



Luppitt Neighbourhood Plan

Submission Version Representation Form

The Luppitt Neighbourhood Plan has been prepared by Luppitt Parish Council.

It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation. The consultation closes at midnight on **6th May 2022**.

Please use this form to make representations (comments) on the Plan.

Using this form

Please use a separate form for each representation you wish to make and state your name or organisation on each page. Please note we cannot accept anonymous responses. Your name, address and your comments will be made publically available on our website. Other personal details (signature, personal email address and telephone number) will not be visible.

Return your completed form(s) and any additional information to East Devon District Council:

By email: planningpolicy@eastdevon.gov.uk

By post: Angela King, Planning Policy team, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

Please note representations received after 6th May 2022 will not be accepted.

Data Protection

Any personal information which you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. The content of your representation including your name and address will be recorded electronically and made available our website. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the [Neighbourhood Planning Representations Privacy Notice](#) on the data protection pages on our website.

Part A – Personal Details

Please enter your details as appropriate below. Please note your full name and address must be provided as a minimum. Please see page 1 for details on how we use your data.

Your Personal Details

Title:	Mr
First name:	Gregory
Last name:	Kirsch
Job Title (where relevant):	
Address:	Birds Cottage, Luppitt, Honiton, Devon
Postcode:	EX14 4RU
Telephone number:	
Email address:	

Your Agent's Details

If you are using an agent, please fill in your title, name and organisation above and the full contact details of the agent below. Where applicable, an agent will be the point of contact for any correspondence.

Title:	
First name:	
Last name:	
Job Title (where relevant):	
Address:	
Postcode:	
Telephone number:	
Email address:	

Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Gregory Kirsch (Birds Cottage, Luppitt, EX14 4RU)

Question 1

To which section of the Neighbourhood Plan does this representation relate?

Please state in the box below, the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

Section 7 - 'Development and Change of Land Use'

7.5 Understanding the Policies

4. Affordable Housing

3. Identify the availability of suitable sites for development (page 50, Item 2)

Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. Continue on a separate sheet if necessary.

In the section on affordable housing the plan cites three tests that must be satisfied (page 49 to 51) to consider a potential development site. The first two of these I quite support i.e. being close to community facilities and services and the requirement to prove the 'need' for affordable housing exists.

However, the third test (page 50) then lists seven criteria that must be met. The second of these criteria applies a very restrictive area within the large parish of Luppitt where any such development of affordable housing must be located. The area designated is 'Luppitt village' as defined in Appendix 1 and the plan also specifically excludes the hamlets Beacon, Wick, and Shaugh from consideration.

This second criteria seems quite illogical because the defined 'Luppitt village' area fails the preceding test by not being close to facilities (with the exceptions of a place of worship and village hall). Neither does 'Luppitt village' contain any Brownfield land that the first criteria in the list says would be preferred. Why be so restrictive in the areas that can be considered when other parts of the parish have much easier access to facilities in neighbouring villages and towns such as Upottery, Dunkeswell or even Honiton? Other parts of the parish may have Brownfield land sites available or at least areas that will have a lesser adverse impact than a development in the very heart of the village.

This second criteria specifically excludes Beacon, Wick and Shaugh "due to their smaller size and lack of facilities" but they are only a relatively short walk from the only two facilities currently in Luppitt village (the church and village hall) so why on Earth exclude potential sites simply on that basis especially when those hamlets have easier access to Upottery and Honiton with all their shops, public houses etc. than for a site located in the village centre? Surely those hamlets would be better suited for such development on that basis not less?

However, my main objection to the unnecessary and restrictive second criteria is the very thing cited in the third criteria - "development of sites should not have significant adverse impact upon existing properties". Luppitt is a large sparsely populated parish and as such if it is determined there is a need for affordable housing development it should be possible to find somewhere where the impact on existing properties and residents is minimal but by restricting development to such a narrow band along the main roadway through the village centre it's hard to see how this could be achieved.

I propose the second criteria on page 50 is removed so that any proposed development should be assessed on its own merits as judged against the other criteria.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Gregory Kirsch

Question 3

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible and continue on a separate sheet if necessary.

Remove completely the criteria marked 2. on page 50.

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Gregory Kirsch (Birds Cottage, Luppitt EX14 4RU)

Question 4

If your representation is seeking a change to the Plan, do you consider it necessary to speak at the examination?

Please note if you select 'No' your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

Please select as appropriate:

- No, I do not wish to speak at the examination
- Yes, I wish to speak at the examination

If you have answered yes above and wish to speak at the examination, please outline in the box below why you consider this to be necessary:

Please note this will not be regarded as a binding decision but will help us in our planning of the examination. The Inspector will ultimately determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.

Future Correspondence

Please indicate by selecting yes or no as appropriate, whether you wish to be notified of:

1. The publication of the recommendations of any person appointed to carry out an independent examination of the Luppitt Neighbourhood Plan? Yes No
2. The adoption of the Luppitt Neighbourhood Plan? Yes No

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Greg Kirsch (Birds Cottage, Luppitt)

Signature

Please sign and date your form in the box below.

Please note a signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Signature: Gregory Kirsch

Date: 02/ 05 /2022