

## **LDF Response from Beer Parish Council**

When Beer Parish Council originally went through its public consultation processes it came up with the figure of 40 houses over the next 15 to 20 years.

East Devon District Council offered the choice of being a small village with 20 houses or a hub village with 50.

Beer's consultation was closer to 50 than 20 so we went with the 50.

We understand that EDDC is now asking again how many we want with a default number of 5% in order to maintain a stable population over the next 15/20 years.

There are, we believe, roughly 700 houses in Beer, so 5% would be about 35 houses – close to our original suggestion of 40.

We believe that under the LDF this will be a minimum number and that any increase can be dealt with under the Localism Bill.

We therefore propose that we stick with 40 houses in the period up to 2026 as this is the figure we arrived at, following an extended process and this figure has public endorsement.

It is important to note that the driving force behind this increase in housing is not because Beer particularly wishes to get bigger, but is in recognition of the demand and need for affordable housing in Beer. Therefore it is important to note that we expect that 16 of these houses as an ABSOLUTE minimum would be affordable social housing either for rent or shared ownership.

The Parish Council would like to see a mechanism in the LDF to prevent developers proposing a 4 or less unit application as a way to avoid the requirement to provide affordable homes.

The Council also recognises the need to encourage or permit the development of employment land where applicable or appropriate.

6 September 2011