

# Beer Parish Council



*E. Devon World Heritage Coast*

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David Hogger  
Independent Examiner

Dear Mr Hogger

## **BEER NEIGHBOURHOOD PLAN EXAMINATION**

Thank you for your letter of the 23 May 2018.

Please see the following responses to your questions:

### **Question for the LPA and the PC (1)**

#### **1. Relating to the Built-Up Area Boundary (BUAB) for Beer**

Beer Parish Council and the community support development where it brings forward affordable housing. Following extensive discussion with EDDC, it was agreed to set a minimum level of affordable housing for the Short Furlong extension, which was considered an acceptable condition to ensure the delivery of affordable housing, balancing housing need and impact on the environment.

We therefore agree with the response EDDC has submitted, as follows:

“We have redrawn the Built-up Area Boundary (BUAB) to include the land at Short Furlong and have agreed with Beer Neighbourhood Plan Steering Group on the revised BUAB (as below) to replace Figure 8 of the Neighbourhood Plan.

The inclusion of the revised BUAB in the Neighbourhood Plan is subject to the retention of the policies relating to the provision of affordable housing on the site at Short Furlong. The inclusion of the site in the BUAB is justified by policy setting a 40% minimum provision of affordable housing to allow development to come forward whilst maintaining a minimum affordable housing provision to meet the local need. In

our response to the Submission Plan we have suggested that ‘the minimum 40% threshold of affordable housing indicated in policy H1 should be contained in the main text of policy H3 to support the approach at Short Furlong.’ ”

*(map of revised BUAB included in EDDC response)*

### **Questions for the PC (5)**

#### **1. Could the Parish Council clarify what is meant by ‘large scale’ and ‘small scale’ in policy HBE4?**

Beer Parish Council supports renewable energy schemes providing their physical presence on site, including all associated infrastructure, is of a size and scale such that it does not have a negative visual or environmental impact on the countryside. Policy HBE4 i) to iv) are considered suitable to condition any application.

In response to your question regarding small and large scale we propose the current first three lines of HBE4:

*“Development proposals for large scale renewable and low carbon technologies are not supported.*

*Development proposals for small-scale domestic, commercial and community renewable and low carbon energy generation will be supported where:”*

Be changed to:

“Development proposals for domestic, commercial and community renewable and low carbon energy generation will be supported where:”

#### **2. Could the Parish Council confirm how it defines ‘on-street’ parking in policy TP2(i)?**

“On-street” parking is “any legal public parking space on the highway”. The intention of the policy is to ensure that if an on-street legal parking place is lost through the construction of a private drop kerb arrangement an equal or greater number of off-street private or public parking places are created.

#### **3. Policy B2 (vi) refers to preventing an ‘oversupply’ of same-use retail/employment provision. How would a decision-maker know when the threat of oversupply becomes a pertinent issue for consideration?**

The intention of B2 (vi) is to ensure a single business type does not come to dominate the village centre. We propose B2 (vi) be changed to:

“maintain or enhance the character and diversity of village centre uses in accordance with Policy VP02 of the East Devon Villages Plan”

**4. Could the Parish Council explain: (a) why policy B4 (Shopfronts) requires new or renovated shopfronts to comply with policy HBE1 which relates to the Beer local gap?**

This is a typo and should be HBE2

**(b) what is the safety requirement of Policy HBE2 that is referred to in policy B4?**

This is a typo and should be HBE3

**5. Policy CFS1(i) refers to replacement facilities 'within the area' – what is meant by 'within the area'?**

The intention of this policy is to ensure any replacement site is of equivalent quality, giving similar access to the community. We propose replacing the words in i) "within the area" with the following:

"with similar or improved access for the main users of the existing community asset or facility"

We have been advised of your letter of the 5 June 2018 to Mr Twamley, Neighbourhood Planning Officer for EDDC, regarding the access to the Short Furlong site. Having discussed it with Mr Twamley, Beer Parish Council is in agreement with his response to refer to the earlier planning application for Short Furlong to seek Highways confirmation.

I trust this letter answers the questions you have raised. Please do not hesitate to contact me if you require any further clarification.

Yours sincerely

*Geoff Pook*

Geoff Pook  
**Chairman – Beer Parish Council**

cc.

**Phil Twamley, Neighbourhood Planning Officer, East Devon District Council**