

**From:** [Lisa Turner - blackdown hills](#)  
**To:** [Planning Policy](#)  
**Subject:** RE: Luppitt Neighbourhood Plan Submission Consultation  
**Date:** 06 May 2022 15:56:02  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Thank you for advising the Blackdown Hills AONB Partnership of the submission of the Luppitt Neighbourhood Plan, and the invitation to comment.

Comments:

1. Overall support for the Plan.

We welcome the Plan, finding that it gives strong attention to the natural and built environment, gives weight to the AONB landscape and special qualities and referencing the AONB Management Plan and associated guidance such residential design guide throughout the supporting text and policy framework. We are pleased to see tranquillity, unique character and valuable rural landscape feature in the Vision statement, as setting the tone for the Plan.

2. 5.8

Recognition of the AONB Management Plan is welcome, however we suggest that the following wording changes:

*EDDC, with other relevant local authorities, has a statutory duty to publish an AONB Management Plan which sets out essential guidance for the protection and enhancement of the natural environment of all parishes within it's the AONB boundaries.*

3. Policy NE1 and NE2

Are supported.

4. 5.3 Protecting the Natural Environment and elsewhere throughout

'Screening' is referenced a number of times throughout the Plan, and I note that a definition has been provided in the appendices, which is welcome addition. In places this is footnoted, however this early mention in 5.3 isn't. Despite the definition being included, this is such an important principle in relation to impact on the AONB landscape that I do consider there would be merit in making a very clear statement in the main part of the plan. Planting and landscaping proposals need to be acceptable in their own right, and should be about helping to accommodate development within the landscape, not hiding something from view which is the implication of screening.

I would welcome any further notification of the progression of the Neighbourhood Plan through to adoption, and do not wish to speak at the examination.

Thank you.

**Lisa Turner**  
AONB Planning Officer  
Blackdown Hills Area of Outstanding Natural Beauty

*We are working from home, but we can still be contacted by email and phone.*

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Mobile: [REDACTED]  
AONB office: 01823 680 681

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**From:** Planning Policy <PlanningPolicy@eastdevon.gov.uk>  
**Sent:** 22 March 2022 14:03  
**To:** Angela King <AKing@eastdevon.gov.uk>  
**Subject:** Luppitt Neighbourhood Plan Submission Consultation

Dear All

I am writing to advise that the Luppitt Neighbourhood Plan has been submitted to East Devon District Council, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. The plan has been assessed as compliant with the Regulations and as such the formal consultation is being launched today, and your comments on the Plan are now invited.

Attached to this email you will find the formal Notice containing the full details of the consultation, and a comments form.

The submitted Neighbourhood Plan and supporting documents are available to view on our website at: [Neighbourhood Plans being produced in East Devon - Luppitt - East Devon](#).

If you would like to make a representation, please send your comments by email (preferably using the comments form) to: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk).

The consultation is open for just over 6 weeks from today, closing **midnight 6<sup>th</sup> May 2022**. Please note that comments received after this date cannot be accepted.

My contact details are below if you have any queries or need more information.

Thank you in advance for your time.

Angela

**Angela King** MRTPI  
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