |

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| ND10 | Farm Diversification | <p>To assist local farming, support tourism and increase employment opportunities, the diversification from agricultural land use to other uses will be considered on a case-by-case basis subject to the following criteria:</p> <ol style="list-style-type: none"> 1. Adverse Impact Uses that cause nuisance or adverse impact upon neighbouring properties or the landscape, through visual effect, noise, smell or vibration or are of large scale, will be resisted. 2. Intensive Animal Husbandry Intensive animal husbandry uses (rearing animals inside buildings for all or the majority of the time rather than on pasture) will generally be resisted. 3. Glasshouses and Polytunnels Development and change of land use proposals that include commercial glasshouses and polytunnels will be resisted unless it can be demonstrated that no environmental or landscape harm will occur. In particular, views into, out of, or across the AONB should not be impacted by glare and expanses of plastic or glass should not be visible. 4. Wedding Venues, Caravan and Festival Sites The change of land use to wedding venues, caravan sites or festival sites will generally be resisted. |
| ND11 | Traffic Movements including HGV's | <ol style="list-style-type: none"> 1. Traffic Movements To prevent over-use, congestion and damage to parish lanes, adjoining banks, hedgerows and ditches, any development proposal that is likely to result in a permanent and significant increase in HGV traffic movements will be resisted. 2. Management Plan To minimise disruption to parish residents and damage to parish lanes, adjoining banks, hedgerows and ditches during construction, a Construction and Environmental Management Plan will be required wherever appropriate and provisions required for monitoring and repair. |
| Chapter 8 | Climate Change | <p>Aims</p> <ul style="list-style-type: none"> • To raise awareness of climate change and global warming within the parish and the urgent need to reduce our carbon footprint. • To better understand the potential for increased use of renewable energy sources. |

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| | | <ul style="list-style-type: none"> • To support small-scale, unobtrusive, renewable and low carbon energy installations providing they are sensitively sited and well screened. • To discourage medium and larger scale schemes and projects that would have an adverse impact upon the landscape and character of the parish. • To ensure that any new developments are built to the highest 'green' technical standards. • To help reduce the parish carbon footprint by encouraging cycling, walking, electric charging, energy efficiency and internet connectivity. |
| CC1 | Renewable Energy Retrofit | <p>The retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology, laying cables and other electrical installations</p> |
| CC2 | Renewable Energy Scale | <ol style="list-style-type: none"> 1. Renewable Energy Schemes Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for collective parish community benefit (see 2. below). Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB. 2. Community-Led Renewable Energy Schemes Renewable energy schemes for the collective benefit of the Luppitt parish community and decided by a majority vote of parishioners, including field-scale photovoltaic panels and river-based hydro-electric schemes, will generally be supported providing they are permanently well-screened¹²¹ and non-reflective and do not adversely impact upon the landscape or neighbouring properties, comply with the other policies in this Plan and meet the requirements of Strategy 46 of the Local Plan (Landscape Conservation and Enhancement and AONBs). |

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| | | <p>3. Wind Turbines Wind turbines (except small-scale pole or building mounted domestic/non-commercial turbines) and wind farms will be resisted as being out of character with the rural parish landscape and its status as an AONB.</p> <p>4. Solar Photovoltaic Panels</p> <ol style="list-style-type: none"> 1. Solar photovoltaic panels installed on domestic or agricultural buildings will generally be supported providing they are non-reflective and do not adversely impact upon the landscape or neighbouring properties. 2. Field-based photovoltaic panels will generally be resisted unless they are of domestic/non-commercial scale, sited in close proximity to existing buildings, are permanently well-screened and non-reflective and do not adversely impact upon the landscape or neighbouring properties. 3. Field-scale photovoltaic panels for commercial use will be resisted, except as described above in '2. Community-Led Renewable Energy Schemes'. |