

**BEER PARISH COUNCIL
NEIGHBOURHOOD PLAN
CONSULTATION 2017**

**COMPENDIUM OF RESPONSES RECEIVED
UNDER REGULATION 14**

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1. KEY STATUTORY CONSULTEES

1.1 Natural England

To: Annie Dallaway, Parish Clerk, Beer Parish Council	From: Natural England, Customer Services, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire CW1 6GJ T 0300 060 3900
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BY EMAIL ONLY NATURAL ENGLAND 17 Nov 2017

Dear Mrs Dallaway

Planning consultation: Beer Neighbourhood Development Plan Pre-Submission

Thank you for your consultation on the above dated 19/10/2017

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

We recognise the hard work being done in Beer Parish in developing a Neighbourhood Plan and we welcome being consulted on this pre-submission draft. Beer Parish supports a rich and diverse natural environment of national and international importance for its biodiversity, landscape and geodiversity interest, reflected in the designation of the Sidmouth to Beer Site of Special Scientific Interest (SSSI), the Sidmouth to West Bay Special Area of Conservation (SAC), Beer Quarry and Caves SSSI, Beer Quarry and Caves SAC, Lyme Bay and Torbay SAC, the East Devon Area of Outstanding Natural Beauty (AONB) and the Jurassic Coast - Dorset and East Devon Coast World Heritage Site (WHS).

Specific comments to follow:

Specific Comments

Comment	Response
<p>Policy NE1 – Development and the Natural Environment</p> <p>The justification for this policy details a number of designated sites including Beer Quarry and Caves SSSI/SAC, Sidmouth to Beer SSSI, Sidmouth to West bay SAC, the East Devon AONB and the Jurassic Coast WHS. However the Lyme bay and Torbay SAC should also be included. These designations are not mentioned within the above policy and making this link would strengthen the policy. A map showing the location of the designated sites may also be useful.</p>	<p>Comments inserted into justification paragraph</p>
<p>Policy NE2 – Locally Important Wildlife Sites</p> <p>Hooken Landslide is also part of the Sidmouth to Beer SSSI and the Sidmouth to West bay SAC.</p>	<p>Wording inserted into NE2</p>
Comment	Response
<p>Policies H1 – Meeting the Demand for Local Needs Housing in Beer Village; H2 – Community Housing and T3 – New Holiday Accommodation</p> <p>The above policies would be strengthened by adding wording to ensure that any housing development takes account of the SAC's, SSSI's, AONB, WHS and wider biodiversity and geodiversity issues where relevant.</p>	<p>Comments inserted into justification paragraph</p>
<p>Policy H3 – Site Allocation: Land at Short Furlong</p> <p>It is noted that the plan seeks to allocate a site for housing development adjoining the existing village of Beer at Short Furlong. The development of this site which could accommodate around 31 dwellings has the potential to have a Likely Significant Effect on Beer Quarry and Caves SAC if appropriate mitigation layout and design principles are not incorporated into the development. Policy H3 seeks to address this by requiring that proposals must be supported by an approved Bat Mitigation Strategy incorporating a range of requirements to avoid and mitigate the impacts of development on this site. The requirements proposed are considered appropriate.</p>	<p>Comment noted</p>
<p>Policies MS1 – Beer Beach, MS2 – Coastal Erosion and Policy MS3 – Groyne</p> <p>These policies would be strengthened by adding wording to ensure that any development takes account of the Sidmouth to Beer SSSI, the Sidmouth to West Bay SAC, the Lyme bay and Torbay SAC, the East Devon AONB, the Jurassic Coast WHS and wider biodiversity and geodiversity issues where relevant.</p>	<p>Wording added to Justification of MS1 to cover elements of MS2 and MS3</p>
<p>Policy SR2 - Improved, new and additional sports and recreation facilities and pitches</p> <p>Policy in this area would be strengthened by adding wording to ensure that any development takes account of the Sidmouth to Beer SSSI, the Sidmouth to West Bay SAC, the Lyme bay and Torbay SAC, the East Devon AONB, the Jurassic Coast WHS and wider biodiversity and geodiversity issues where relevant.</p>	<p>Wording added to justification</p>

Based on the current draft of the Neighbourhood Plan and the points summarised above regarding site specific proposals, Natural England has concluded that there are unlikely to be significant environmental effects arising from the Neighbourhood Development Plan.

Additional comments

We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For clarification of any points in this letter, please contact me on 020 802 67568. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

S.Panks

Steve Panks Lead Adviser – Exe, Exeter and East Devon Team Tel: 020 802 67568 Email: stephen.panks@naturalengland.org.uk

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic⁵ website and also from the LandIS website⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

- 1 <http://magic.defra.gov.uk/>
- 2 <http://www.nbn-nfbr.org.uk/nfbr.php>
- 3 <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>
- 4 <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>
- 5 <http://magic.defra.gov.uk/>
- 6 <http://www.landis.org.uk/index.cfm>
- 7 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- 8 <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural England has produced advice here¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to

consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

9<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

10 <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

11<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

12 <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

13 <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

14 <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

1.2 Environment Agency

To: Annie Dallaway, Parish Clerk, Beer Parish Council	From: Environment Agency – Devon, Cornwall & Isles of Scilly Area ✉ Manley House, Kestrel Way, Exeter, EX2 7LQ ☎ 02084746289 (Internal 46289)
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BY EMAIL 1 DEC 2017

Thank you for the opportunity to provide comments on the pre-submission draft of the Beer Neighbourhood Plan.

In general we are supportive of the draft neighbourhood plan. The plan contains a good summary of the existing key environmental issues in the parish.

We support the vision set out in the draft plan, especially for community led development which protects the parish's high quality natural environment. With regard to the natural environment section of the draft plan we welcome the stated aims, objectives and policies such as NE1, NE2, NE3 and NE4.

Comment	Response
We also support the marine and shoreline policy MS2 (coastal erosion) and we're pleased to see reference to the Shoreline Management Plan's policy for the area. We would, however, recommend that the policy also includes reference to flooding from coastal storms not just erosion.	Inserted in MS2
Policy MS4 (marine conservation) is also welcomed. Notwithstanding our comments above, we note that there is no reference in the plan to the need to protect the parish's designated bathing waters which are a key asset for Beer. Accordingly we recommend that this matter is addressed in the subsequent submission draft of the plan.	Inserted in justification

Kind regards

Marcus Salmon

Sustainable Places Planning Specialist

1.3 Historic England

To: Annie Dallaway, Parish Clerk, Beer Parish Council	David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316 Historic England 29 Queen Square Bristol BS1 4ND https://historicengland.org.uk/southwest
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BY EMAIL 4 DEC 2017

Dear Mrs Dallaway

Thank you for your Regulation 14 consultation on the Beer Neighbourhood Plan. Our apologies for not submitting this response before now.

The focus of our attention is the allocation of land for housing in Policy H3. The SEA Screening exercise identified this allocation as the basis of need for full SEA and we have previously advised the community of the associated need to ensure that the significance of relevant designated heritage assets is taken account of in the methodology to determine the suitability of the eventual site. Previous correspondence is attached here again for information.

While the proposed site may indeed have “Negligible” impact on the historic environment as Table 5 (p27) in the SEA Environmental Report asserts it is important to be able to demonstrate this with evidence. Section 5 of the Report (p20-) details the constraints and issues which have been identified and investigated in determining the suitability of the site but there is no reference to the historic environment (whose constituent elements such as Listed Buildings form a separate statutory matter to the AONB).

Consequently, it is impossible to know what methodology, if any, has been employed in arriving at the Report’s conclusion, and this despite the statement in Section 3.2, B (p8) of the Report that our comments on the Scoping Report were taken on board in producing the Environmental Report.

We appreciate that the modest number of designated heritage assets in the Plan area and the nature of their distribution could well mean that the effects upon them from the site allocation would be negligible and we do not necessarily dispute this conclusion. But there needs to be sufficient evidence – and no more than this – to substantiate such a view, and having looked at the Plan’s website we can find no additional reports which might address this requirement. The work in question may of course have been undertaken but not been made available, and the process of identifying relevant designated heritage assets, setting out their relationship with the site and illustrating why there would not be any harmful effects upon them, if not yet undertaken, can probably be accomplished very simply.

We would therefore urge you to address this point before formally submitting the Plan to East Devon District Council.

Otherwise, we would congratulate your community on the scope and depth of its Plan.

Kind regards

David Stuart

David Stuart | Historic Places Adviser

CLAIRE RODWAY TO DO THIS

Comment	Response
Whilst it was appreciated that the impact would probably be minimal a report identifying impact on the historic environment is required	This to be prepared and attached to the final submission

1.4 Devon County Council

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Andy Hill, Principal Planning Officer - Minerals & Waste Planning, Transportation & Environment Devon County Council Tel: 01392 383510
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BY EMAIL 3 NOV 2017

Dear Ms Dallaway,

I attach the comments on the Beer Neighbourhood Plan of Devon County Council in its role of mineral planning authority.

Kind regards

Andy Hill

Principal Planning Officer - Minerals & Waste

Comment	Response
In the box on page 11, it would be useful to state that, although not currently operational, Beer Quarry retains planning permission for surface and underground working	Wording added to section
Policy HBE2 After the first paragraph on page 41, it would be helpful to state that Beer Stone, together with other building stones derived from the Upper Greensand that outcrops in the area, are defined as 'key buildings stones' in the Devon Minerals Plan, which encourages the small-scale extraction of these stones to support local character.	Wording added to section
Policy HBE2 Add Devon Minerals Plan Policy M15 – Supply of Building Stone to the box of 'Related national, district and AONB policies'	Wording added to section

2. EAST DEVON DISTRICT COUNCIL

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Miss Claire Rodway Senior Planning Officer 01395 516551 extn 2218 Planning Policy Section, East Devon District Council, Knowle, Station Road, Sidmouth, EX10 8HL
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BY EMAIL 29 NOV 2017

Hi Annie

Please find attached the EDDC comments in response to your pre-submission consultation. The HRA is being assessed by consultants (so that it is unbiased and 'expert') and we should be able to forward our comments in this respect before Christmas. I apologise for this not being possible before your deadline but we needed to find and appoint a firm with suitable experience in the field.

With regard to the attached response, it incorporates comments from various internal Officers, including our Housing Enabling Officer and Landscape Architect. The main concerns related to Policy H3 and the additional housing at Short Furlong. Subject to the HRA, there is no in-principle objection to the development but the Plan does need to be clear about exactly what type of housing is being proposed and why as we explain in our comments.

I hope this all makes sense, if you have any queries please do come back to me.

Best wishes

Claire

Miss Claire Rodway
Senior Planning Officer

COMMENTS TO FOLLOW:

Comment	Response
<p>Page 9- Our Landscape Officer has suggested that the Natural Environment chapter should besides Devon County Council Landscape character assessment also consider the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008, which can be found here: http://eastdevon.gov.uk/planning/planning-policy/environment-and-green-infrastructure/landscape/</p> <p>And a guide on how to use this document can be found here: http://eastdevon.gov.uk/media/1226222/guide-to-landscape-character.pdf</p>	<p>Wording inserted in supporting evidence</p>
<p>Page 28- add the Hedgerow Regulations, 1997 to the list of supporting evidence.</p>	<p>Wording inserted in supporting evidence</p>
<p>Pages 32,33 and 34- Policies MS2, MS3 and MS6 add 'provided they do not negatively impact upon the Jurassic Coast World Heritage Site and the landscape character and setting of the area' after 'support...'</p>	<p>Wording inserted in policy block</p>
<p>Page 51 (Meeting the demand for local needs/affordable housing): The first sentence talks about strategy 34 and district wide target for 70% rented and 30% intermediate. This is a bit confusing/misleading as it doesn't first state how much affordable is required on the development i.e. 50% within BUAB. It could be reworded to clarify this:</p> <p>Strategy 34 of the Local Plan "District-wide Affordable Housing Provision Targets" states that 50% of new dwellings within the Built-up Area (of Beer) should be affordable. The Strategy then suggests that the affordable housing be provided, based on a district-wide target, as 70% social or affordable rented housing and 30% intermediate or other affordable housing. Affordable housing provision will be subject to viability considerations.</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>
<p>Page 52 (4th Para, 1st sentence) could be reworded to clarify the thresholds and what exactly is required. Perhaps:</p> <p>There are few opportunities in Beer for development within the BUAB and these are restricted mainly to one or two-unit infill plots. This is fewer than the 6 dwelling threshold at which affordable housing contributions are required (between 6-10 dwellings a contribution towards off-site affordable housing will be expected but this can be used District-wide) and schemes of 11 or more dwellings, which should provide 50% affordable housing on-site, are unlikely to come forward within the Built-up area Boundary.</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>
<p>Page 56, Policy H1 could be amended to clarify the Policy and make it compliant with the Local Plan. Exception sites are very rarely viable and we do not accept viability arguments, see link below from our website about viability and exception sites</p> <p>https://eastdevon.gov.uk/planning/planning-services/planning-development-management/viability-guidance-notes/viability-guidance-note-5-viability-and-exception-sites/</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>

<p><u>Policy H1:</u> i) a) should also say social rent Proposals within the built-up area boundary will should deliver at least 50% affordable housing, in line with Strategy 34 of the Local Plan.</p> <p>Proposals outside the built-up area boundary will aim for should provide at least 66% affordable housing, in line with Strategy 35 of the Local Plan, accepting that this percentage may be reduced due to viability issues. Proposals which deliver less than 40% affordable housing sites of 6 houses or more will not be supported. Proposers of development should engage with the local community and Parish Council to help ensure that proposals take into account both this plan's aims and objectives and the views of the local community.</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>
<p>Page 57 - <u>Allocation of Short Furlong site</u> The HRA is going to be assessed by a consultant as it requires specialist expertise due to the complex issues it addresses. The comments on this site are made on the assumption that the site is found to be acceptable in HRA terms.</p> <p>It isn't clear from Policy H3 how much affordable housing is to be provided on the site so this should be clarified. Reading the supporting text, it appears that the reason/justification for allocating 31 houses is that 20 affordable houses are required and, if Strategy 35 is applied (a 1/3 - 2/3 split) then 10 market houses are required to deliver this. The justification for the extra 31st house isn't clear. At 31 dwellings it exceeds the exceptions site definition of 'around 15' in Strategy 35, but, as the local community have demonstrated an affordable need I feel that the allocation can be justified as long as you explain your reasoning in the text. This approach does not take account of viability, so there is no mechanism to negotiate the affordable housing percentage downwards if the scheme genuinely isn't viable, for instance due to gradient, soil type or habitat mitigation measures, so in that circumstance it may not go ahead. Having said that, existing affordable housing has been built very close by and similar considerations applied but the scheme was still considered viable so I'm sure the NP group have taken this into account.</p> <p>If our interpretation that the need for affordable housing is driving the allocation is wrong, the text needs to justify your reasons for the allocation. In this case, you could approach the development differently and expand the BUAB to include it. As your Plan would be 'made' after the Villages Plan is adopted the BUAB in the NP would supercede the Villages Plan. The assumption would then be that 50% affordable housing (subject to viability) would be provided on the site in line with Local Plan policy for sites within BUAB's. With this approach there is a danger that the developer may make a case that the site is not viable (as land value will be taken into account even though it wasn't bought with development in mind or at development value) and the level of affordable housing is significantly reduced so that the allocation is primarily delivering unrestricted open-market housing.</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>

<p>To strengthen policy H3 in relation to Landscape and Visual Impacts, I would revise the wording of the policy to state the following: '... Proposals should be informed by detailed Landscape and Visual Impact Assessment (noting the sensitivity of the site and Beer in general) in line with current best practice guidance and demonstrate that they will minimise any adverse impacts on the landscape character and visual amenity of the area and skyline or, where this is not feasible satisfactorily mitigate adverse impact...'</p>	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>
<p>To strengthen policy H3 in relation to drainage and to promote the use of Sustainable Drainage Systems (SuDS) I would suggest referencing the following documents in the key supporting evidence section, which set out current industry standard best practice:</p> <ul style="list-style-type: none"> - Sustainable Drainage Systems: Guidance for Devon, which can be found here: https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/ - The CIRIA SuDS Manual, which can be downloaded for free from this manual: https://www.ciria.org//Memberships/The_SuDs_Manual_C753_Chapters.aspx <p>The above is supported by EDDC Local Plan Policies:</p> <ul style="list-style-type: none"> - Strategy 38 - Sustainable Design and Construction - EN22 - Surface Run-Off Implications of New Development 	<p>Text and policy wording changed following consultation with EDDC Planning Policy team</p>
<p>Page 58- the East Devon Draft Villages DPD is now with the Local Plan inspector and is due to be adopted in the Spring. Replace the reference with 'East Devon Villages Plan'.</p>	<p>Wording amended</p>
<p>P60 Policy H4</p> <p>Revised wording for the Beer Village Centre Vitality Policy in the Villages Plan has been discussed with the Planning Inspector and will be going out to consultation imminently as a main modification to the Villages Plan. To avoid conflict/confusion it would be sensible for the wording to be as similar as possible. The Villages Plan says:</p> <p><i>" Policy <u>VP02</u> Beer - Village Centre Vitality Within the Beer vitality and shopping area defined on the Beer inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:</i></p> <ol style="list-style-type: none"> <i>1. maintain or enhance the character and diversity of such uses in the village centre; and</i> <i>2. maintain or enhance the vitality and viability of the village centre.</i> <p><i>Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.</i></p> <p><i>Permission will be subject to the retention of the shopfront.</i></p>	<p>Following discussion with EDDC officers it was agreed that wording of policy supports Local Plan policy</p>

<p><i>The establishment of new main town centre uses which are outside of the defined vitality and shopping area, or which would extend the vitality and shopping area will not be permitted if they would harm the convenience, vitality or viability of the centre.”</i></p>	
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3. OTHER ORGANISATIONS

3.1 National Grid

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Amec Foster Wheeler on behalf of National Grid Planning & Design E&I UK Amec Foster Wheeler Gables House, Kenilworth Road, Leamington Spa, CV32 6JX Tel +44 (0)1926 439000
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BY EMAIL 25 OCT 2017

20 October 2017 Dear Sir / Madam

Beer Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link: <http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

The electricity distribution operator in East Devon District Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure.

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

Hannah Lorna Bevins

Consultant Town Planner

cc. Spencer Jefferies, National Grid

3.2 South West Water

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Martyn Dunn Development Coordinator South West Water D: 01392 443702 Peninsula House, Rydon Lane, Exeter, EX2 7HR
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BY EMAIL 27 OCT 2017

Annie thanks for this the content of which is noted – the level of housing growth suggested would, I can confirm not cause any concerns.

Regards

Martyn Dunn Development Coordinator

3.3 South Somerset District Council

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Stephen Baimbridge Policy Planner (01935) 462497 Planning Policy, South Somerset District Council, Brympton Way, Yeovil, Somerset BA20 2HT
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BY EMAIL 6 NOV 2017

Dear Annie Dallaway,

Please find attached South Somerset's response to your consultation regarding the Pre-submission version of the Beer Neighbourhood Plan.

Please do not hesitate to contact me with any queries.

Kind regards,

Stephen

Stephen Baimbridge

Policy Planner

FORM TO FOLLOW:

Beer Neighbourhood Plan

Pre-submission Consultation

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

Comments Form for the Neighbourhood Plan

Name: Stephen Baimbridge

Organisation: South Somerset District Council

Position in Organisation: Policy Planner

Address: Planning Policy, The Council Offices, Brympton Way, Yeovil, Somerset

Postcode: BA20 2HT

Contact Details:

Email: stephen.baimbridge@southsomerset.gov.uk

Phone No: 01935 462497

Page no.	Aim/Objective/Policy	Comments
/	/	<p>Dear Beer Parish Council,</p> <p>Thank you for consulting South Somerset District Council regarding the Pre-submission version of your Neighbourhood Plan.</p> <p>Having duly considered the document, we wish not to comment.</p> <p>Please do not hesitate to contact me with any queries.</p> <p>Kind regards,</p> <p>Stephen</p> <p>Stephen Baimbridge Policy Planner (01935) 462497</p> <p>Planning Policy, South Somerset District Council, Brympton Way, Yeovil, Somerset BA20 2HT</p>

3.4 Highways England

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Gaynor Gallacher Performance Assurance & Business Services, South West Operations Division Highways England Ash House Falcon Road, Sowton Ind. Estate Exeter EX2 7LB Tel: +44 (0) 300 4704376
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BY EMAIL 13 NOV 2017

Dear Annie

Thank you for providing Highways England with the opportunity to comment on the pre-submission draft of the Beer Neighbourhood Plan. As you are aware, we are responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A30, A35 and M5 all of which lie some distance from the plan area.

We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no comments to make on your draft. This does not however prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time.

Kind regards

Gaynor

Gaynor Gallacher

Performance Assurance & Business Services, South West Operations Division

3.5 Somerset County Council

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Amy Shepherd Corporate Performance Officer Planning and Performance Group Somerset County Council B3 East County Hall Taunton TA1 4DY 01823 359225
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BY EMAIL 28 NOV 2017

Please find attached some comments made by the County Council Acoustics Specialist in respect of the above consultation.

If you have any queries, please contact me.

Kind regards

Amy Shepherd

Corporate Performance Officer

Comment	Response
See following letter for general issues	Issues identified in SCC response have no impact on SCC in relation to the Beer NP

Consultation response

Beer Neighbourhood Plan – Pre-Submission Consultation

Introduction

Somerset County Council welcomes the opportunity to respond to this consultation.

Please find comments from the County Council Acoustics Specialist.

Should you have any queries regarding the comments, please contact Amy Shepherd, Corporate Performance Officer on 01823 359225 or aashepherd@somerset.gov.uk

Consultation response

Looking at the plan the County Council Acoustics Specialist notes issues associated with noise impact are directly referenced in policies HBE4, B1 and B2 and are indirectly referenced, as a consideration within amenity, in Aim 4 and policies SR3, T1, MS7,

A point commonly missed in a NPs consideration of development is the new sensitivities it might introduce to existing effects from surrounding development. It is these expectations for amenity that can result in later impacts if they then conflict with other established, or potential employment land uses, a point made in paragraph 120 of the NPPF. As such there may be a desire for the authors to modify policy B1 Existing Employment Land and Buildings to consider the adverse impact that can arise should inappropriate, or poorly designed noise sensitive development arise within an area of existing employment land.

In addition the County Council Acoustics Specialist does not consider reference in B1 to 'trading hours' to be valid in the context of an adverse impact. The County Council Acoustic Specialists view is that there may be benefit to revising the wording of B1 to include these points and suggests the following:

Development proposals that result in the loss of existing employment land and buildings (which require planning permission) will only be supported where they demonstrate that:

- i) the existing use is no longer viable;
- ii) there will be no adverse effect on the amenity of nearby residential development (such as from noise, light pollution, anti-social behaviour and so on);

- iii) any noise sensitive development adopts appropriate design and standards of construction sufficient to ensure that reasonable expectations for residential amenity are met without conflict with existing, or permitted uses of adjoining land.
- iv) there will be no adverse impact on the natural environment (landscape, biodiversity and habitats) or that negative impacts will be satisfactorily mitigated.

In the view of the County Council Acoustic Specialist Policy B2 reference to 'trading hours' would seem in the wrong context as it is not an adverse impact in itself. However, the plan may wish to consider 'trading hours' in comparison with existing retail development.

Policy HBE2 considers aspects associated with the quality of design and makes reference to visual aspects but not acoustic aspects. In the view of the County Council Acoustic Specialist it may be helpful to provide further support for the consideration of noise impacts associated with policy B1 and an additional general objective could be included within HBE2. Possible wording might be:

To be considered as high-quality design, development proposals should meet the requirements set out in the Beer Village Design Statement. Particular attention should be paid to:

[..]

ensuring that it is designed in such a way to protect the amenity expectations of users and avoid potential conflict with permitted land uses.

The NP makes reference to a Green Wedge but there appears to be no reference to Local Green Space designation or the topic of tranquillity and these attributes are identified in sections 77 and 123 of the NPPF. A reference to tranquillity would in my view be helpful in Aim 1 along with ecology and bio-diversity as it is a characteristic of the natural environment worthy of protection. Tranquillity is an attribute dependant on many aural and visual features and has been identified as the most valued attribute of the countryside and one under growing threat from development.

Recent consideration of tranquillity has been provided in the Landscape Institute Technical Information Note 2017: Tranquillity – An Overview and reference to this document may help to define terms. In the view of the County Council Acoustic Specialist this NS could draw attention to the need to preserve tranquillity in key areas and minimise both unnatural visual and acoustic impacts and the County Council Acoustic Specialist would suggest the following addition to Policy NE1 - Development and the Natural Environment:

Development proposals will be supported where they:

- i) have demonstrated that there are no adverse impacts on the natural environment (landscape, tranquillity, biodiversity and habitats) or any impacts are satisfactorily mitigated;

The County Council Acoustics Specialist hopes these comments are useful.

3.6 Marine Management Organisation

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Nicole Yeomans Marine Officer (Planning) Marine Planning Marine Management Organisation Direct line: 01202 677 539 Address: The Quay, Poole, Dorset, BH15 1HP
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BY EMAIL 28 NOV 2017

Dear Annie Dallaway,

Thank you for including the MMO in your recent consultation submission of the Beer Neighbourhood Plan pre-submission consultation.

Please also consider the following information as the MMO's formal response.

Kind regards,

The Marine Management Organisation

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will

apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the [East Inshore and Offshore marine plans](#) were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply to East Inshore and Offshore Plans please visit our [Marine Information System](#). The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.

Nicole Yeomans | Marine Officer (Planning) | Marine Planning | Marine Management Organisation

Comment	Response
Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self-assessment checklist .	Reference added to national policy box

3.7 Clinton Devon Estates

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Amy Roberts Principal Planner Bell Cornwall LLP (agent on behalf of Clinton Devon Estates) Sowton Business Centre, Unit 2 Capital Court, Bittern Road, Exeter EX2 7FW Direct line: 01392 357527
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BY EMAIL 30 NOV 2017

Dear Parish Clerk

Please find attached representations on behalf of Clinton Devon Estates to the Beer Neighbourhood Plan Pre-submission Consultation. I would be grateful if you could confirm receipt.

If you require any further information please do not hesitate to contact me.

Thank you.

Kind regards

Amy Roberts BSc, MSc, MRTPI

Principal Planner

FORM AND LETTERS TO FOLLOW:

Comment	Response
See attached letter,	
Primary concerns raised related to the provision of affordable housing acknowledging the need to take financial viability into consideration when determining the percentage of affordable housing delivered by the development.	Following substantive discussions with EDDC planning policy officers the explanatory and policy text has been changed. These changes address the general issues of this NP noncompliance with Local Plan policies and subsequently address the concerns raised by CDE



bell cornwell

CHARTERED TOWN PLANNERS

01392 357515 | info@bell-cornwell.co.uk | bell-cornwell.co.uk

FAO: Annie Dallaway, Parish Clerk

Our ref: 7099

Via email

30 November 2017

Dear Madam

**Beer Neighbourhood Plan Pre-submission Consultation - Regulation 14 of the Neighbourhood Planning (General) Regulations 2012
Comments Form for the Neighbourhood Plan**

Please find enclosed representations on behalf of Clinton Devon Estates in response to the Beer Neighbourhood Plan Pre-Submission Draft.

By way of preamble, it will be recalled that Clinton Devon Estates own a substantial amount of land in and around Beer. Following on-going detailed discussions with the Parish Council, Clinton Devon Estates put forward an outline planning application for up to 30 dwellings (including 43.3% affordable housing). At the time, the application was strongly supported by the Parish Council but was ultimately refused by East Devon District Council – not for any technical reasons, but it was felt that a Neighbourhood Plan allocation was required first.

Despite the passing of time, Clinton Devon Estates remains extremely keen to progress the development of this site and continue to work with the Parish Council to deliver the maximum amount of affordable housing that the development of this land can bear.

The submission comprises:

- Completed comments form

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- Viability Appraisal Update Note, produced by Herridge Property Consultants, dated 27th November 2017.

Aims 9 & 10 (page 48)

Clinton Devon Estates **supports** the Draft Neighbourhood Plan's aims to:

- Increase accessibility and affordability to housing for local people.
- Support a supply of smaller dwellings to meet local need.

There is a clear, on-going need for affordable dwellings in the parish of Beer, and making such housing available to local people is identified as one of the most important factors in maintaining the viability of a community.

Proposals that can achieve these aims (such as a development of up to 31 dwellings on land at Short Furlong – Draft Policy H3) must be supported by the Neighbourhood Plan, especially as it is recognised that development in Beer is challenging and that there are few opportunities in Beer for development within the BUAB.

Objectives 9.1 – 9.5 (page 48)

Clinton Devon Estates **supports** the Housing objectives of the Draft Neighbourhood Plan, especially objectives 9.1-9.54:

- 9.1: Support development where it demonstrates it is fulfilling an identifiable local housing need.
- 9.2: Ensure provision of an appropriate mix of dwelling sizes, tenures and external space.
- 9.3: Ensure new dwellings are designed to be compatible with their immediate surroundings.
- 9.4: Support the development of affordable rental and shared equity/ownership housing.

Objective 9.5 must acknowledge that, in certain circumstances, viability could reduce the percentage of affordable housing that schemes are able to deliver. Indeed, the supporting text on page 52 of the Draft Neighbourhood Plan states that:

"The possibility of the viability argument reducing the percentage of affordable houses below the policy target is acknowledged. A figure less than the Local Plan target percentage may be acceptable as we



consider that some open market housing development which enables deliver of affordable housing is better than no development and no affordable houses."

Neighbourhood Plan objectives and policies must provide sufficient flexibility to ensure that sensitive housing schemes, providing an acceptable level of affordable housing for local people, can be brought forward and to ensure that opportunities to deliver affordable housing (which it is recognised are limited in the parish) are not sterilised by unachievable affordable housing targets.

Policy H3 (page 57)

Clinton Devon Estates **supports** the site allocation: Land at Short Furlong for up to 31 dwellings.

The development would meet the Parish's key housing aims of:

- *Increasing accessibility and affordability to housing for local people* – it has been evidenced that a scheme of 30 dwellings could provide 13 affordable homes for local people.
- *Supporting a supply of smaller dwellings to meet local needs* – the development could include a mix of unit sizes, including one and two bed dwellings.

Development of the land at Short Furlong would also meet the Neighbourhood Plan's relevant housing objectives, by:

- Helping to fulfill an identifiable local housing need.
- Providing an appropriate mix of dwelling sizes, tenures and external space.
- Providing dwellings that are compatible with their immediate surroundings.
- Providing affordable rental and shared equity/ownership housing.

There are real concerns, however, regarding the wording of the affordable housing requirement in Draft Policy H3 which seeks to require a minimum amount of affordable housing to be provided on-site in accordance with policy H1. Policy H1 requires:

"Proposals outside the built-up area boundary will aim for 66%, in line with Strategy 35 of the Local Plan, accepting that this percentage may be reduced due to viability issues. Proposals which deliver less than 40% affordable housing sites of 6 houses or more will not be supported."



It will be appreciated that, as a specific allocation within the Neighbourhood Plan, development of the land at Short Furlong would not be subject to consideration under Strategy 35 in the Local Plan which relates to 'exceptions' development i.e. to schemes which by their very nature have not come about through specific land allocations. Whilst the 66% requirement in Policy H1 may be reasonable in relation to other as-yet-unidentified schemes which may come forward, there is no need for the wording within Policy H1 to apply to the Short Furlong site or for it to be tied via Policy H1 to the possibility of meeting the 66% requirement as set out under that policy.

Whilst we note that the draft wording of Policies H1 and H3 do allow for some flexibility in terms of affordable housing provision for viability reasons, there is already enough robust and tested viability evidence available to inform the examining Inspector of the level of affordable housing that is achievable on this site (for a development of 30 dwellings) and to justify a specific, lower level of affordable housing to be set for the Short Furlong site within Policy H3.

As the Parish Council knows, Clinton Devon Estates submitted an outline planning application for up to 30 dwellings on land at Short Furlong in November 2014 (ref. 14/2621/MOUT). This application was refused, not because of any inherent unsuitability of the land but simply because it was felt that a Neighbourhood Plan allocation was required to be in place prior to the scheme progressing. As part of that application, Clinton Devon Estate's housing advisors produced a detailed viability appraisal, which was reviewed and analysed by the District Valuation Office in April 2016. It was agreed by all parties that 66% affordable housing would render the scheme unviable. As recognised in the subtext to the draft Neighbourhood Plan Policies, development in Beer is challenging with construction costs above average because of the area's topography and the AONB designation, which imposes stringent environmental and design conditions. After detailed analysis, all parties agreed that a figure of 43% affordable housing was achievable and acceptable and could be applied to that scheme.

Due to the passing of time since the viability assessment was undertaken, Clinton Devon Estates has gone back to its advisors to secure an up-to-date appraisal of the position (please refer to the letter dated 27th November 2017 produced by Herridge Consulting Ltd, enclosed). As will be noted, this confirms that a scheme proposing (as before) 13 affordable houses (i.e. 43.3% of the total) remains viable but that this remains the maximum which a viable development of the site is capable of bearing.



As a result of on-going dialogue with representatives of your parish council and neighbourhood plan team, which dates back to September 2013, we note that expectations for affordable housing provision on this site have not changed and that parish councillor representatives believe that Policies H1 and H3 afford enough flexibility for a future planning application for a 30 dwelling scheme proposing 43% affordable housing on land at Short Furlong to gain neighbourhood plan support (as this level is within the range of 40-66% that can be supported). Notwithstanding this, we are of the firm view that as there is already enough evidence to show that 66% affordable housing is not achievable on this site (the Parish Council's preferred site for housing) but 43.3% is. To avoid any ambiguity or potential resistance from parties that would be responsible for determining any subsequent planning application, Policy H3 should be revised to accept what has been agreed by the District Valuer and set out a policy requirement for 43.3% affordable housing. Clinton Devon Estates cannot be put in the position whereby they face another refusal from East Devon District Council as a result of perceived conflict with the 66% requirement currently proposed.

Therefore, paragraph 1 of draft Policy H3 should be re-worded to state that:

"Land at Short Furlong identified in Figure 11 is allocated for up to 31 dwellings with 43% affordable housing to be provided on-site."

Finally, and as a concluding point, we would highlight that one of the key objectives of the neighbourhood plan process is to provide local communities with the means to deliver on those objectives which *they* consider to be important and that neighbourhood plans give the freedom to do this without being unduly fettered by wider policy restrictions. Given the work which has been done to-date on the Short Furlong scheme and the extent of discussions between the Parish Council and Clinton Devon Estates on this, the Parish Council should not feel obliged to set the 66% affordable requirement if this is simply to reflect the Local Plan policy on exceptions housing development. As mentioned above, and as an allocation, this site would not be an exceptions scheme and so would not be subject to Strategy 35. The key point is that the land at Short Furlong provides the means for delivering the maximum possible amount of affordable housing on a site which is very close to the centre of the community. We would therefore suggest that Policy H3 does not need to reflect Strategy 35 of the Local Plan.

If you require any further information or clarification, please do not hesitate to contact Amy Roberts on the number below.



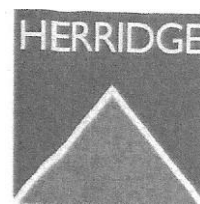
Yours faithfully
BELL CORNWELL LLP

AMY ROBERTS BSc (Hons) MSc MRTPI
Principal Planner

DD 01392 357 527

Email aroberts@bell-cornwell.co.uk

Enc.



PROPERTY

CONSULTING LTD
4 Barnfield Crescent

Exeter, EX1 1QT
Tel: 01392 494123

Mrs A Roberts
Bell Cornwell LLP
Sowton Business Centre
Unit 2, Captial Court
Bittern Road
Exeter
EX2 7FW

27 November 2017

Dear Amy

Re: Land at Short Furlong, Beer

Following our recent telephone conversation, I am pleased to enclose our updated advice in connection with the viability issues relating to the proposed redevelopment of the subject site.

As you know, we produced a viability assessment for the site on 17 February 2016, which was submitted to East Devon District Council, as part of the outline planning application reference 14/2621/MOUT for the construction of up to 30 dwellings, with all matters apart from access reserved. This application was submitted by the landowner, Clinton Devon Estates (CDE) following extensive discussions with the local Parish Council.

Our original viability assessment was sent to the District Valuer for verification and it was agreed between the parties that the proposed scheme could provide 13 units of affordable housing (43.3% of the total) comprising 9 units for affordable rent and 4 units of intermediate affordable. However the application was refused by the local authority on 11 May 2016.

We have now been asked by you on behalf of CDE to review this previous advice in light of current market conditions, to ascertain whether the conclusions remain valid.

HERRIDGE

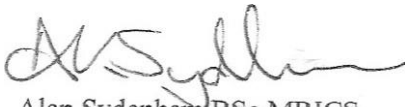
This information can then be used as part of the emerging Neighbourhood Plan process for Beer, which has identified the site as a proposed allocation for new residential development.

Having undertaken an updated market appraisal of the previous scheme for 30 dwellings, we have concluded that the potential selling price of the completed houses has increased since the original viability assessment was produced. However, it is also clear from independent indices such as BCIS that build costs have increased by a similar amount over this same period.

On that basis, we are satisfied the previous conclusions on viability, namely that a scheme of up to 30 dwellings on the subject site with 43.3% affordable housing provision is viable but that higher levels of affordable housing would not generate sufficient return to make the scheme viable to developers and therefore deliverable at the current time.

If you have any queries regarding this update advice please let me know.

Yours sincerely



Alan Sydenham BSc MRICS

For and on behalf of

HERRIDGE PROPERTY CONSULTING

3.8 East Devon AONB Team

To: Annie Dallaway, Parish Clerk, Beer Parish Council	Chris Woodruff East Devon AONB Partnership Manager East Devon AONB Team Chris.woodruff@eastdevonaonb.org.uk
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BY EMAIL 13 DEC 2017

Hi Annie

Apologies for the delays in responding on this. We have been in discussion with this in particular on the bats and potential impacts – providing advice on allocations and the assessment process.

Further to this we are directing all Parish Councils to our [planning pages](#) and suggesting clear reference is made to the AONB designation, conservation and enhancement using the information in the guides linked on these pages.

Best of luck with the plan

Regards

Chris Woodruff

East Devon AONB Partnership Manager

4. RESPONSES FROM INDIVIDUALS

4.1 Helen Scott

To: Annie Dallaway, Parish Clerk, Beer Parish Council	From: Helen Scott Follett Chief Holidaymaker The Follets at Beer 07817 934903
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BY EMAIL 23 NOV 2017

Please find attached The Folletts at Beer comments on the Beer Neighbourhood Plan.

Kind regards.

Helen

Helen Scott Follett
Chief Holidaymaker

Comment	Response
<p>Policy NE2 – Locally important wildlife sites It is imperative that the land and coastal environment have particular protection from development. We thoroughly support this statement. The main reason our guests give for coming to Beer is that the village has kept its charm and coastal appeal. It is pleasing to see the local important wildlife sites documented. Any sites in Beer that are known to have bats should also be documented and protected.</p>	<p>Support noted Bat mitigation covered by policies</p>
<p>Policy NE5 – Rights of way and other access Improvements to the Coastal Path between Seaton and Beer are welcomed as there are year round walkers on this section. Signage is in need of improvement as many walkers miss the designated paths and walk on roads with no pavement or across fields</p>	<p>Provision of signage not NP issue although NP supports provisions</p>
<p>Policy MS6 – Access to the beach and connected public areas Unfortunately, many visitors are unable to visit the beach due to mobility reasons. Development that enables more visitors to access the beach would be welcomed by accommodation providers as it will ensure that people are able to enjoy the beach.</p>	<p>Covered by policies</p>
<p>Policy HBE1 – Local Beer Gap This is thoroughly supported. It is important to both locals and visitors that Seaton and Beer are distinct from each other.</p>	<p>Support noted covered by policies</p>
<p>Policy H2 – Community Housing. Policy H3 – Site Allocation This is supported. In addition, although not relevant for this document, it would be disappointing to lose the Beer Social Club site for private housing when it could be developed under the CLT for local housing.</p>	<p>Noted</p>
<p>Policy H4 – Change of use This is thoroughly supported. We have seen recent evidence that new businesses can flourish – Cinderella’s and The Smugglers Kitchen. It would be disappointing for both locals and visitors to lose retail premises converted to housing.</p>	<p>Noted</p>

Policy TP4 - Accessibility I cannot see anywhere in the document anything to do with speed control. For the safety of locals and visitors and in keeping with many other villages a speed limit of 20 miles an hour to be enforced on all roads would be appreciated.	This is not within the remit of an NP application needs to be made to DCC highways
Policy T1 – Temporary and alternative use of assets to support tourism Any projects that support tourism in the main or especially the ‘shoulder season’ are welcomed in order for local businesses to thrive. The winter months are not currently profitable for many local businesses and the focus on the shoulder season is welcome.	Noted

4.2 Richard Scott

To: Annie Dallaway, Parish Clerk, Beer Parish Council	from: Richard Scott 23 Underleys, Beer, ex12 3lx
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BY EMAIL 29 NOV 2017

Hi Annie,

I attach my comments on the Neighbourhood Plan .

Best wishes,

Richard Scott

Comment	Response
Valued skylines The view from West Underleys southwards to the ridge is designated as a 'valued skyline', and yet the view from Underleys to the same ridge is not so designated. The whole ridge is lined with spectacular mature trees, plus two copses, both of which are opposite Underleys. There is no qualitative difference between the view of the ridge from Underleys and that from West Underleys, and I feel strongly that the view of the whole ridge should be designated as 'valued'.	The valued skylines as detailed in Fig 4 cover the area of concern when the triangular lines are extended
Access to the beach Views on access to the beach, especially for people with disabilities, were expressed in the 2016 Beer Tourism Survey, but this Plan does not make use of the evidence provided, and does not list the survey results as 'Key supporting evidence' (see below).	Reference added in Key Supporting Evidence
Tourism The whole Plan, and in particular the section on tourism, makes no use whatever of the tourism survey conducted in the village in 2016. The tourism section refers to the 2014 Community Survey, but not to the survey of over 400 visitors to the village. Surely the most important evidence relating to the village's tourism offer is not the views of residents, but the opinions of our visitors? There must be very few communities of	Reference added in Key Supporting Evidence

<p>the size of Beer which are able to draw on the type of evidence provided by the tourism survey, and it seems extraordinary to fail to draw on the evidence it provides.</p>	
<p>Transport and parking Once again, the 'Key supporting evidence' omits the 2016 tourism survey in the village. In particular, there is no reference to the fact that 64% of the (over 400) visitors who took part in the survey favoured the idea of a park and ride scheme in the village. Such a scheme would make maximum use of the clifftop car park, and would serve all the stated objectives of the Neighbourhood Plan relating to transport and parking.</p>	<p>Reference added in Key Supporting Evidence</p> <p>Park and ride schemes have been considered but viability due to length of season and visitor numbers do not support one</p>

4.3 Norah Jagers

To: Annie Dallaway, Parish Clerk, Beer Parish Council	From: Norah Jagers Green Bank, 9 Clinton Rise Beer EX12 3DZ
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BY EMAIL 30 NOV 2017

Dear Annie,

Last minute – I forgot when the deadline was!. You'll see a theme in the comments! And it may be that the bulk of the work on the plan was done prior to the survey having been carried out.

Otherwise, it covers things well. I was pleased to see a nod towards habitat protection for bats – they and their roosts may be protected but the places where they feed etc aren't. So hedgerows with trees are so important.

Well done everyone.

Norah

Comment	Response
MS1 No reference to the Visitor Survey undertaken via the Coastal Community Forum in 2016	Reference added in Key Supporting Evidence
MS5 First line of "Justification for..." is repeated.	Corrected
Again, no mention of the Visitor survey. Our approach to visitors related to the NP by our saying "the locals have said what they think, but we need to know how you feel about the village"	Reference added in Key Supporting Evidence

<p>Should the section on parking include something on consideration of “park and ride” as requested in Visitor survey?</p>	<p>Park and ride schemes have been considered but viability due to length of season and visitor numbers do not support one</p>
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