

Beer Site by site assessment

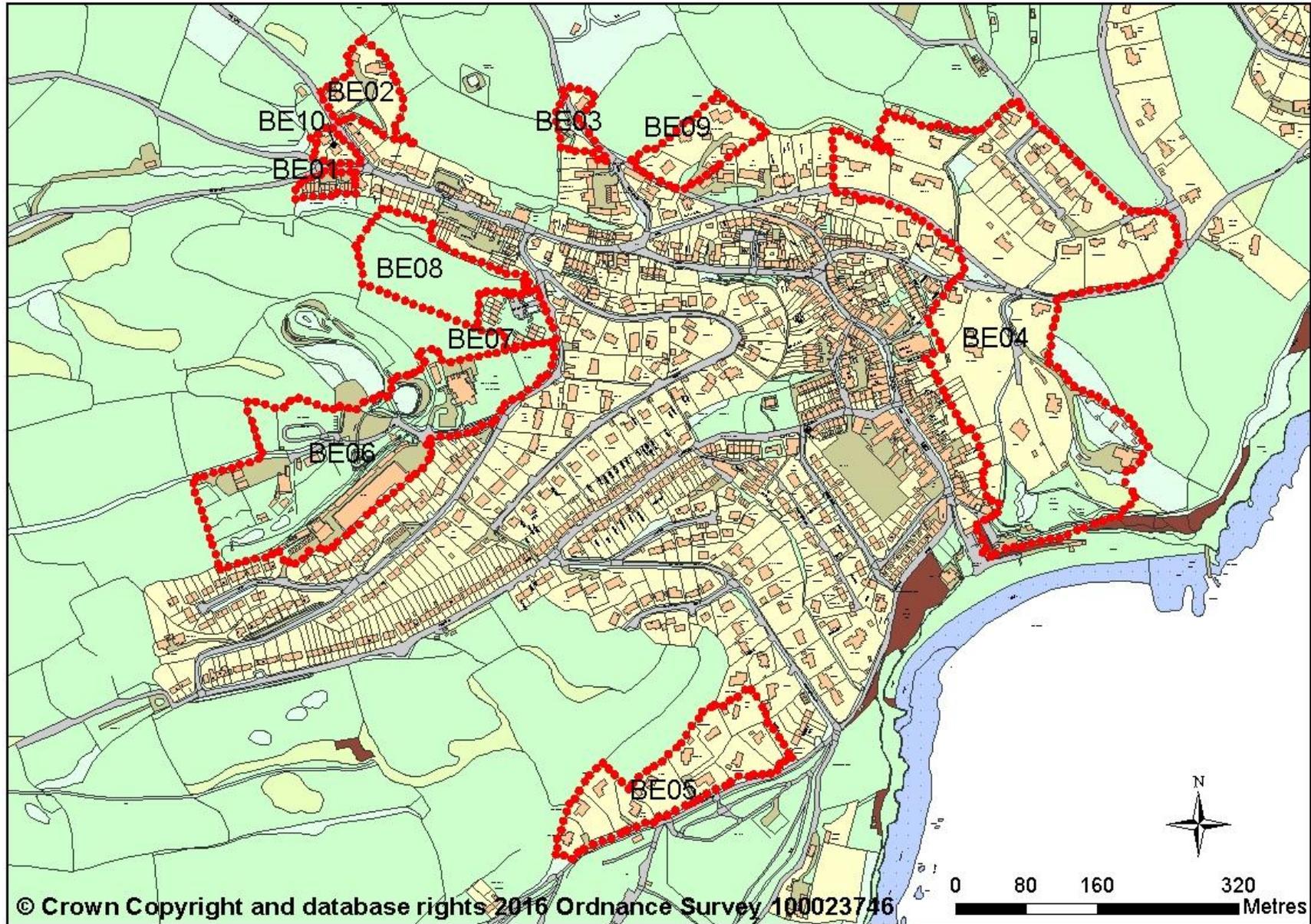
This report has been produced by the Policy Planning Section of East Devon District Council and provides a critique of the proposed Built-up Area Boundary for Beer. Criteria referred to in this document are taken from the East Devon Villages Plan Proposed Built-up Area Boundary Criteria and are shown below for ease of reference. The overarching methodology should be read for a complete picture – see [Proposed criteria for revised built-up area boundaries - East Devon](#). An alternative approach that takes account of walking distances to services and facilities is included at the end of the document.

	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that 'stretch out' from the main built up area may be specifically excluded despite the absence of a physical boundary feature.	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a 'buffer' between the main built form of the settlement

	Ref	Criteria	Exceptions	Commentary
				and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
	B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the

	Ref	Criteria	Exceptions	Commentary
				neighbourhood and villages plan.
Areas to be excluded	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	

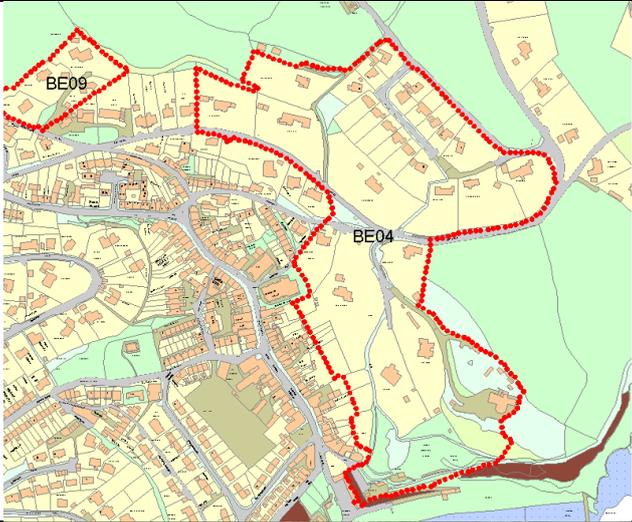
Map of sites considered as part of BUAB definition

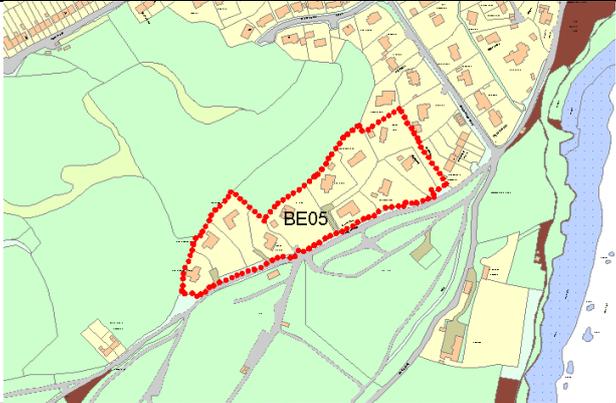


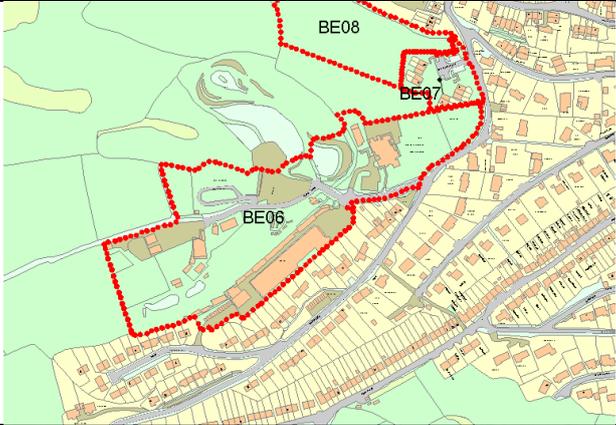
Settlement	Beer
Site Reference	BE01
Address	Little Hemphay and Bluff Terrace
Planning Application Reference	12/1850/FUL (7 affordable dwellings)
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	77
Representation Summary	Housing already there
Issues Considered	Two groups of terraced houses on the western periphery of the village, built as an exception to Policy. Sloping land.
Recommendation	Exclude from BUAB on B1

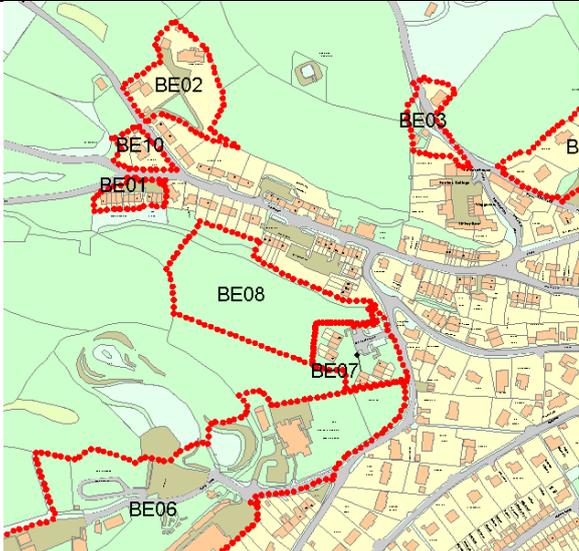
Settlement	Beer
Site Reference	BE02
Address	Youth Hostel and workshop building to south-west
Planning Application Reference	None directly relevant
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Non-domestic buildings in large grounds on the periphery of the village
Recommendation	Exclude from BUAB on A1 and C1

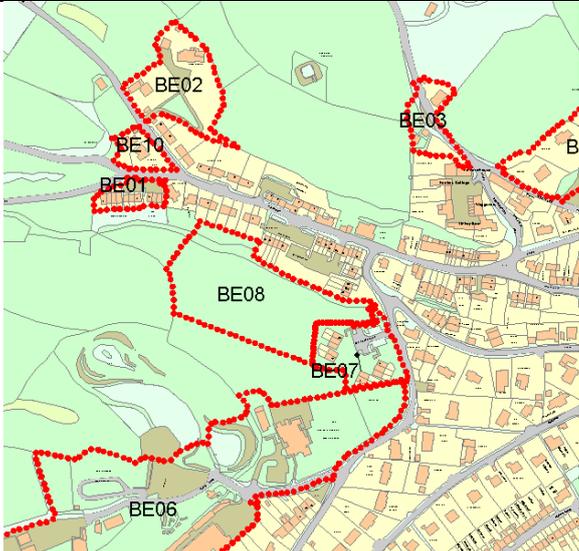
Settlement	Beer
Site Reference	BE03
Address	Serena, Court Barton Hill and outbuildings opposite
Planning Application Reference	
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Dwelling, formerly a barn, and outbuildings on the northern periphery of the village. The dwelling is divorced from the settlement by a field, and all the buildings relate to the open countryside visually and due to their location.
Recommendation	Exclude from BUAB on A1, C1 and C3.

Settlement	Beer
Site Reference	BE04
Address	Houses to the East of Beer including Clinton Rise
Planning Application Reference	
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Large detached houses in extensive grounds and an estate of largely extended bungalows and houses in large gardens. Visually form a 'green gap' between Beer and Seaton, development would lead to settlement coalescence. Steep gradient making access to the village on foot difficult.
Recommendation	Exclude from BUAB on A1, C1 and C3 (part)

Settlement	Beer
Site Reference	BE05
Address	Houses north of Common Hill
Planning Application Reference	
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Large detached houses in large gardens extending into the countryside to the south west of the village. Steep access. Visible in wider countryside
Recommendation	Exclude from BUAB on A1 and C1

Settlement	Beer
Site Reference	BE06
Address	Pecorama and Beer Primary School
Planning Application Reference	
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Two non-residential uses (comprising numerous buildings) in extensive grounds to the west of the village. Access is very steep. Prominent in the wider countryside.
Recommendation	Exclude on A1 and C1

Settlement	Beer
Site Reference	BE07
Address	Short Furlong
Planning Application Reference	03/P2491/FUL (10 affordable houses)
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	77
Representation Summary	Housing already there
Issues Considered	Affordable housing scheme. Steep access. Prominent in landscape.
Recommendation	Exclude from BUAB on B1

Settlement	Beer
Site Reference	BE08
Address	Field south of Townsend and west of Short Furlong
Planning Application Reference	
SHLAA Reference	E320
Map	
Aerial Photo	
Photograph	
Representation Reference	7285
Representation Summary	Site abuts BUAB on two sides and is well related to village centre. No other sites available within the BUAB for this level of development
Issues Considered	Sloping field close to village but undeveloped. Visually well related to surrounding countryside
Recommendation	Exclude from BUAB on A1

Settlement	Beer
Site Reference	BE10
Address	Spring Bank and Orchardleigh
Planning Application Reference	
SHLAA Reference	
Map	
Aerial Photo	
Photograph	
Representation Reference	
Representation Summary	
Issues Considered	Pair of houses in medium sized gardens situated between two lanes which separate them from the western extreme edge of the village. Sloped site. Marks the transition to countryside beyond.
Recommendation	Exclude from BUAB on C3

Application of the Alternative/Refinement of Built-up Area Boundary Definition for Beer

As an alternative to the proposed methodology for Built-up Area Boundary definition an assessment was also undertaken in Beer of walking distance and ease of walking, especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example using a pushchair).

Beer is located at the mouth of several valleys, so that the roads to the centre (where the facilities are located) radiate outwards in a dendritic pattern. It is characterised by a tight knit village centre, with a mix of terraced (often post-war) and detached houses in a looser grain beyond and a periphery of large, detached houses in substantial grounds to the north, east and south. The distance of around a kilometre from the centre to the eastern edges of the village means that walking distances to access facilities can, for some, be lengthy. Problems of pedestrian accessibility are compounded by the fact that many walking routes are on roads with no footpaths and gradients are steep - in places 1:5. Away from roads some footpaths are inaccessible, or at least challenging to use, for wheelchair users and those pushing buggies. It is therefore recommended that the westernmost sections of Underleys, West Underleys and Park Road are excluded from the Built-up Area Boundary on the grounds of distance from village centre facilities and gradient.

Beer Assessment

