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Mr D Hogger
Examiner of the Beer Neighbourhood Plan

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Dear Mr Hogger,

Following receipt of your letter on the 23 May, please find below response to the question you have posed to East Devon District Council and Beer Parish Council.

Question to East Devon District Council and Beer Parish Council:

- 1. On page 48 of the NP it is stated that the District Council has submitted the East Devon Villages Plan to the Secretary of State. My understanding is that this has now been subject to Examination and the Inspector's Report has been published. In the submitted Villages Plan, the built-up area boundary for Beer is that as shown in Figure 8 of the NP (i.e. it excludes land at Short Furlong). However, I note that in its response to the Submission Plan the District Council appears to support an amendment to the boundary to include the potential housing site at Short Furlong.*

On page 54 of the NP (penultimate paragraph) it states: 'Our Neighbourhood Plan therefore takes the pragmatic stance of proposing an amendment to the current BUAB to allow Short Furlong to be extended'.

It is not clear to me where the aforementioned boundary amendment is referred to in the NP (other than on page 54) and the boundary, as shown in Figure 8, does not include the potential housing land at Short Furlong.

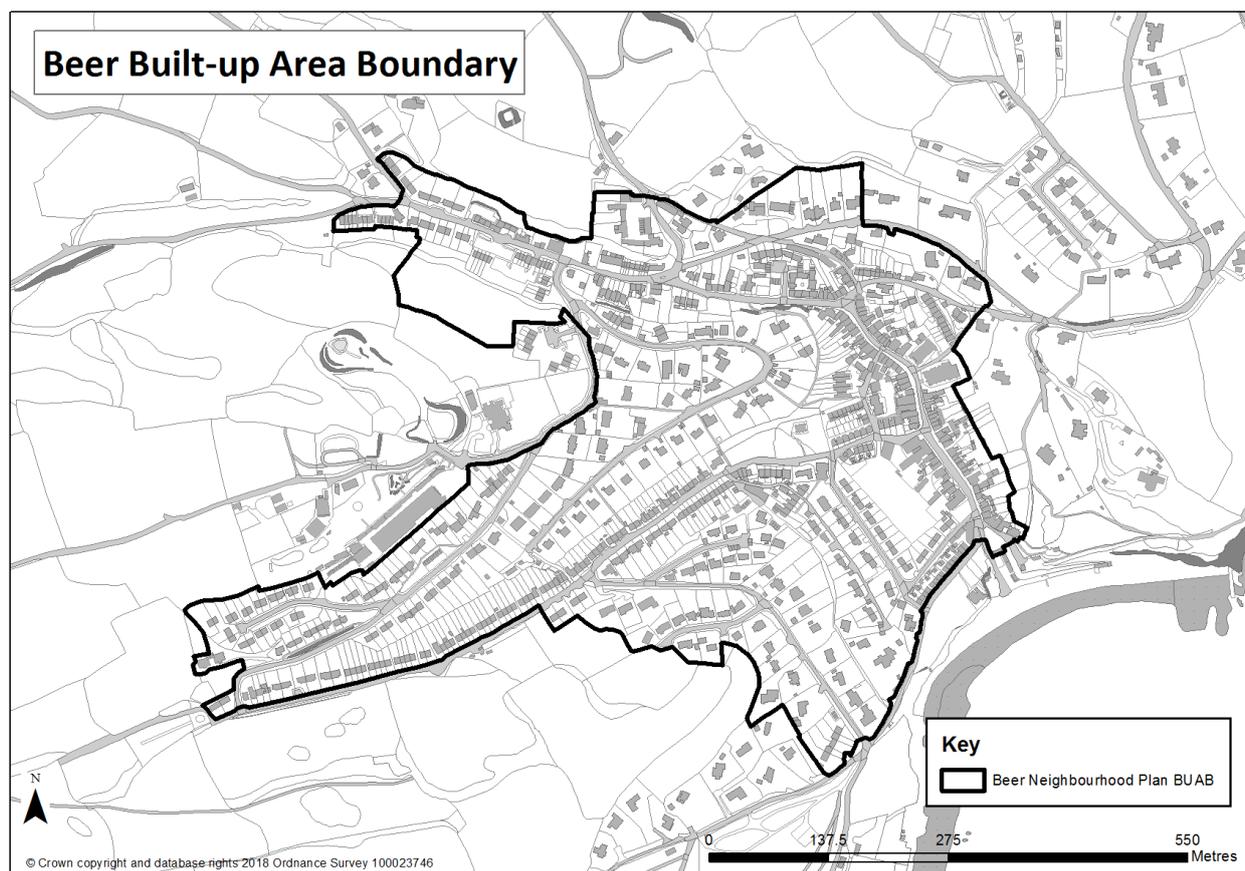
At this stage, it seems to me that the most appropriate way forward would simply be to redraw the BUAB to include land at Short Furlong but this would not accord with the boundary in the Villages Plan. Could both parties liaise to provide an agreed approach towards providing clarity on this issue?

Response from East Devon District Council agreed with Beer Parish council

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 NP.

The inclusion of the revised BUAB in the NP 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.'

We will await your recommendations on the above.



Yours sincerely

Phil Twamley
Neighbourhood Planning Officer
East Devon District Council