

## Beer Site by site assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for Beer proposed at the ‘Publication’ stage of consultation on the East Devon Villages Plan. The document updates the previous ‘Site by Site’ assessment by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at [Villages Plan 2016 consultation - East Devon](#).

In Beer the main changes from the previous site by site assessment are:

- Inclusion of BE01 and BE11.); and
- Summarisation of additional representations received.

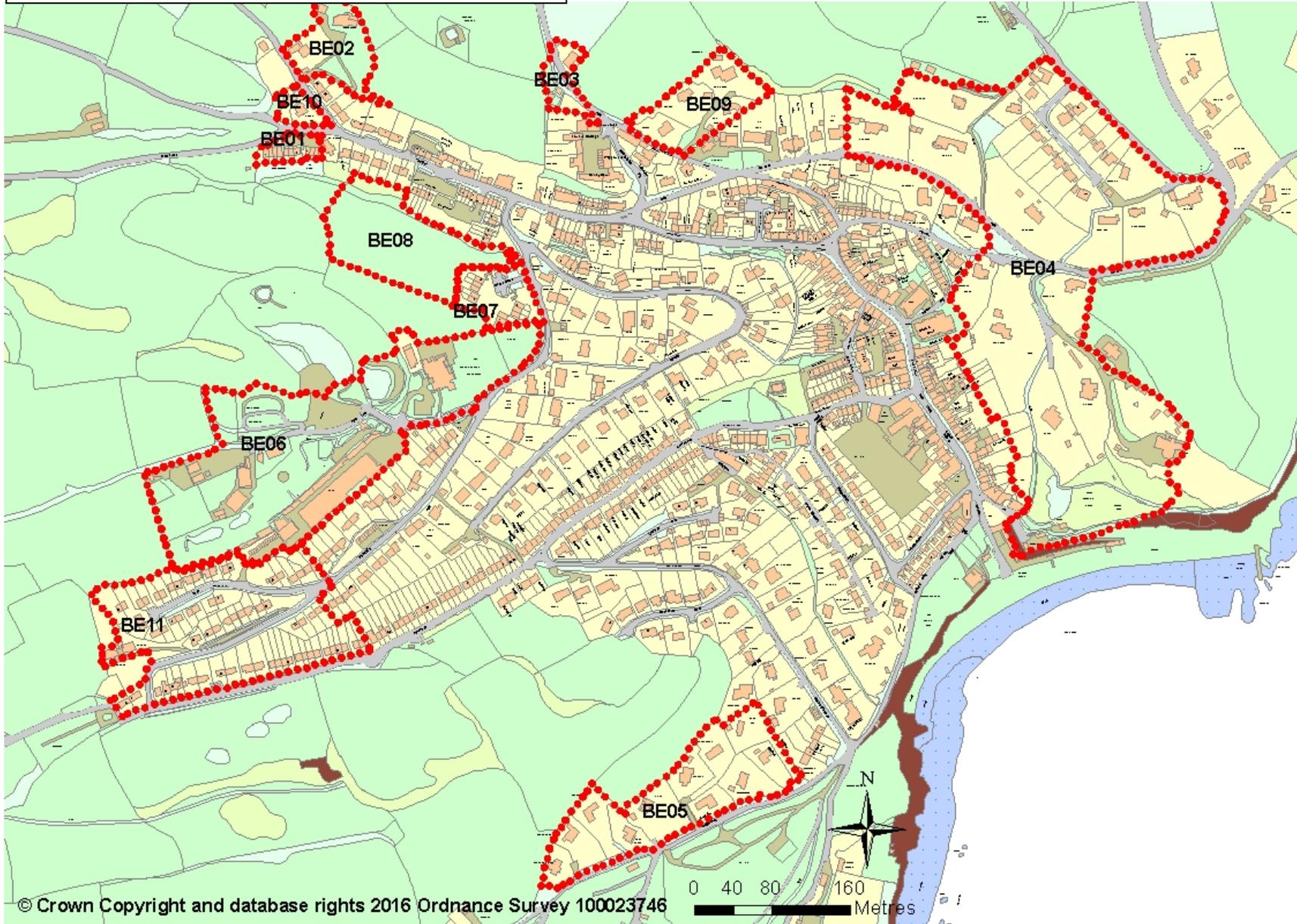
The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 ‘Built-up Area Boundaries and how they are defined’. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

	Ref	Criteria	Exceptions	Commentary
<b>General Criteria</b>	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	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

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			specifically excluded despite the absence of a physical boundary feature.	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 and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
<b>Areas to be included</b>	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.

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	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 neighbourhood and villages plan.
<b>Areas to be excluded</b>	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



<b>Settlement</b>	Beer
<b>Site Reference</b>	BE01
<b>Address</b>	Little Hemphay and Bluff Terrace
<b>Planning Application Reference</b>	12/1850/FUL (7 affordable dwellings)
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	77
<b>Representation Summary</b>	Housing already there
<b>Issues Considered</b>	Two groups of terraced houses on the western periphery of the village, built as an exception to Policy but on a site which already had planning permission as an open market site. Sloping land.
<b>Recommendation</b>	Include Within BUAB on B1

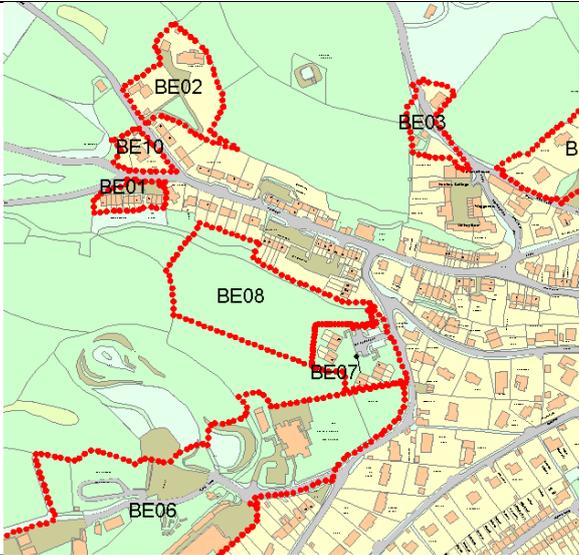
<b>Settlement</b>	Beer
<b>Site Reference</b>	BE02
<b>Address</b>	Youth Hostel and workshop building to south-west
<b>Planning Application Reference</b>	None directly relevant
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	
<b>Representation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

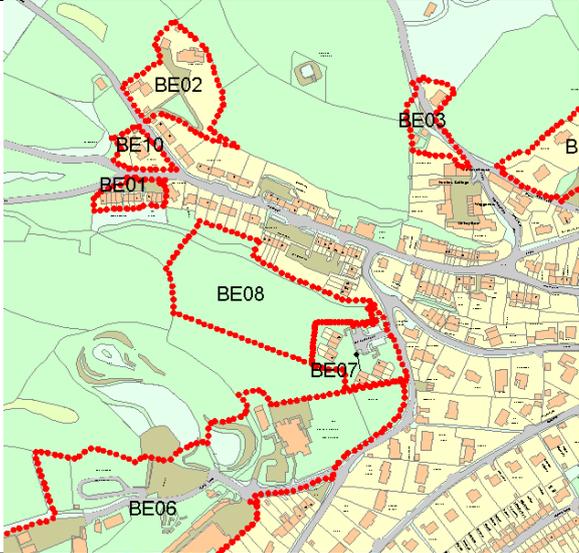
<b>Settlement</b>	Beer
<b>Site Reference</b>	BE03
<b>Address</b>	Serena, Court Barton Hill and outbuildings opposite
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	
<b>Representation Summary</b>	
<b>Issues Considered</b>	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.
<b>Recommendation</b>	Exclude from BUAB on A1, C1 and C3.

<b>Settlement</b>	Beer
<b>Site Reference</b>	BE04
<b>Address</b>	Houses to the East of Beer including Clinton Rise
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	77
<b>Representation Summary</b>	Agree with exclusion of houses to NE of village where significant garden development could be achieved and the exclusion of houses in Clinton Rise where development could impact on the skyline.
<b>Issues Considered</b>	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.
<b>Recommendation</b>	Exclude from BUAB on A1, C1 and C3 (part)

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

<b>Settlement</b>	Beer
<b>Site Reference</b>	BE06
<b>Address</b>	Pecorama and Beer Primary School
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	
<b>Representation Summary</b>	
<b>Issues Considered</b>	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.
<b>Recommendation</b>	Exclude on A1 and C1

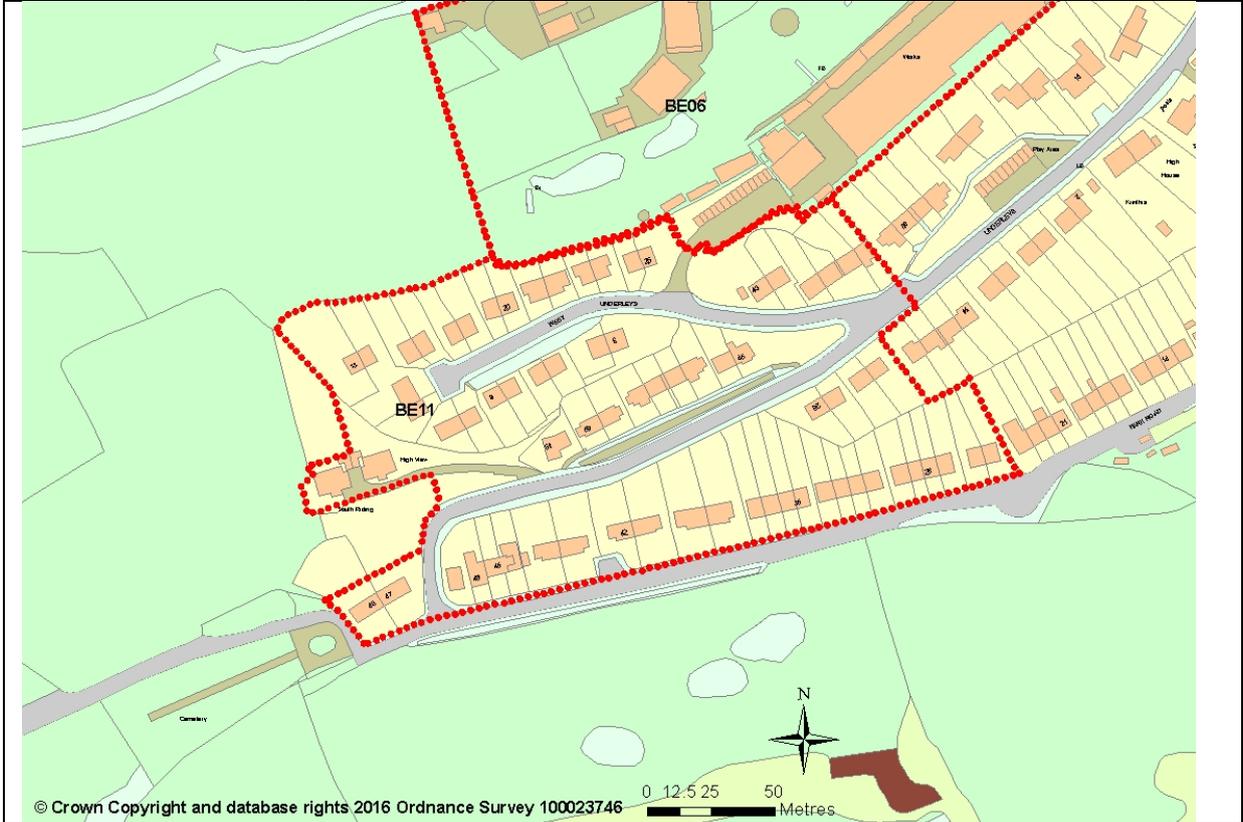
<b>Settlement</b>	Beer
<b>Site Reference</b>	BE07
<b>Address</b>	Short Furlong
<b>Planning Application Reference</b>	03/P2491/FUL (10 affordable houses)
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	77
<b>Representation Summary</b>	Housing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

<b>Settlement</b>	Beer
<b>Site Reference</b>	BE08
<b>Address</b>	Field south of Townsend and west of Short Furlong
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	E320
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	7285, 3481
<b>Representation Summary</b>	<p>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</p> <p>It is possible to site some new development outside existing built footprint without unduly significant impact on the character of the village or AONB. Land at Short Furlong refused planning permission (14/2621/MOUT) is sited as being suitable and supported by the Parish Council. It is anticipated that the application will be resubmitted as soon as the Neighbourhood Plan is made</p>
<b>Issues Considered</b>	Sloping field close to village but undeveloped. Visually well related to surrounding countryside
<b>Recommendation</b>	Exclude from BUAB on A1



<b>Settlement</b>	Beer
<b>Site Reference</b>	BE10
<b>Address</b>	Spring Bank and Orchardleigh
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	
<b>Representation Reference</b>	
<b>Representation Summary</b>	
<b>Issues Considered</b>	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.
<b>Recommendation</b>	Exclude from BUAB on C3

<b>Settlement</b>	Beer
<b>Site Reference</b>	BE11
<b>Address</b>	Underleys, West Underleys and Park Road (Part)
<b>Planning Application Reference</b>	
<b>SHLAA Reference</b>	



<b>Photograph</b>	
<b>Representation Reference</b>	7481, 7513, 77
<b>Representation Summary</b>	<p>Agree with proposed BUAB. New dwellings on Greenfield sites would destroy the character and only result in 40% affordable housing. Developers should buy existing houses and rent these out or make shared ownership. Seaton is nearby and has always been a good 'stepping stone' to getting a house to rent or buy in Beer.</p> <p>New BUAB should be respected to preserve the character and charm of village. No more homes should be built on Park Road as it is already very busy and would be detrimental to residential amenity.</p> <p>Do not agree with exclusion of western end of Park Road and Underleys purely on grounds of distance from services (red hatched area). Long established part of village and closer to school than other areas that have been included. Small gardens without much development potential so any new housing likely to be small, which is in short supply. Similar arguments could be made for housing at Quarry Lane/Paezen flats. Request that Park Road, Quarry Lane and Paezens Lane are included (as shown on plan).</p>
<b>Issues Considered</b>	<p>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, however the Parish Council and local ward member (who represent local residents) do not consider that these factors prevent residents from accessing local facilities and point out that the school is closer, and more accessible, from here than other parts of the village.</p>
<b>Recommendation</b>	Include within BUAB