

BEER PARISH COUNCIL

Neighbourhood Plan Consultation

Site Allocation Analysis September 2016

The Housing Survey in 2013 identified a demand for 27 affordable homes in Beer. In 2015, The CLT development in Quarry Lane provided 7 homes so there is an outstanding demand for additional housing. The current draft Neighbourhood Plan supports community led housing where it leads to the provision of affordable homes. The Parish Council appreciates that the percentage of affordable homes within a development will be around 40% because of viability issues. The current draft Neighbourhood Plan does not mention any specific sites or allocate any specific sites for new housing. In 2012, we consulted on where additional housing could be situated during the BUAB (Built Up Area Boundary) consultations and we referred to potential sites in our Neighbourhood Plan consultation events. However, because there is nothing specific in the plan, further consultation was carried out in 2016, to consolidate the evidence for more housing and to identify a specific site or sites. All proposed sites will be assessed for their suitability in planning terms.

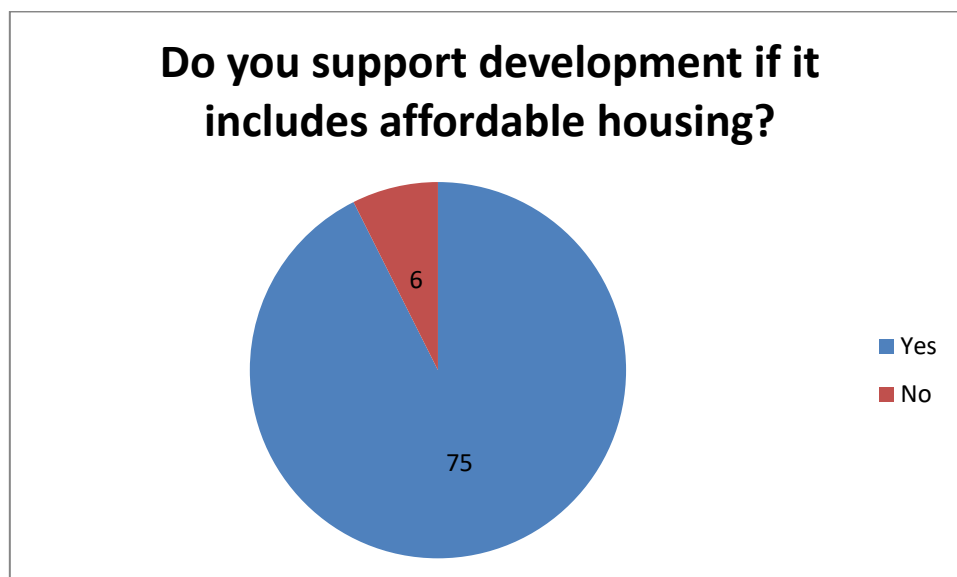
The consultation period ran from June to Sept 2016. 81 consultation forms were returned.

PART 1

Question 1: Do you support development if it includes affordable housing?

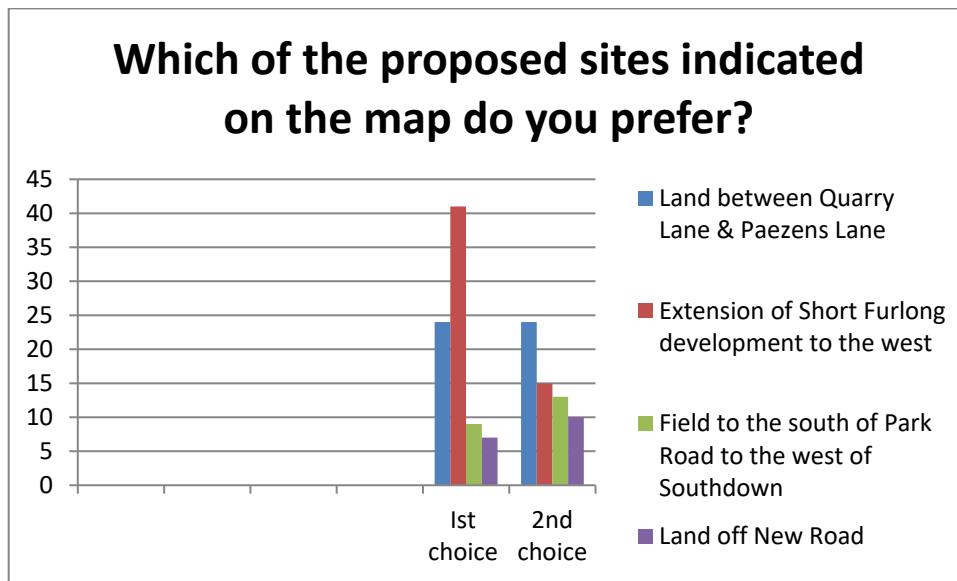
Yes: 75

No: 6



93% of respondents supported development if it included affordable housing.

Question 2: Which of the proposed sites indicated on the map do you prefer? Please indicate first and second choice



41 respondents selected the extension of Short Furlong site as their first choice with 15 selecting it as their second choice.

24 respondents selected the land between Quarry Lane & Paezens Lane as their first choice with 24 selecting it as their second choice.

Question 3: Is there any other site that you would propose in preference to those listed above?

- Land between Stovar Long Lane and the road to Seaton i.e. opposite Clinton Rise •
- Land on the SW side of Stovar Long Lane adj to the houses on Clinton Rise
- An extension of Clinton Rise development to the North
- Stovar Long Lane
- Old social club site – proposed by 2 •
- Old Peco yard, Causeway - proposed by 2 •
- The west of site 2 (Short Furlong) •
- Three fields between Park Road and Common Hill •
- Land between the old WI Court Barton and Berry Lane, opposite Court Barton Farm •
- Wasn't Southdown Close built so it could be extended?
- Southdown Close already has road facing field and was once marked to top of Common Lane •
- Fill-in development sites in the village •
- Changing rooms at back of Mariners' Hall could be converted to one bed home •
- Fields adj to the YHA or next to site 3 •
- Further up Quarry Lane

Question 4: What type of housing would you like to see? Please state the percentage of each type?

The data collected for this question is very difficult to quantify. This is a fault of the very open question which allowed respondents to suggest too many variations.

Question 5: Affordable houses will be for rent or sale on a shared equity basis. Please state your preferred split as a percentage.

38 respondents (47%) stated a preferred split of 50% rental and 50% shared ownership.

12 respondents (15%) stated a preferred split of 40% rental and 60% shared ownership.

2 respondents (2%) stated a preference for 100% rental

5 respondents (6%) stated a preference for 100% shared ownership.

Cont...

PART 2

Beer Neighbourhood Plan – first draft comments:

“This is a very good plan overall. It retains the rich cultural and architectural aspects of the village but adapts its role to the 21st century and the need for technological progress as well as the housing needs to attract and retain local villagers. It also conserves the natural features key to character and to on-going tourist attraction.”

The draft Neighbourhood Plan comprises 19 aims within 9 themes, which form the basis of the Plan’s objectives and planning policies. The responses received during this consultation exercise, are included below as individual bullet points, grouped according to the themes and policies within the Plan.

THEME: NATURAL ENVIRONMENT

Policy NE1/2 Development and the Natural Environment

- Hedgerows are increasingly being replaced by fencing in the village. This has very adverse effects on both wildlife and aesthetics. With regard to wildlife – loss of diversity and habitat and connective corridors for wildlife. The loss of visual amenity is emphasised by the topography of the village. Should we not have a policy to resist this trend, if not to reverse it, by both education and enforcement of the need for hedgerow removal orders.
- I would like to see trees, hedges, Devon banks rather than fences. If it is a wall then I would like to see it in local stone or covered in vegetation. New development should include use of local geology e.g. flint, chert or Beer stone.
- Use local stone where possible and plant hedges and trees – no fencing.

THEME: HERITAGE & BUILT ENVIRONMENT

Policy HBE1 Beer Local Gap

- Agree with the proposal to maintain the gap between Beer and parish boundary with Seaton.

Policy HBE2 High Quality Design

- The houses should be designed in keeping with the architecture of the village, using older style features. Designs could take inspiration from cottages in the village, like the fishermen’s cottages for example. Make them look really nice without too much extra cost so people can enjoy living there. (A bit of character, such as stone work, building them from brick, with little gates, roofs with different shapes, not all joined together in one row). A little

garden at the front of the houses would look more natural. Also, should be environmentally friendly where possible.

- Development should be designed with care to look part of the community, not an add-on. Features should be interesting and in-keeping with the village. Adequate space should be created around the properties for gardens and parking, not squeezing extra houses in.
- Development should be integrated into the community, houses that are enjoyable to live in, not just stop-gap or pass-through houses. We need to keep the amount of poor quality housing to a minimum out of respect to our beautiful village and its iconic architecture.
- Development must be in-keeping with the existing housing in the village, with room to move around the development – not too crowded together.
- All developments must be in-keeping with the rest of the village and affordable must mean exactly that.
- Any developments could utilise the land in Quarry Lane and beside Short Furlong as it is below the sky line. Any future planning applications must be opposed if the design does not fit Beer – no more monstrosities like the one at the end of Southdown.
- Developments should be sympathetic to the traditional historic character. Recently there have been 3 modern, prison like buildings passed, although they may be eco houses they don't fit in with the historic village.
- Box designs are not in character. The village cannot continue to grow bigger by allowing large scale development 60% for others and 40% for locals. Stop spoiling our village!
- Not ignoring contemporary ideas appears to have resulted in some completely out of character buildings being approved. Good architecture can enhance most environments but accepting poor design is to the detriment of the whole village. Stop these recent awful designs being accepted!

Policy HBE4 Renewable and low carbon energy

- Developments should be sustainable with as many of the following features installed as possible: water butts (to collect rainwater), wind turbines on the roof, grass on roofs, electric car charging facilities, recycling facilities, eco-flush toilets, photo-voltaic (and photo thermal) panels, gardens, sustainable and environmentally friendly materials used to build the houses, energy saving appliances encouraged/installed, compost heaps and vegetable patches encouraged to reduce food miles.
- Houses should be as environmentally friendly as possible – using recycled materials and installation of solar and PV panels.
- All houses need to be built in the most sustainable way possible. Photo-voltaic and photo thermal panels need to be used.
- Houses should be as eco friendly as possible with some form of solar capture e.g. PV or thermal.

Policy H1 Meeting the demand for local needs housing in Beer village

Policy H2 Community Housing

- Beer is obviously a very desirable place to live and there will always be people, both local and from away, who wish to reside here but there must come a point when to develop any further will seriously damage the character and charm of the village. Any new development should be for local people only on a rental or shared ownership basis, definitely not for holiday or second homes, of which there are already too many in the village. In H1 it says that 50% should be affordable but on the questionnaire it says 40% - will the houses that are

not so called affordable still be for people with a local connection? As an alternative to building new properties, why not use the money available to buy existing flats and houses as they come onto the market? This would also help to stop them becoming holiday homes.

- The need for affordable housing in Beer will always be desirable; however there is a point where new development should stop. Rather than building new dwellings and losing the character of Beer by making it more urbanised, the Community Land Trust, East Devon District Council, Social Housing organisations should explore buying existing properties in Beer for rent and shared ownership as has been done successfully in the past. The Pecorama site in Causeway has been vacant for some time now, can that not be considered? The last time a list of 'housing need' was established was 2013, since that time Little Hemphay has been built and some people have found properties elsewhere, it would be assumed the list of names and numbers has changed since that time? If once again the Parish Council goes down the route of supporting the building of more houses, the Parish Council must consider the existing residents of Beer and how it will affect them and not just the people wanting new houses. Whilst I have every sympathy with people wanting to remain in Beer, sometimes we can't always have what we want. To preserve the character of the village they love, it may be necessary like other generations from Beer before them to buy or rent a property in Seaton or elsewhere in the local area for a time. Seaton is 5 minutes in a car, walkable and has a good bus service, granted it is not Beer but has proved to be a good stepping stone to living in Beer, whether purchased or waiting for a property to become available for rent. Branscombe has recently been granted planning permission for 9 affordable dwellings and 1 for the open market and could be also used for Beer people.
- Not enough 3 bed housing in this village – this is needed as are the 1 bed options for younger people starting out on their own. Accommodation for over 55s, such as bungalows would be nice as not everyone wants a flat. This would free up 3 bed accommodation for families.
- The CLT successfully built 7 affordable homes; why not another 20? Why should we tolerate 60% un-affordable builds to achieve the number of community houses required? The village cannot adopt large scale development without compromising its unique character and individuality. Look for other ways.
- There shouldn't be any development in Beer as there is very little green space left within the village to support a larger community. It would ruin the character of the village and become more like a town and where is the employment for the extra residents? It is not clear how many houses are needed to be built. It seems 27 was the starting figure which has now reduced to 20 but that would only account for 40% of the houses so in total 50 houses have to be built. This has not been made at all clear in the consultation form. Qu 1 implies that if you do not support development of affordable homes then perhaps only non-affordable ones are built but to a lesser degree.
- Please do not allow any more housing in Beer. The village is really in my view incapable of taking any more housing. Where would it end after the next 27 are built? There should be a point at which no more housing is allowed. Where would all the residents work? Do we really want it to be a commuter town?
- Rented property for locals only. Shared equity (no second homes) not to be sold on open market.
- Any affordable homes must be for local people. Should not be sold on the open market.
- Build bungalows for elderly (2 bed)

THEME: TRANSPORT & PARKING

Policy TP1 Protecting Car Parking Capacity

Policy TP2 Car Parking

- Beer needs more car parks and also reducing tariffs on some of them because overcrowded, expensive car parks put people off coming to Beer.
- Free parking for residents out of season.
- Why stop bikes parking at Beach Court – they only then take a car parking space.
- Take control of our own village parking. Safeguard short term street parking for the Fore Street shoppers. Don't prevent motorcycles parking conveniently in locations where cars won't fit.

Policy TP4 Accessibility

- This will be difficult to uphold if potential site no 3 is chosen.
- Pedestrianise lower Fore Street, from the Dolphin Hotel to shoreline, using pop-up bollard system to allow deliveries to businesses. This is a common approach in mainland Europe. Also fine people for parking on the pavement in Fore Street.

THEME: BUSINESS & JOBS

Policy B3 Improving internet connectivity

- Superfast broadband is ok as long as it is affordable. The current ADSL? Broadband in this area is slow and breaks down. I had to change to fibre optic. Including line rental and broadband I now pay over £50 per month to BT. Affordability is the key word.

THEME: COMMUNITY FACILITIES & SERVICES

Policy CFS1 Loss of Community Assets and facilities

- It would be good if the toilets near the Square could be purchased and re-opened – we lose coach parties because there are no toilets up there.
- Toilet facilities to be added to the beach.
- Provide toilet facilities below Charlie's Yard by converting the bunker.
- Loss of shops recently (last 3 years) is shocking.
- A much firmer control protecting retail business outlets needs to be in place before we lose more shops.
- As well as retaining current shop fronts, consideration should be given to allowing commercial (most probably food and drink) developments in the buildings adjoining the 'fish shop' car park. Could lower rates be a feature in attracting more commercial interest?

THEME: SPORTS & RECREATION

Policy SR1 Protecting our existing sports and recreation facilities and pitches and preventing their loss

- Beer's central play park next to the Jubilee Gardens needs urgent updating. It is so poorly equipped and bare that it is mainly used for adults sitting on benches rather than children playing. Ash Hill play park can be improved to include a skate park for teenagers.
- Should this include the beach as this hosts the sailing and lugger clubs?
- Provide a tennis court down in the village.

PART 3 Comments re proposed sites:

1. Land between Quarry Lane & Paezens Lane

OPPOSE

- The start of ribbon development and invites future plans to join up with Quarry Cottages. Not a good idea.
- Will spread the village too much.

SUPPORT

- The most reasonable place to develop. Giving residents privacy, footpaths and parking and not having a detrimental effect on existing properties. However the fact still remains the land falls within important landscape policy areas which are there to protect the area and character of Beer.
- Continuation of the recent development of Townsend and if built in the same style would be in-keeping with the first phase dwellings. All the necessary services are within reach and easily accessible. It is one of the largest plots and is accessible by road already. The site would be the most cost effective for the village of all the sites, due to accessibility/lay of the land. Disruption would be less due to location.
- A path could be made so that the children could walk to school.
- Near the CLT development, safe for children to walk to school and quieter environment.
- Strongly support this site although it will slightly extend the shape of the village. Site flatter than some of the other sites proposed. An easy, safe, pedestrian route to school could be created (abrev).

2. Extension of Short Furlong development to the west

OPPOSE

- This site has been picked so children in the new homes will be near to the school. However, children in the village are being turned away as the school is full.
- The entrance and exit to this site is small. Also the Short Furlong car park is full, leaving very little room for cars in and out of the site on to quite a dangerous road.
- Only very small entrance and exit on to local roads
- Not viable because busy road access and over development of existing site.
- Dangerous for children crossing road – accident will happen. Too much traffic on Mare Lane.
- Too much traffic on the roads leading to the area. Danger to children crossing the road.
- Concerns about vehicle access to the site via Mare Lane. (We would have no issue with pedestrian access via Mare Lane). High volume of traffic uses Mare Lane already for school and Peco, including buses, lorries and larger vehicles. While the build was underway, the situation would be exacerbated by construction traffic. The new development would cause significant extra traffic and not facilitate safer access to public areas and facilities (Policy CFS2)
- A shame to lose more green fields above the village.
- Would impact on skyline green belt.
- If drainage from this site will be directed to the sump at Paezens Lane, why not build on site 1.
- Has already been refused by EDDC on policy grounds.

SUPPORT

- Site close to all amenities i.e. school, village etc and has room for houses to have decent sized rooms and more importantly gardens, parking space, garage.

SEE APPENDIX 1 – COMMENTS FROM CLINTON DEVON ESTATES (LANDOWNER)

3. Field to the south of Park Road to the west of Southdown

OPPOSE

- When we had the “flood” in Beer, the water came down from above Park Road but there was no problem with excess water coming off the hillside fields up Park Road. Surely building houses, laying drives, walkways etc would lead to excess water running down Park Road and then Clapps Lane. In the recent Monsoon, the water coming down Clapps Lane has been quite deep and covering most of the road surface – any greater volume of water would cause serious problems.
- I would oppose plans to build on site 3 on the grounds that building on these steep fields would cause a lot of water run-off which could cause problems further down the road. The fields soak a lot of the water up in all these bad winters we get. Also the drains in Park Road couldn't cope with more housing. Another point is the traffic disruption – Park Road is the main route out of Beer according to all the road signs in the village.
- This site has already been refused planning permission three times in the past on the following grounds:
 - AONB and Coastal Preservation Area
 - Serious visual intrusion
 - Precedent for development along a road which due to its width and alignment is unsuitable to accommodate the additional traffic generated
 - Increase in pedestrian traffic on a highway lacking adequate footways with consequent additional danger to all users of the road

Park Road fields are still set in the AONB, Coastal Preservation Area and outside the Built up Area and are viewed from Barline and Underleys and from other areas of the village such as Clinton Rise and Long Hill. It would be a very steep and expensive site to develop. The impact on the existing residents in Park Road, with the majority of properties now in private ownership, would be quite considerable with a loss in property value and a serious loss of privacy and an increase in street parking. Park Road has no pavements and more often than not is a single carriageway with on street parking. With more housing this problem would only get worse. In the Summer months particularly it is extremely busy with holiday traffic, HGV lorries and the moving of caravans to and from Beer Head Caravan Park, all of which are routed away from the village and around Park Road and Underleys. Many treat Park Road like a race track and have no regard for the people living there or the pedestrians walking up and down the road, often with young children. Regularly overshooting the hairpin bend at the top of Park Road as they are going too fast! The same AONB and Coastal Preservation Area policies remain on this land, which are there to protect and preserve the character of the area. The volume and speed of the traffic has got worse not better and therefore this land should not even be considered for development.

- The proposed site in Park Road should definitely not be considered for development. There have already been 3 attempts to build here – in 1965, 1992 and 1993 and all those applications were refused, the reasons given among others being the unsuitability of the steep site, increase in traffic both vehicular and pedestrian, being in a Conservation Area and AONB, the visual impact so detrimental to those already living in Park Road and the precedent it would set for further development all along that road.
- Impacts on skyline viewed from village.
- Shame to lose a green field above the village.
- Too much traffic added to existing roads.
- Is too small and beyond the building line and also a steep hill.

- Construction vehicles would also cause chaos and disruption through the village. Very little parking there now.
- Concern about additional traffic in narrow roads and disruption of construction traffic.

4. Land off New Road

OPPOSE

- Three of the housing sites have merit – Land off New Road is wholly unsuitable for stability (a fault line), drainage and the issues with traffic access safely to the main road.
- Site 4 would be unsuitable to build on as the ground is unstable – there are cracks in part of the field.
- Compromises the green gap between Beer & Seaton.
- The green wedge between Beer and Seaton should be maintained therefore this field should not be considered for development. I have been told the field has sunk quite considerably over the last 60 years? which may prove a problem for any development.
- Intrudes towards Seaton and eats up the green space between Beer & Seaton.
- There is no pedestrian pathway along some of the route (busy road) for access into the village.
- This site is inappropriate for the following reasons and should be omitted from consideration:
 - a) This site is outside the Beer Village Built-up Area Boundary
 - b) This site is within the Coastal Preservation Area. Building in the Coastal Preservation area would adversely affect the view from the sea.
 - c) This site was considered in the 2012 SHLAA Report and was deleted and withdrawn.
 - d) The site is adjacent to a Special Area of Conservation and would adversely affect the adjacent coastal area.
 - e) This site is in an Area of Great Landscape Value. According to Policy CO4 of the Devon County Council Structure Plan 2011-2016: “New development should therefore only be provided for where it would be limited in its visual impact.” Housing on this site would have significant visual impact.
 - f) This site does not abut nor is physically closely related to the Build-up Area. This conflicts with Strategy 35 of the Local Plan.
 - g) This site is geologically unstable. The ravine in the centre of this area has sunk considerably in recent decades and can be expected to continue to do so. Building on this site would result in unsafe housing, subsidence, and potentially undermine the stability of adjacent properties opening the council to potential liability.
 - h) Building on this site would be against Policy NE1 – Development and Natural Environment. This site is important to protected species such as badgers and bats. There are several badger setts on this site and it provides a feeding area for local bats.
 - i) This site is within the Seaton Gap. Building houses on this site contradicts Policy HBE1 of the draft Neighbourhood Plan.
 - j) Building on this site would adversely affect the view upon entering Beer from Seaton.
 - k) An access road from New Road to this site would be unsafe. This stretch of New Road is already dangerous. There was a major head-on collision in this area earlier in 2016. This site was reviewed in 2012 with the following comment. “The highway authority is not convinced it would be possible to provide a suitable access to this site.”
 - l) Building on this site would affect the natural drainage of the site and could undermine the cliff and precipitate coastal erosion.
 - m) This site is located in an area of archaeological potential. Evidence for Prehistoric and Roman activity has been found in the Beer-Seaton area. Building on this site would adversely affect the heritage value of the site.
- My observations are as follows (abrev):
 - i) This site is directly on the Jurassic Coast, an area for local walkers and nature lovers and very importantly tourists. The coastal path runs along the site and I believe building here would be extremely damaging to this area of outstanding natural beauty. Ref (enc) EDDC

Search 8 May 2015 denoting site as Area of Great Landscape Value and Coastal Preservation Area within Local Plan 2001-2011. (Policy NE1)

ii) If development is agreed here this would have a massive impact on the natural environment as it is currently a field where horses graze together with an abundance of wild bunny rabbits and other wildlife. The site is bordered by indigenous hedges and trees. (Policy NE3)

iii) Building on this site will impact the pavement that has been built to allow people to walk into Beer village safely on New Road which is quite bendy. Indeed the road has seen a recent accident as there is a blind spot directly by Garlands. Building a housing development on this site will only increase the local traffic and risk damage to the footpath that people enjoy whilst viewing the Jurassic Coast. (Policy NE5)

iv) Given the recent landslip just a bit further along the coast at Seaton we would be extremely worried about the stability of the land at this site, given this area is directly on the land adjacent to the coast edge. It is also on a slope that we wouldn't think practical for development. (Policy MS2)

v) Building on this site would compromise the visual openness and landscape of Beer Local Gap. This site is the beginning of the gap and there is only this field and the adjacent field before the Seaton boundary. (Ref Beer PC Community Survey Report Dec 2014 – 76.5% of people thought it was important to retain the green wedge between Seaton & Beer) (Policy HBE1)

vi) Building on this site would damage our existing holiday accommodation/small business (density of people/traffic/cars/disruption during construction) which will damage the amount of tourists we bring to Beer, local people we employ and also have implications for our booking agent based in Beer. (Policy T5)

vii) Our property is a house of historic importance to Beer and its setting in an AONB should be preserved for future generations to enjoy.

- Residents in Beer Road, Seaton, have contacted me about the inclusion of this site in your consultation as a possible site for affordable homes. I brought their concerns to Seaton Town Council Planning Committee, which discussed the matter at its meeting yesterday. The Planning Committee asked me to write to you to express Seaton Town Council's concern about the inclusion of this site. We fully understand the importance of designating sites for affordable housing. Indeed we have recently complained once again to EDDC about the continued exemption of the Tesco-Bovis site in Seaton from the requirement for affordable housing.

However we cannot accept that the land off New Road constitutes an acceptable site for development, even of affordable housing. The field in question constitutes about half of the 'green wedge' between Beer and Seaton at this point, nearest the coast. Development here would fundamentally compromise the separation of the two settlements which is supported by the Local Plan (and the 'Beer Local Gap' policy in your draft plan).

Development would also interfere with views of the coast from inland, and so contradict the Local Plan strategy to protect the undeveloped coast. It would spoil the particularly beautiful section of the South West Coastal Path between Seaton Hole and Beer, and so damage the attraction for walkers of the area around Seaton.

For all these reasons we are completely opposed to any proposal to include this site for affordable housing in any planning document. Indeed we believe that any such proposal will be rejected because of its incompatibility with the Local Plan.

SUPPORT

- In favour – avoids ribbon development, less traffic problems and environmentally less dominating.

END