

## Annex 2 Luppitt Neighbourhood Plan Post Examination Policy Wording

Plan Ref	Topic/Policy Name	Policy Wording
<b>Chapter 4</b>	<b>Balanced Community</b>	<p><b>Aims:</b>            To enhance the vitality of the parish whilst protecting the natural environment and landscape.            To maintain and enhance a strong sense of 'community' within the parish.            To improve 'broadband' services across the parish.            To support commerce within the parish whilst protecting the natural environment and landscape.</p>
<b>Policy BC1</b>	<b>Protecting Parish Facilities</b>	<ol style="list-style-type: none"> <li>1. <b>Existing Facilities</b> 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, The Luppitt Inn, the recreation ground and children's playground) will be strongly resisted unless it can be demonstrated that following a minimum period of 12 months marketing there is no longer a need or demand for the facility and that it is no longer economically viable<sup>1</sup>.</li> <li>2. <b>New Facilities</b> Limited new facilities (including, but not limited to, a community shop, pub serving food, and crèche/nursery) will generally be supported where community support can be demonstrated.</li> </ol> <p><sup>1</sup>For reference, see the Marketing Strategy Statement guidance published by East Devon District Council on the <a href="#">EDDC website</a>.</p>
<b>Chapter 5</b>	<b>Natural Environment</b>	<p><b>Aims:</b>            To protect and enhance the natural environment, its ecology and biodiversity.            To protect the tranquillity of the parish and its rural nature.            To protect the far reaching rural views and maintain dark skies.            To maintain public access to the countryside</p>

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Policy NE1	<b>Protecting and Enhancing the Rural Landscape</b>	<ol style="list-style-type: none"> <li><b>Rural Landscape and Distant Views</b> Proposals will only be supported if they are sensitively located within the contours of the land and cause no adverse impact upon the rural landscape or distant views as described in the Luppitt Landscape Character Assessment.</li> <li><b>Tranquility and Rural Nature</b> Proposals will only be supported where there is no adverse impact upon the tranquillity, peace and rural nature of the landscape.</li> </ol>
Policy NE2	<b>Protecting and Enhancing Natural Habitats</b>	<ol style="list-style-type: none"> <li><b>Biodiversity</b> Proposals will only be supported where there is no adverse impact upon the natural environment or habitats, or where appropriate and acceptable measures are incorporated into proposals to fully mitigate such adverse impacts, and where proposals deliver a biodiversity net gain of at least 10% using the government approved metric.</li> <li><b>Devon Banks</b><sup>42</sup> The loss of any part of the traditional Devon Banks will be resisted. Only where such loss is unavoidable, provision will be required to be made for their replacement or suitable alternative mitigation, including complying with biodiversity net gain requirements.</li> </ol>
<b>Chapter 6</b>	<b>Built &amp; Historic Environment</b>	<b>Aims</b> 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	<b>Protecting the Built and Historic Environment</b>	<b>Delete policy</b>
<b>Chapter 7</b>	<b>New Development and Change of Land Use</b>	<b>Aims</b> To direct any new development towards 'brownfield land'. 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.

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		<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 <i>2018 Luppitt Parish Questionnaire</i>.</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> <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>

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ND1	<b>Location Parameters for New Development</b>	<p><b>Brownfield Land</b> 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 land and existing farm buildings is preferred for any development or change of land use.</p>
ND2	<b>Materials Design and Siting</b>	<p>Regard will be had to the following criteria in considering proposals for development:</p> <ol style="list-style-type: none"> <li>1. <b>Adverse Impact &amp; Amenity Considerations</b> 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.</li> <li>2. <b>Design</b> High quality design, particularly where that design is sympathetic to, and reflects the character of, existing vernacular and historic buildings in the parish. Housing should be designed in accordance with the AONB Design Guide for Houses.</li> <li>3. <b>Reflecting Local Character</b> 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.</li> <li>4. <b>Siting</b> 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.</li> <li>5. <b>Materials</b> 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.</li> <li>6. <b>External Lighting</b> Lighting that preserves dark skies and contributes to biodiversity by keeping external lighting to the essential minimum, using down lighting and task lighting of the lowest practical wattage plus photocells, timers and sensors wherever possible to minimise operating time, glare and light pollution in accordance with the Institution of Lighting Professionals Guidance Note 08/18 on Bats and Artificial Lighting.</li> </ol>

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		<p>7. <b>Screening</b> 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. <b>Parking</b> 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. <b>Carbon Reduction</b> Seek to ensure that new development be designed to operate on a net zero carbon basis, meeting and exceeding the Government Standards in relation to energy efficiency. Applications should be supported by a statement to demonstrate how measures have been taken to try and minimise the carbon footprint of the construction phase.</p>
ND3	Housing	<p>Proposals for rural exception schemes will be supported subject to:</p> <ul style="list-style-type: none"> <li>a) There being a proven local need for affordable housing demonstrated through an up-to-date robust housing needs survey;</li> <li>b) The site being located within Luppitt village as defined in Appendix 1;</li> <li>c) Comprising a mix of housing sizes and types to meet the demonstrated need and any open market housing should have no more than 3 bedrooms;</li> <li>d) Affordable housing accounting for at least 66% of the total number of units; and</li> <li>e) Being subject to the occupancy restrictions set out in current EDDC policy<sup>1</sup>.</li> </ul> <p><sup>1</sup>Under Strategy 35 of the East Devon Local Plan (adopted 2016) and the East Devon Affordable Housing Supplementary Planning Document (adopted November 2020), initial and subsequent occupancy of affordable housing is restricted to a person(s) who: a) Does not have access to general market housing and is in housing need; and b) has a local connection to the parish through residency, work or family ties, this then cascades out to the parish group and finally East Devon should no one be found from the parish. Occupancy conditions will be secured through a Section 106 agreement.</p>
ND4	Subdivisions, Extensions,	<p>1. <b>Subdivision of Houses</b> Proposals for the subdivision of existing residential buildings into smaller units of accommodation will be supported, subject to there being no significant</p>

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	<b>Annexes and Replacement Dwellings</b>	<p>adverse effect on the amenity of neighbouring properties and that each new unit of accommodation has appropriate internal space and external amenity space and off-street parking.</p> <p>2. <b>Replacement Dwellings</b> The replacement of an existing dwelling with a new dwelling will only be supported if the dwelling to be demolished has little or no architectural or heritage merit and does not contribute to the character of the parish, and the replacement dwelling should be of a scale and design that is compatible with the character and appearance of the surrounding area.</p> <p>3. <b>Extensions and Annexes</b> Extensions and annexes added to existing residential units 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. This policy also applies to annexes detached from the main residential building, which should share an access and key facilities/services with the main residential building to ensure that it is genuinely ancillary and linked to the main accommodation.</p>
ND5	<b>Conversion of Redundant Traditional Farm Buildings</b>	<b>Delete policy</b>
ND6	<b>New-Build Business Premises</b>	<b>Delete policy</b>

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ND7	<b>Holiday Accommodation</b>	<p>Proposals for the provision of small-scale tourist development (including lodges, tree houses, shepherds' huts, yurts, glamping and camping sites) and for guest house or bed and breakfast accommodation, and which require planning permission, will be supported provided that the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) The scale, level and intensity of development on the site does not adversely impact on the visual amenity of the area and the character of the landscape of the AONB;</li> <li>b) The proposal does not adversely impact on the amenity of neighbouring properties, by reason of unacceptable noise or light pollution, and satisfactory measures are put in place to minimise and control noise, air, water and light pollution; and</li> <li>c) On site access, servicing and parking facilities are provided appropriate for the level and intensity of the proposed use.</li> </ul> <p>Proposals will not be supported for the construction of new permanent buildings, for use as tourist accommodation, or the change of use of existing dwellings to self-contained holiday accommodation where planning permission is required.</p>
ND8	<b>Farm Workers' Dwellings</b>	<b>Delete policy</b>
ND9	<b>Farm Buildings</b>	<p>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. 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.</p>

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ND10	<b>Farm Diversification</b>	<p>Small scale farm diversification proposals should meet the following criteria;</p> <ol style="list-style-type: none"> <li>a) Support the continued primary operation of the land as a working farm;</li> <li>b) Require a rural location;</li> <li>c) Be of character, scale and location compatible with the landscape setting;</li> <li>d) Not cause nuisance or have adverse impact upon the amenity of neighbouring residential properties by way of noise, smell, vibration, water pollution or visual effect; and</li> <li>e) Comply with Local Plan policy E4.</li> </ol> <p>Proposals for the permanent change of use of land and/or development for wedding venues, caravan sites or festival sites will not be supported.</p>
ND11	<b>Traffic Movements including HGV's</b>	<ol style="list-style-type: none"> <li><b>1. Traffic Movements</b> 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.</li> <li><b>2. Management Plan</b> 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.</li> </ol>
Chapter 8	<b>Climate Change</b>	<p><b>Aims</b></p> <ul style="list-style-type: none"> <li>• <i>To raise awareness of climate change and global warming within the parish and the urgent need to reduce our carbon footprint.</i></li> <li>• <i>To better understand the potential for increased use of renewable energy sources.</i></li> <li>• <i>To support small-scale, unobtrusive, renewable and low carbon energy installations providing they are sensitively sited and well screened.</i></li> <li>• <i>To discourage medium and larger scale schemes and projects that would have an adverse impact upon the landscape and character of the parish.</i></li> <li>• <i>To ensure that any new developments are built to the highest 'green' technical standards.</i></li> </ul>

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		<ul style="list-style-type: none"> <li><i>To help reduce the parish carbon footprint by encouraging cycling, walking, electric charging, energy efficiency and internet connectivity.</i></li> </ul>
CC1	<b>Renewable Energy Retrofit</b>	<p>Where planning permission is required, the retrofitting of renewable energy schemes will generally be supported on domestic, farm and other buildings providing they are designed and constructed of materials that are non-reflective and integrate sympathetically with the built surroundings and do not harm heritage buildings or adversely impact upon neighbouring properties, the landscape or habitats through visual impact, reflection, noise, smell, vibration, light or associated works including archaeology, laying cables and other electrical installations.</p>
CC2	<b>Renewable Energy Schemes</b>	<ol style="list-style-type: none"> <li><b>Renewable Energy Schemes</b> Renewable energy schemes will generally be supported if they are small-scale and for domestic/non-commercial use or for Community-led Renewable Energy Schemes for collective parish community benefit. Larger commercial/non-domestic scale renewable energy schemes will generally be resisted as being out of character with the rural parish landscape and its status as an AONB.</li> <li><b>Wind Turbines</b> 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.</li> <li><b>Solar Photovoltaic Panels</b> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol>

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