

# Beer Neighbourhood Plan – Submission Version Representation Form



The Beer Neighbourhood Plan has been prepared by Beer Parish Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

**Please return this form to East Devon District Council by Friday 4 May 2018.  
Representations received after this time will not be accepted.**

## Part A – Personal Details Please note we cannot accept anonymous responses.

Personal Details		Agent's Details (if applicable)*	
Title	Mr	Title	
First Name	David	First Name	
Last Name	Stuart	Last Name	
Job Title (where relevant)	Historic Places Adviser	Job Title (where relevant)	
Organisation (where relevant)	Historic England	Organisation (where relevant)	
Address	29 Queen Square Bristol	Address	
Postcode	BS1 4ND	Postcode	
Tel. No.	██████████	Tel. No.	
Email Address	██	Email Address	

\*If an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

Name/Organisation Please complete for each sheet	Historic England
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Please indicate whether you wish to be notified of any of the following:

The publication of the recommendations of any person appointed to carry out an independent examination of the Beer Neighbourhood Plan.

The adoption of the Beer Neighbourhood Plan.

## Representation details

Please use a separate form for each representation

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

(Please note that a separate form must be completed for each representation)

Policy Number (Include policy, paragraph or other reference no. if appropriate)	H3
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

We have previously highlighted in our Regulation 14 and SEA consultation responses the need for evidence to demonstrate that the site allocated in policy H3 (land at Short Furlong) can be developed without causing harm to designated heritage assets.

We note that the submitted version of the Plan is now supported by a Heritage Impact Review report prepared by planning officers of East Devon District Council. This report provides helpful written and illustrative evidence which identifies relevant assets for consideration, defines their heritage significance, and assesses their sensitivity to harm from the development of the site.

The report concludes that the site contributes to the overall natural setting of Beer but not significantly to the setting of nearby heritage assets. Due to the potential for visual impact on long distance views, housing should be restricted to the lower section of the field and carefully landscaped.

We accept that on this basis any direct impact on the setting of those Listed Buildings identified will be modest. It is not wholly clear from the report what role the site might play in defining the setting of the conservation area although it can probably be reasonably deduced that in contributing to the natural setting of the settlement this attribute applies similarly to the conservation area and that this has been taken account of in formulating the report's conclusions.

We therefore have no objection to the allocation of the site in principle and any residual consideration rests in whether the policy for the site can deliver the number of dwellings aspired to in the portion of the site identified above. In that respect we are happy to defer to the Council and Examiner.

Name/Organisation Please complete for each sheet	Historic England
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**3. What changes would you 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. Please be as precise as possible.

None

Continue on a separate sheet if necessary

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

Please note this will not be regarded as a binding decision but will help us in our planning.

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

I wish to speak at the examination: No (delete as appropriate)

Name/Organisation Please complete for each sheet	Historic England
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*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Inspector does not consider it necessary to hold a public examination consideration will be given by way of written representations.*

*Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.*

Signed	
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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.

Date	8 May 2018
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**Please e-mail the completed form(s) and any additional information to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk) or send to Phil Twamley, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL**