

Beer Neighbourhood Plan

Heritage Impact Review

Introduction

This report has been produced by Planning Officers of East Devon District Council to support the Beer Neighbourhood Plan following a request from Historic England for more information on the potential heritage impact of the proposals, so they can form a conclusion as to whether the Neighbourhood Plan is likely to have a significant environmental impact and therefore require a Strategic Environmental Assessment (SEA). The Neighbourhood Plan proposes to allocate a site, known as land at Short Furlong, for residential development and this proposal is the focus of Historic England's concerns.

Heritage Assets in Beer

There are approximately 40 listed buildings or structures in the parish, only grade 11* listed Bovey House and its associated structures are located away from the village whilst the remaining buildings and structures (all Grade 11 listed) are located within the Conservation Area. The conservation area focusses on the historic centre of the village, originally covering Fore Street, Causeway and Townsend but extended in 1990 to also include the western section of Clapp's Lane and a large area to the north and east of the village centre including parts of Long Hill, New Road and Berry Lane. The site which is the subject of this assessment is located close to, but separate from, the westernmost part of the conservation area.

Numerous primary archaeological sites are identified in the Scheduled Monument Record, however there is only one scheduled ancient monument located in the parish along the Eastern parish border, which will not be affected by the proposals. A paleolithic handaxe was found very close to the site and any development should take account of the potential for archaeological remains.

Beer Neighbourhood Plan

The key aim of the Neighbourhood Plan is to provide affordable housing for local people who would not otherwise be able to access homes in the village. Having considered a range of potential site options the Plan proposes to allocate a single site for development located in the centre of Beer for 31 dwellings. This site was subject to a planning application in 2014 for a similar scheme but was refused on the grounds that it wasn't policy compliant. No heritage impacts or concerns were identified during the consideration of the application.

There are several buildings (Rock Farm and the Almshouses) which have been identified as having the potential to be affected due to their proximity to the allocated site. The following table outlines these assets, and assesses the extent and likelihood of any harm on them or the Conservation Area. Perspective photographs have been used to aid the conclusion and can be found in the appendices.

Heritage Asset	Proximity to Development	Description from the listing	Setting and Significance	Potential Harm
Rock Farm (formerly Gibb's Farmhouse)	Approximately 100m northeast of the site.	<p>SY 2289 BEER THE CAUSEWAY 28/49</p> <p>Gibb's Farmhouse</p> <p>Grade II</p> <p>Farmhouse. Mid C19 stone rubble house with ashlar dressings. Tiled roof with gabled ends. Two storeys. Four bays. Sash windows with glazing bars and slightly cambered arches with keystones. One tripartite sash on ground floor. Ashlar gabled porch with triangular arch. Rendered ridge chimney stack off centre.</p> <p>Listing NGR: SY2250589508</p>	<p>Rock Farm is located on the northern side of The Causeway, the north-western approach to the village. Rock Farm is a two storey dwelling situated between (but detached from) traditional period cottages which contribute to the historic character of the streetscene but are not listed. The ground rises behind these dwellings so that they are seen against a backdrop of vegetation and boundary fences/walls.</p> <p>On the southern side of The Causeway, opposite Rock Farm, are located a variety of more modern, two storey dwellings, including a block of flats with an arched entrance at ground level to car parking beyond. At the rear of the car park a retaining wall, topped by dense vegetation is just visible. The proposed allocation site lies on top, and set back, from this wall.</p>	<p>The proposed allocation site is separated from The Causeway, and the Conservation Area both physically (there are almost continuous 2 storey dwellings between them) and by a very stark change in ground levels (the site starts at first floor level and slopes upwards but away to the northwest.</p> <p>The Conservation Area Appraisal identifies the intervening dwellings as a detracting feature due to their unsympathetic character.</p>
The Almshouses	Approximately 150m	<p>SY 2289 BEER THE CAUSEWAY 28/48</p>	The Almshouses lie to the northwest of the site at the junction of Causeway and Court	The juxtaposition of the Almshouses and surrounding two

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	northeast of the site	<p>8.5.67 Almshouses Nos 1 to 10 (consec)</p> <p>Grade II</p> <p>Almshouses. Built in 1820. Long range of stone rubble almshouses with freestone dressings in Gothic style. Steeply pitched shaped tile roof with crested ridge tiles, gabled ends, and very deep over-hanging eaves supported on thin iron posts to form a verandah. Each house has a moulded four-centred arch doorway with nail-studded door and moulded four-centred arch window with casement complete with Gothic glazing bars. Five red brick chimney stacks at ridge, the centre stack has stone tablet "AD1820". Erected by the Baroness Rolle.</p> <p>Listing NGR: SY2259389487.</p>	<p>Barton Hill and the B3174. They are single storey in appearance but have steeply sloping roofs with additional accommodation inside it (lit by discreet rooflights).</p> <p>On the southern side of The Causeway, opposite the Almshouses, are located a variety of traditional two-storey Victorian cottages on well-vegetated slightly sloping plots. There is a brief glimpse of the allocation site boundary between the cottages which are set-back and the pair of roadside cottages but this is likely to be obscured by vegetation for the majority of the year. Travelling north-westerly along Causeway, Mare Lane forms a break in the character beyond which the houses are more modern and include a two storey block of flats.</p>	<p>storey dwellings is such that the site is screened from view, except for a brief glimpse between buildings. The Almshouses are unlikely to be seen in the context of the new development.</p> <p>The Conservation Area Appraisal identifies the more modern dwellings as a detracting feature due to their unsympathetic character.</p>
Beer Conservation Area	At its closest, around 20metres from the site.	Beer Conservation Area was designated in 1973 and extended in 1990 and mainly comprises the historic village core centred on Fore Street, the coastal fringe and large houses on the slopes to the north and east of the village. It also includes	This area consists of an extensive band of mainly 19 th century development of cottage groups and almshouses aligned on relatively level or gently sloping	The allocation site is set above the conservation area and, whilst the visual harm will be minimal when

Heritage Asset	Proximity to Development	Description from the listing	Setting and Significance	Potential Harm
		<p>the Rolle Estate houses in Sea View terrace, and the rather more mixed development, including considerable 20th century infill on long Hill, Berry Hill, Causeway and the eastern part of Townsend. Within the existing conservation area are approximately 40 individually listed buildings, some in groups, giving 20 separate list entries.</p>	<p>ground across the upper part of the valley. There are a good many examples of the use of Beer stone and of community building under the Rolle Estate patronage.</p>	<p>viewed from close proximity (due largely to the intervening buildings, the more modern of which, themselves detract from the Conservation Area), it will be visible from the eastern side of the town in longer views.</p>

Heritage Impact Summary	Potential mitigation
<p>As concluded in the table above, there will be a limited impact on nearby existing heritage assets through the allocation of the site.</p> <p>Due to its height, the site will be glimpsed from the conservation area and vantage points in the Causeway, however the intervening buildings mean that the immediate setting of heritage assets in the village will not be impacted.</p> <p>Potential viewpoints from which the proposed development may be seen are:</p> <ol style="list-style-type: none"> 1) Views of the site from the north-east are the most sensitive. The site will be seen in the context of the wider village including the conservation area. 2) Partial views from the south are seen from heavily wooded private land and in the context of existing development. 	<p>The site is located within an AONB and there are protected species (bats) which require the retention of hedgerows so any development will need to be linear in form, set back from the hedgerows and located on the lower parts of the field away from the ridgeline.</p> <p>Ensuring the development is contained in the lower part of the field will not only limit its visibility but will ensure new dwellings are seen in the context of existing built development.</p> <p>Further measures which could lessen any impact of new development are:</p> <ul style="list-style-type: none"> • Tree and hedgerow planting in the remaining part of the field to reinforce and enhance Beer’s landscape setting and mitigate views from the East.

- 3) Most short range views are limited by topography and existing buildings.
- 4) Other long distance views tend to be limited to glimpses through breaks in existing hedgerows and are seen in the context of existing development, particularly the housing at Short Furlong.
- 5) In all distant views the development extends part-way up the field so will not extend beyond the ridgeline.

It should be noted that there is a recently constructed close of affordable housing to the east of the site (Short Furlong) and this has introduced a modern building form to this part of the village which, despite being of similar proximity to the listed buildings and conservation area, were not considered harmful.

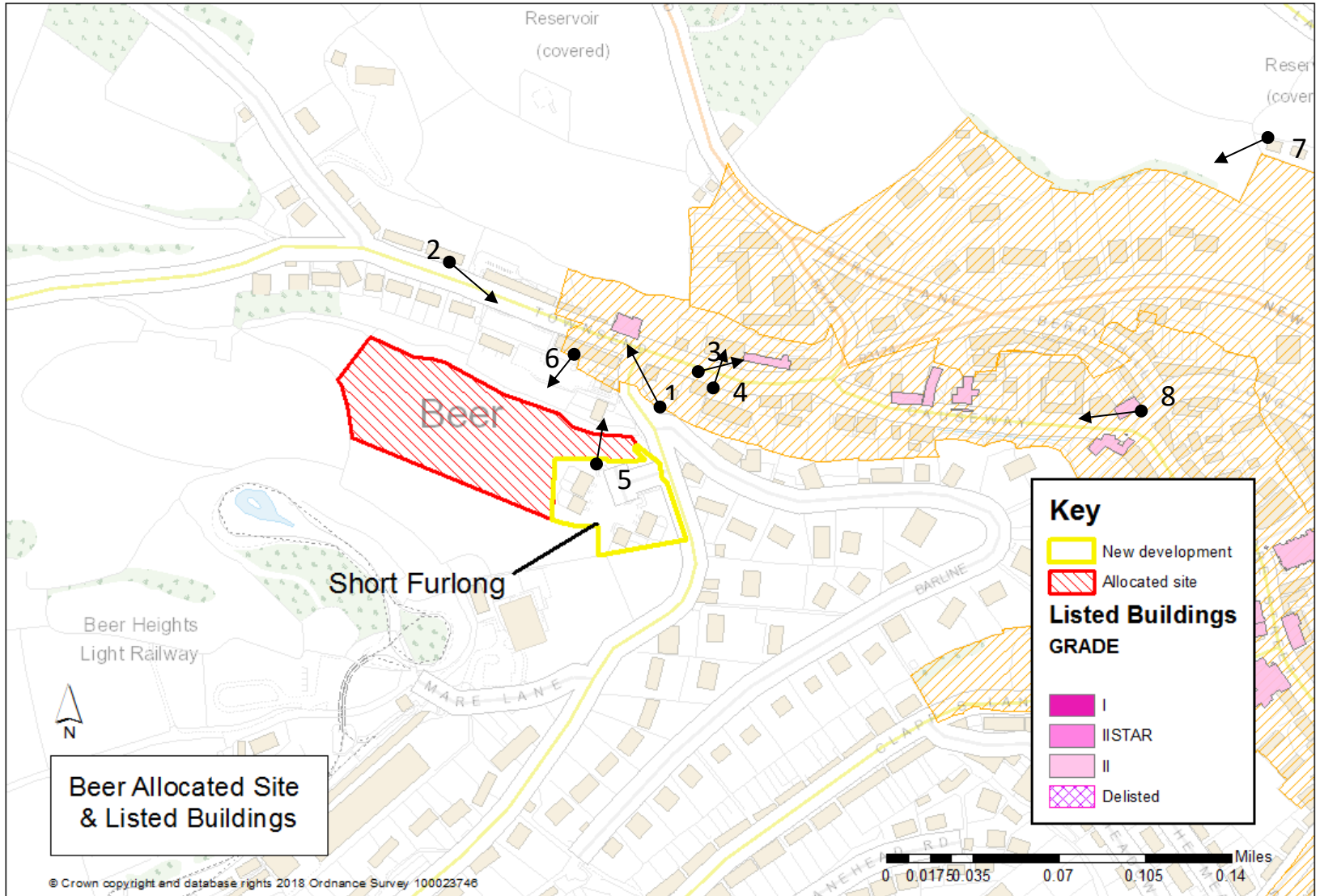
- Use of natural, local materials to reflect the predominant materials in the town. Light coloured render, as at Short Furlong, should be avoided as this contrasts with the natural setting and increases the visual impact.
- Structural planting to southern boundary.
- Retain and enhance existing boundary trees to north of site and reinforce boundary planting.
- Break up mass of development from key viewpoints using landscaping and varying roof heights and materials to reflect the existing varied roofscape in the town.

Conclusions

The allocation site contributes to the overall natural setting of Beer, particularly when viewed from a distance. It does not significantly contribute to the setting of nearby heritage assets due to its location away from the majority of assets and because short/localised views are obscured by topography and intervening buildings. Significant development has recently been constructed in close proximity to both the site and the nearest listed buildings- Rock Farm and the Almshouses, which sets a precedent for more modern building design in the area. Accordingly, the allocation of the site will not have a significant impact on nearby heritage assets.

Due to the dendritic settlement pattern and the potential for visual impact on long distance views, housing should be restricted to the lower section of the field and carefully landscaped. Materials should be natural and dark-coloured (rather than light renders) so that they are better assimilated into the countryside.

Appendix 1: Map showing allocated site, nearby development and photo viewpoints



Note- Photographs 9, 10 and 11 show distant views and their photopoints are beyond the extent of the map



1- View looking north-west at Rock Farm. The allocation site is approximately 100m to the south west



2- Townsend, looking south-east. The allocation site is behind and above the car park.



3- View from the southwest looking at the Almshouses. The site is approximately 1500m to the southwest.



4- Causeway cottages viewed from the southwest. This row of cottages is not listed but adjoins the Almshouses and is of historic importance and contributes positively to the character of the Conservation Area. The allocation site is approximately 125m to the southwest.



5- View northwards from existing Short Furlong development. Existing heritage assets are hidden from view by landscaping, topography and buildings. The allocation site is to the left of the picture and has a similar outlook.



6- View of the site looking south from the car park of the new flats opposite rock Farm. The site is behind and above the bramble covered retaining wall.



Allocation Site

7- Site viewed from domestic garden off Stovar Long Lane to the east of the village.



8- From the landscape assessment, glimpsed view from the centre of Beer towards the site from the junction of Beer Road, B3174 and long hill, approx. 300m east of the nearest site boundary. The site is seen in the context of the conservation area and the existing village.



9- From the landscape assessment, Distant view from Stovar Long Lane, approx. 500m north-east of site. The AONB forms the backdrop.



10- From the landscape assessment, view from Long Hill Road approx 400m east from the nearest site boundary. The site is seen in the context of the varied roofscape of the town.



11- From the landscape assessment, distant view of the site from the top of Long Hill approx. 500m east of site boundary. The landscape setting of the town, within the AONB, forms the backdrop

Appendix 2: Landscape and Visual Impact Assessment

In 2014 an outline planning application was submitted for development on the site now proposed for allocation. This application was accompanied by a number of supporting assessments. These assessments have informed this report and the accuracy of the material reproduced below has been confirmed on site.



The site steeply inclines from north to south so that development becomes more visible the further south it extends.



3.6 Landscape Setting

A Landscape Assessment has been produced in support of this application. This assessment demonstrates that the land at Short Furlong is suitable for development without generating material harm to the character of Beer and its surrounding landscape.

The potential visibility of the site was assessed during a site appraisal undertaken in January 2014. Potential locations from which the site could be observed from local public highways and footpaths were identified and analysed along with the topography and the surrounding context to demonstrate an approximate zone of visual influence for the proposed development.

The assessment identified potential viewpoints from which the proposed development may be seen. These include:

- Partial views from the south are only seen from heavily wooded private land. The views have limited sensitivity due to site being used for a leisure park. These views are also seen in context of other existing development.
- The majority of short range views are limited by topography of the site and existing buildings. For example, views from Townsend Road will be limited to only partial glimpses through existing development.
- Long views of site, in particular the view from Long Stovar Lane, are restricted to gaps in the existing mature hedgerow.
- Views from the west are also limited by mature hedgerows.

Appendix 3: Computer generated image of previous application 14/2621/MOUT

