



East Devon Local Plan 2020-2040

Site Selection report

Beer



Summary for SPC 11.09.24

East Devon – an outstanding place

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1. Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Beer. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following site did not pass site sifting at Beer:
 - Beer_02 is below site size threshold so not suitable in the HELAA.

□ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

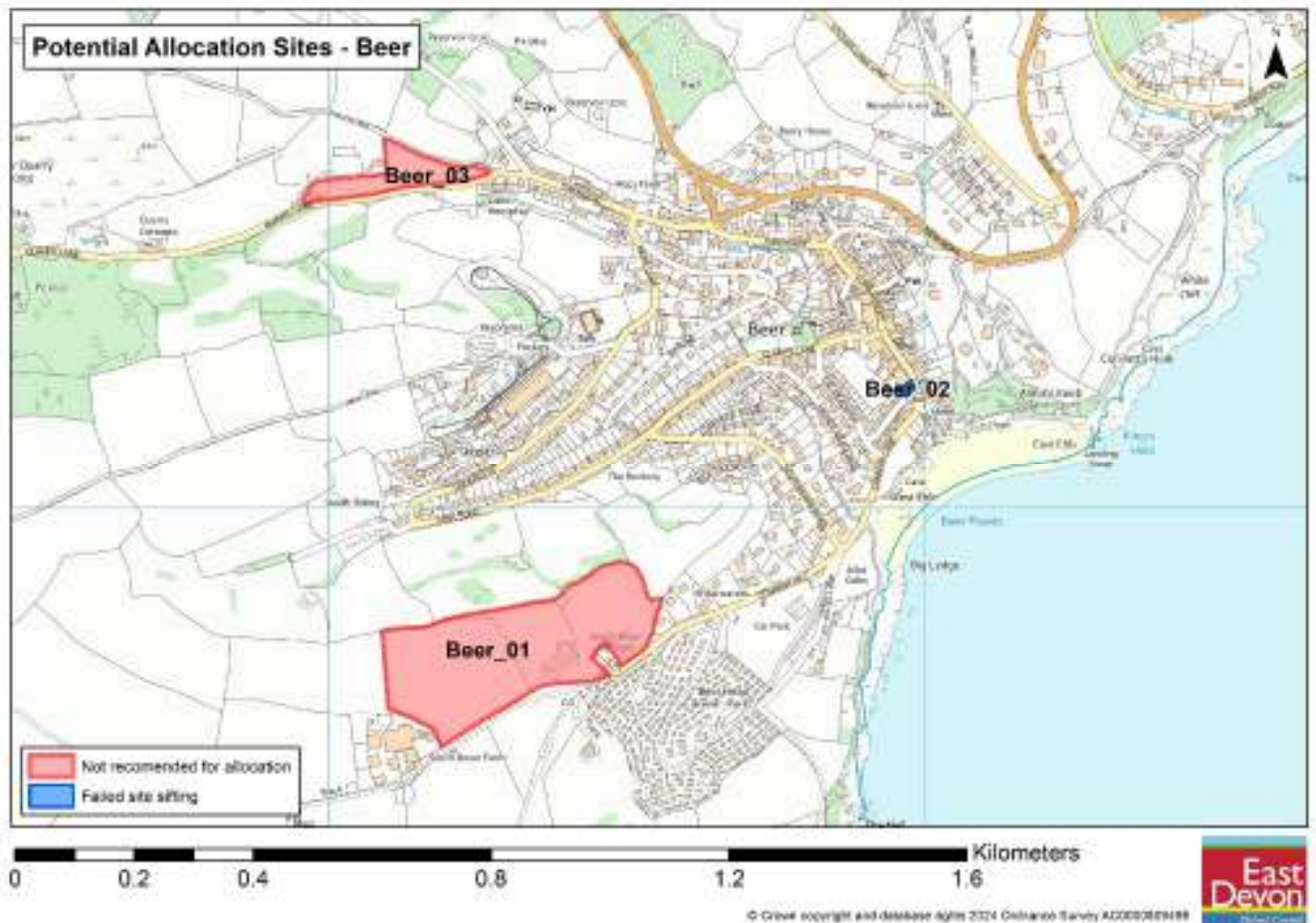


Figure 1.1: Overview of Site Selection findings at Beer

Site reference	Number of dwellings / hectares of employment land	Allocate?
Beer_01	130	No
Beer_03	35	No

Note: There is a site allocation for 31 homes in the made Beer Neighbourhood Plan which has outline consent (application reference 18/1957/MOUT) for 30 homes.

2 Site Reference Beer_01

Site details

Settlement: Beer

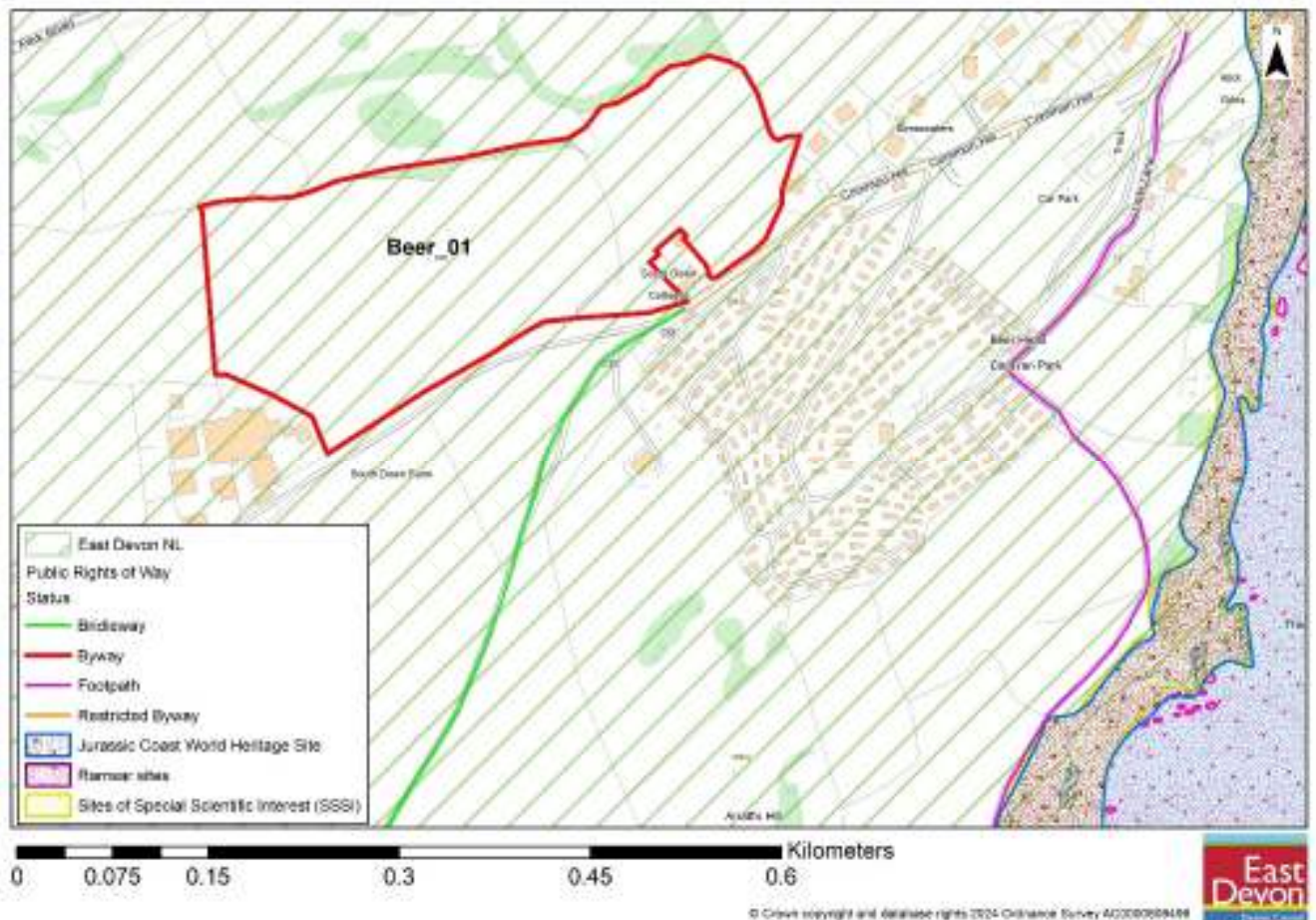
Reference number: Beer_01

Site area (ha): 7.25

Address: Part South Down Farm, Common Hill, Beer, EX12 3AH

Proposed use: Residential

Site map



Photos



View across site north-easterly in direction of Beer and Seaton



View northwest from centre of site into the open countryside beyond



View north across site (rooftops of Beer seen far right)

Site Assessment Summary and Conclusion

Infrastructure

As DCC Highways have noted, access to this site would be from the private track off Common Hill which is remote from Beer village centre with little or no cycle/footway provisions. In addition, the access is steep as this site is set on high ground above Beer.

The Education Authority advise that Beer Primary school has limited capacity to support development and lies on a very constrained site, and also that there would be a transport implication for secondary.

Landscape

Sensitivity is considered to be a high. The site occupies a coastal plateau above the village of Beer, with extensive and expansive views from the eastern part of the site particularly, over Beer and around the coastline to Dorset. The sites lies within the National Landscape (NL), Heritage Coast and Coastal Preservation Area. Whilst there is a caravan park in the foreground, and existing houses along the access road leading up to the site, residential development of any scale here would be above the existing skyline and significantly impact the open and exposed character of the landscape.

Historic environment

The site is set back by less than 400m from the Jurassic Coast World Heritage Site designation, which in part is designated for its landscape value, and to which this site

contributes to the setting of in its current undeveloped state. The site also lies entirely within an artefacts scatter and part of the site is also recorded as relict field system of possible later prehistoric to medieval date, visible on aerial photographs. The site does not lie in close proximity to any listed buildings, but due its vantage point over Beer there is long range intervisibility with this historic village. The assessment suggests a high impact on historic environment from introducing residential development in this location.

Ecology

The sites is predominantly agricultural grazing, with boundary hedgerows which contain some large/mature trees. The site lies within the Beer Quarry & Caves Consultation Zones, less than 0.5km from this SAC and County Wildlife Site. It also lies immediately adjacent to a swathe of semi-improved grassland s41 Priority Habitat which is also a Core Nature Area under Nature Recovery Network data. Significant moderate adverse impact is indicated overall from the assessment.

Accessibility

The site includes 9 community facilities and services within 1600m. This includes an hourly or better bus service, primary school, convenience shop(s), post office, community hall, pub(s), open space/allotment, GP and children's play area. There is limited capacity at the primary school however as noted by the LEA. The majority of these facilities are within the village centre to which there are significant accessibility issues due to the location of the site at the top of a steep prolonged incline. The shortest route on foot is along a narrow access road from the village, mostly without footway. Overall, it is considered that accessibility by all modes of transport would be challenging for residents.

Other constraints

Potentially entirely Grade 3 agricultural land. N.b. c.100m from Mineral Consultation Area and 0.5km from drinking water source protection zone.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

130 dwellings

Contribution to spatial strategy

Delivering this site would be broadly consistent with the spatial strategy for Beer as a named settlement with the Settlement Hierarchy. However, the scale of it if allocated

for the full 130 dwellings would go beyond the intent of the strategy for Service Villages to allow limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

Exposed nature of the site and poor relationship and accessibility to the settlement and services/facilities of Beer.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

3 Site Reference Beer_03

Site details

Settlement: Beer

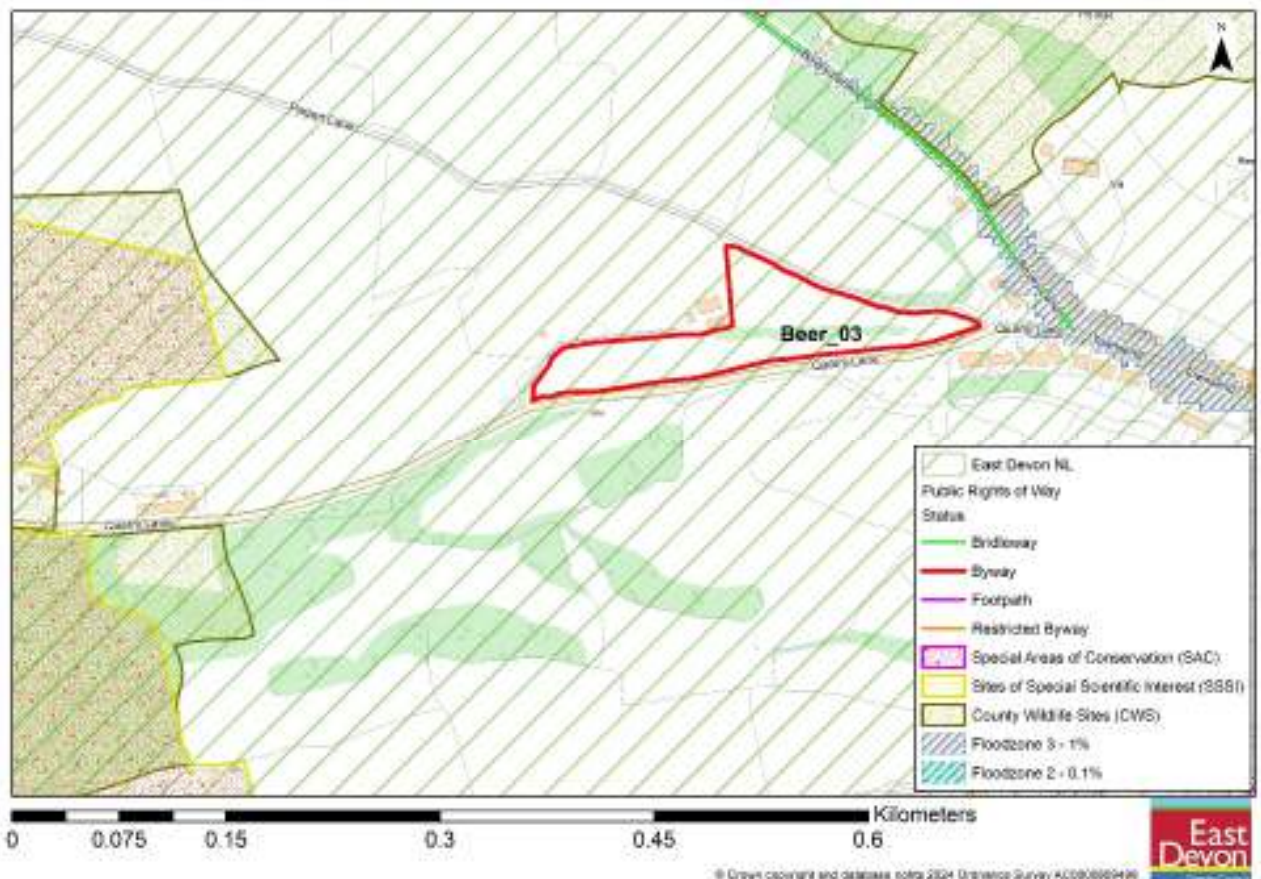
Reference number: Beer_03

Site area (ha): 1.23

Address: Land at Quarry Lane, Beer

Proposed use: Residential

Site map



Photos



Entrance to site (below arrow) in relation to existing extremity of Beer village



View into site from existing access at eastern end



View from footpath on opposite side of Quarry Lane into site, showing steep topography.

Site Assessment Summary and Conclusion

Infrastructure

Site is adjacent to Quarry Lane and is assessible by pavement from the centre of Beer. The Highway Authority advise that the site can achieve a good visibility access onto Quarry Lane with a potential secondary /emergency access onto Bovey Lane, whilst also noting that that there are several facilities and amenities within the locality with pavement connections, to help mitigate vehicle trip generation. The Education Authority advise that Beer Primary school has capacity to facilitate the proposed level of development and that contributions towards secondary education provision would be required. Also that there would be a transport implication for secondary.

Landscape

Sensitivity is considered to be a high. The site lies entirely within the East Devon National Landscape (NL) and the Coastal Preservation Area, just beyond the far extent of built development at Beer along Quarry Lane. The site forms part of the setting and approach to Beer at this point, and has an intact tranquil and rural character (typical of the landscape character type for the area). It is considered to have a high scenic quality, with few modern detractors visible.

Historic environment

There are no designated heritage assets within 100m of the site. The site lies c.200m from the far eastern extremity of the Beer Conservation Area which covers the historic centre of Beer, and c.230m from the nearest Listed Building within it, with intervening modern / new residential development. Whilst there is no direct intervisibility, the site forms part of the setting of Beer and has a sense of being part of an historic landscape due to the enclosed pastoral nature of it.

Lying on Quarry Lane, c.230m from the former stone quarry, there is also a cultural/heritage association with the quarrying industry which has shaped the development of Beer.

There is possible archaeological interest lying within an artefacts scatter adjacent to a lithic working site.

Overall, heritage impact is assessed as medium where there are no significant impacts that could not be mitigated.

Ecology

Site comprises pasture/scrub and mature boundary hedgerows/hedgebanks and trees. Beer Quarry and Caves SAC/SSSI lies in close proximity (c220m) to west and the site is in an area used by foraging bats, within the Consultation, Sustenance and Landscape Connectivity Zones. Also lies within 100m of Bovey Lane Fields County Wildlife Site (species-rich unimproved grassland) and opposite (across Quarry Lane) from areas identified on both priority habitat inventory and as nature recovery network, comprising 'additional' (no main) habitat, interspersed with areas of deciduous woodland/forest. No designations within/overlapping the site.

Overall, a significant moderate adverse impact is predicted.

Accessibility

The site includes 9 community facilities and services within 1600m. This includes an hourly or better bus service, primary school, convenience shop(s), post office, community hall, pub(s), open space/allotment, GP and children's play area. There is limited capacity at the primary school however as noted by the LEA. The majority of these facilities are within the village centre to which there is a direct safe walking route on pavements from immediately opposite the easternmost end of the site.

Other constraints

Although site frontage along Quarry Lane is relatively flat, there is steep topography within the site, with gradients as steep as 1:3. Site is not within but close to area of floodzone 2/3. Not subject to surface water flooding. Within drinking water source protection zone 2 and Mineral Consultation Area. Comprised Grade 3 agricultural land, which may include best and most versatile land (3a).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

35 on standard yield, reduced to 15 to allow for levels change within site.

Contribution to spatial strategy

Delivering this site would be consistent with the spatial strategy for Beer as a Service Village to allow limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

Primarily for reasons of landscape impact and intrusion into the countryside, combined with heritage and ecology concerns.

If whole site is not suitable for allocation, could a smaller part be allocated?

No - it is unlikely that a reduced area would overcome the issues identified. (Small level part of the site at the far western end at junction of Paizen Lane and Quarry Lane only may potentially be suitable for some small-scale development of <5 no. homes or other use, but not as Local Plan allocation)

