



East Devon Local Plan 2020-2042

Site Selection report

Beer



February 2025

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 2042 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.¹ 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.²
- 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.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

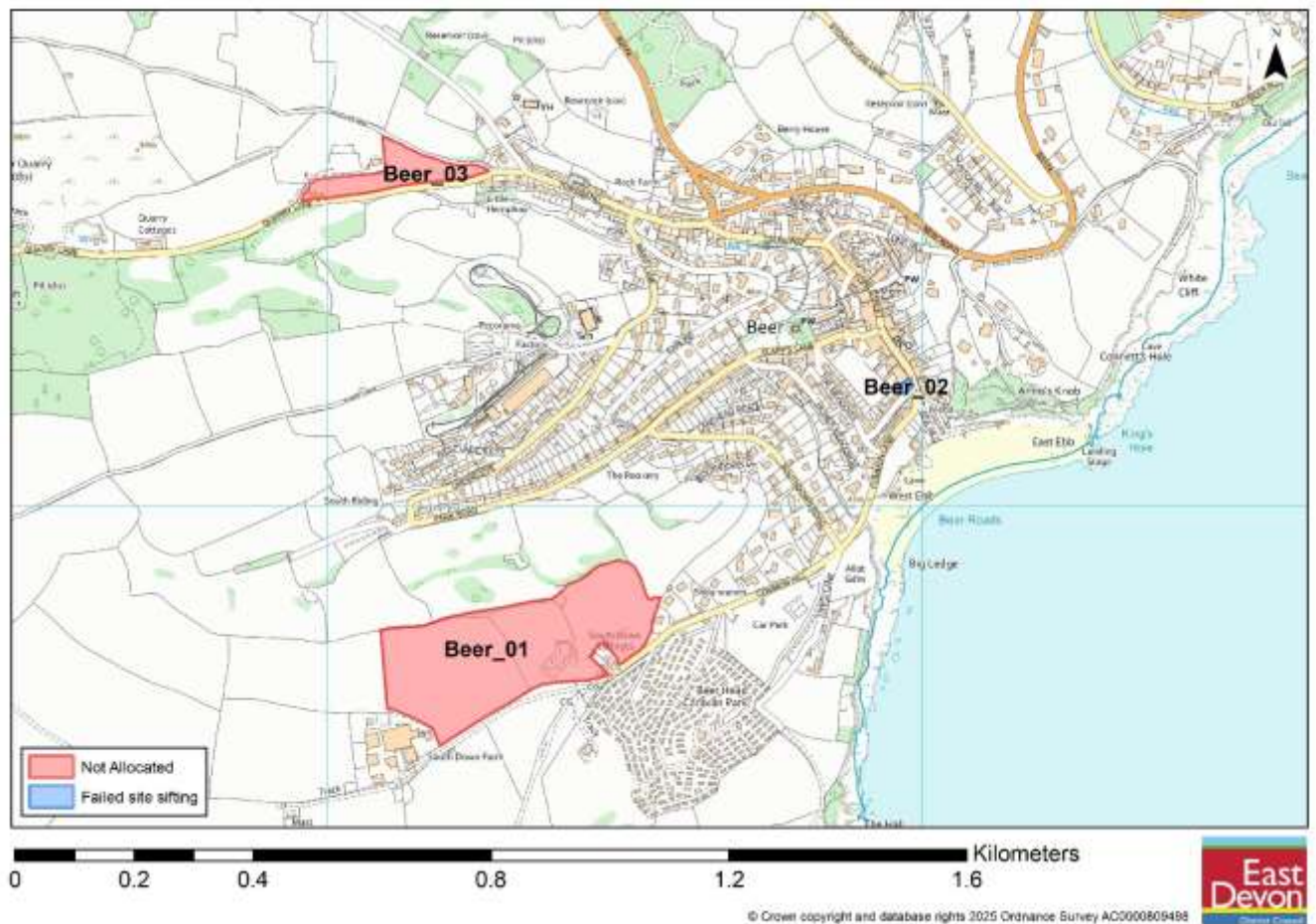


Figure 1.1: Overview of Site Selection findings at Beer

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

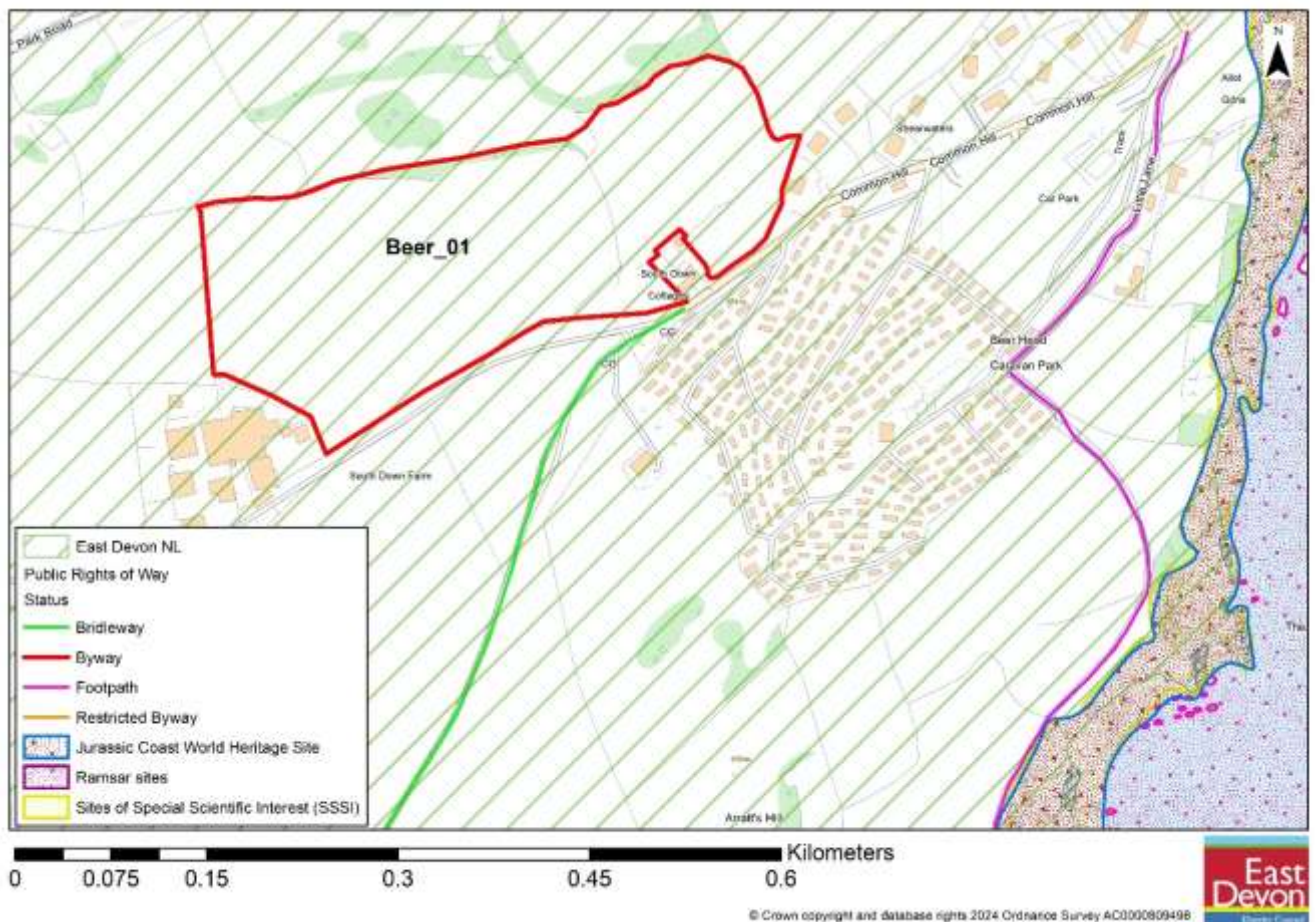
Reference number: Beer_01

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 AONB (National Landscape), 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 which may include best and most versatile land (3a) . 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

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

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon AONB (National Landscape)

For sites within AONB, applicable special qualities

Site lies entirely in the East Devon AONB (NL). Open coastal plateaux - long ranging views.

Other relevant biodiversity, historic environment and/or geological designations

Sites lies almost entirely in the heritage coast (apart from the far eastern end).

Lies within Beer Quarry & Caves SAC Consultation Zone.

No heritage designations or geological records on RIGS, but is part of the setting to the Jurassic Coast WHS and HER records this as an area of artefacts scatter and evidence of prehistoric field systems.

Landscape Character Type and relevant key characteristics

Predominantly within 1B Open Coastal Plateaux with far northern and south-eastern edges falling within 4D Coastal Slopes and Coombes.

Key relevant characteristics of 1B are: high open plateau, little woodland, relatively large scale landscape, with medium to large field pattern, dense low hedges; prehistoric archaeology; caravan parks; extensive views along the coast. Openness and exposure.

Relevant characteristics of 4D are coastal views and coastal influence in exposure, vegetation and extensive views - high, open and exhilarating on top slopes.

Local landscape character of site and immediate surrounds

Area of high land in agricultural use (appears to be grazing rather than arable), over 2 large fields, with extensive / panoramic views inland to the NW, north and eastwards above Beer, and continuing all along the coast towards Dorset. Perimeter boundary hedgerows, containing some large trees. One bisecting hedgerow. Valleys to immediate north and east including the village of Beer.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure here would appear to be above the contour of surrounding development near and far, and would presumably be seen above the skyline of Beer Head and impact dark skies. Access by vehicle during construction particularly but also once occupied would be disruptive in the summer / peak tourist season especially. Loss of some boundary hedgerow presumed for creation of site access. Loss of open agricultural fields, but presumed boundary and internal hedgerows could be protected during construction and retained.

Analysis

Physical and natural characteristics	
Medium-high	Comprising a relatively flat and predominantly open plateau in a hill/cliff top location, comprising several large fields of rough (possibly improved) pasture, seemingly used for grazing. Few internal features, other than the bisecting hedgerow and an area of ground level solar panels. Site perimeter defined with hedgerows, some including trees (more so to the eastern end where the land also falls away towards Beer/the coast from higher ground in the centre). A relatively simple form, large scale land form, with the main point of note being its open exposed nature/its height above the village/sea.
Cultural and historic associations	
Medium-high	The site and environs provide part of the backdrop to the historic village of Beer and the Jurassic Coast World Heritage Site. Facing the coast, the area below the site and above the Beer Head caravan park gives the impression of being a rugged, exposed, windswept almost wilderness untouched by human activity, with the only visible built development above this being the rather incongruous but de-minimis pair of semi detached dwellings on the site boundary which overlook the coast. The HER records show that the site lies within an artefact scatter, and also that there is an area of perhistoric field systems intersecting the site. Generally the sense of vastness of the views across the coastline from the site, where many miles of cliff tops & edges can be seen, provoke historical associations going back to the formation of the landscape and its evolution since as human activity has shaped it.

Relationship to existing settlement edge	
High	The settlement of the historic fishing village of Beer lies and extends along the valley bottom and extends far up the valley sides. However, apart from a single ribbon of large individual and unique detached properties leading part way up the steep hill towards the site, it is set above and divorced from Beer, both in terms of the orientation/shape of the site which extends away from the main centre, and its height above the main residential streets and high street. The generally undeveloped nature of the land at this height provides a natural setting for the village of Beer which nestles below, already extending to what feels like its natural limits in this direction.
Experiential landscape character	
Medium-high	Notwithstanding the agricultural use, the height of the site and its exposed, open / expansive and uncomplicated nature (with few signs of modern development) interconnect it visually and experientially with the wider inland and coastal scenery, near and far, and give it a remote, isolated and generally tranquil feel, and its scenic value. This site and immediate surroundings will provide dark skies at night.
Views	
High	Due to the site being on a plateau above steeply rising ground from the historic core and residential streets of Beer, the degree to which development on it would be visible / prominent from here, including due to the boundary trees to the east/north is uncertain. However, occupying such high ground in this exposed coastal landscape gives the site long range intervisibility with a vast area (coastal and inland), with the vast majority of development from this vantage point seemingly lying somewhat below it. This would include being seen from the south west coast path - again possibly limited at near range, but certainly in and beyond the direction of Seaton. The site is also therefore providing an area of undeveloped skyline.
Overall landscape susceptibility	
High	The open nature of the site as a coastal plateau providing an area of almost entirely undeveloped skyline as a backdrop to the settlement of Beer and the Jurassic Coast.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/	

major	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

According to local heritage websites, Beer appears in the Domesday Book and developed as a small fishing village. Evidence has been found of Neolithic man (New Stone Age, The Neolithic, 4,000 BC to 2,000 BC) including an early Bronze age burial ground. It was in Roman times, 2,000 years ago, they started Beer Quarry Caves for building stone. Beer has a rich history of quarrying, fishing, smuggling, agriculture and lace making. There has always been an abundance of natural materials such as pebbles, flint and Beer stone (a virtually pure chalk limestone). This is clearly evident in the many old buildings in the village, and particularly on Fore Street.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes</p> <p>At its closest point the site lies approximately 370m from the boundary of the Jurassic Coast World Heritage Site, and is part of its setting, forming the plateau of an area of high ground within the backdrop. No listed buildings are within close proximity. At its nearest point, the site lies c.400m south-east of the Beer Conservation Area which includes a number of Grade II listed buildings. The nearest SAM is c.1.5km away to the NW (Bowl Barrow at Bovey Fir Cross). Due to the site being a coastal plaeaux with extensive and expansive views, development in this location could potentially harm the wider setting of the historic village of Beer more generally, the distance heritage assets identified and the Heritage Coast designation (see landscape tab). If the site is preferred or 2nd choice for allocation, further investigation could therefore be required as to intervisibility with these long distance assets. The site also lies almost entirely within the designated Heritage Coast and development would be visible. Whilst this part of the heritage coast is not undeveloped (there are limited numbers of individual dwellings and a caravan park), a substantial new housing development (over 100 homes), although partly screened from view, would be likely to harm the setting. Site lies wholly within an artefact scatter monument listed on the HER, known as Beer Head Lithic Scatter where extensive scatters of Prehistoric lithic material and associated lithic working sites across Beer Head. The easternmost field in the site is also intersected by a monument record on the HER related to field systems, known as 'Field System between Branscombe Mouth and Beer'. This is decribed as an extensive but fragmentary relict field system of possible later prehistoric to medieval date visible on aerial photographs and images derived from lidar as earthwork banks defining curvilinear field boundaries and possible trackways, from the coast, dating from Early Bronze Age to Late Medieval. Further archaeological investigation would therefore be required.</p>
List any heritage assets potentially affected.	1. Heritage coast. 2. Artefacts Scatter and 3. Field System - Further archaeological investigation could be required.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	350	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	14633	Minor adverse effect predicted (not significant)
Ramsar site	International	21816	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	2882	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	350	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3203	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2871	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2002	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	445	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1398	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Sidmouth to West Bay SAC/SSSI to south and east, with Lyme Bay & Torbay SAC immediately beyond that. Also 435m south east of Beer Quarry and Caves SAC – which is also the nearest County Wildlife Site. Adjacent to s41 priority habitat of land

to immediate north and east which is good quality semi improved grassland as well as being a 'grassland' Core Nature Area under Nature Recovery Network dataset.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

Not able to access/closely observe all areas of the site. However, predominantly open agricultural fields of grass/scrub land which is evidently grazed. Not currently fitting the agriculturally improved grassland description – possibly only as a result of the extreme hot weather. Ground very dry. Beyond the outer and internal boundary hedgerows & trees, no particular habitat types of interest noted.

Presence of veteran or ancient trees

Some trees within / adjacent to field boundaries/hedgerows, none appear to be ancient or veteran. Possible field maple of interest photographed close to northern boundary but could be protected as part of any development.

Large numbers of mature trees within hedgerows or otherwise

There are a reasonable number of mature trees within the boundary hedgerows, but for the size of the site would not describe as a 'large number'.

Presence of ponds not identified on aerial imagery

No. None noted. Potential for use by bats as in the bat sustenance consultation zone.

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

No

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Significant moderate adverse effect predicted.

3 Site Reference Beer_03

Site details

Settlement: Beer

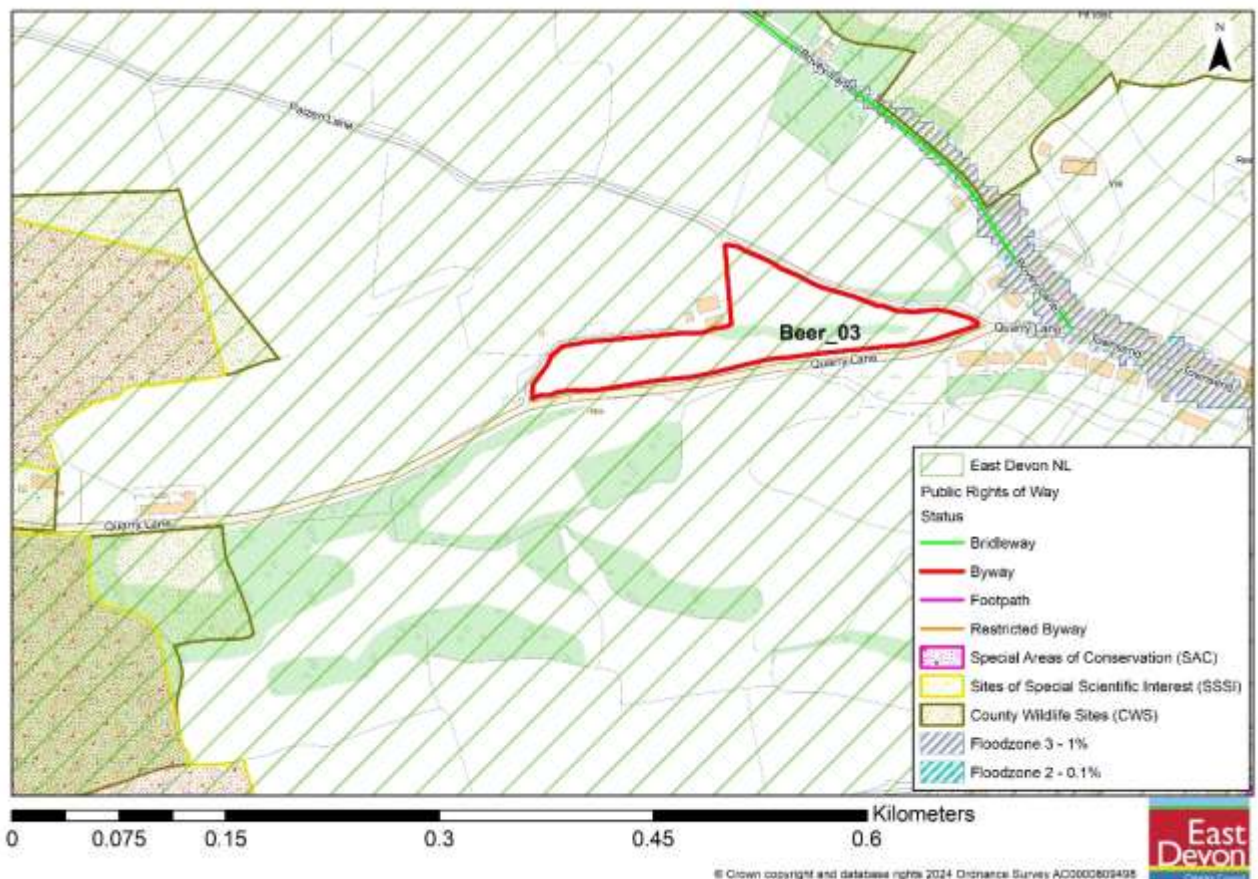
Reference number: Beer_03

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 assessable 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).

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon National Landscape (AONB)

For sites within AONB, applicable special qualities

Site lies entirely within East Devon AONB (NL).

Other relevant biodiversity, historic environment and/or geological designations

Lies within Beer Quarry & Caves SAC Consultation Zone, and is close to the SAC site itself.

Site lies just beyond (north of) the boundary of the Heritage Coast designation.

Nothing to highlight from RIGS register.

Landscape Character Type and relevant key characteristics

Site lies entirely within LCT 4D Coastal slopes and coombes, within Devon Character Area 'Sidmouth and Lyme Bay Coastal Plateau'.

Key relevant characteristics for/at this site are: narrow and steep valleys; mix of unenclosed woodland and small to medium irregular fields, mainly pasture with pockets of wet pasture and scrub; long history of settlement with surviving historic buildings, lanes and field patterns; settlement pattern including dispersed villages; narrow winding roads; sense of timelessness in parts, although awareness of traffic & tourist influences; intimate and enclosed views in lower valleys.

Local landscape character of site and immediate surrounds

The site lies on a steep-sided combe, comprising a roughly wedge shaped field parcel partially divided mid-slope by scrub vegetation and bounded on all sides by high native hedgebanks. Field gradients vary across the site and exceed 1:3 in places. Quarry Lane, a narrow unclassified road, runs up through the bottom of the coombe adjacent to the southern boundary. Paizen Lane, an historic, stoned track and public bridleway runs along the northern boundary following a ridge spur. Surrounding land-use to the north, south and west is pastoral. The edge of Beer extends just to the east, with various agricultural development to the immediate north-west. Special qualities noted: 'Picturesque historic villages with traditional buildings linked by narrow winding lanes....'; many listed buildings. Also, 'varied and dramatic coastal scenery... intimate wooded combes and coves contrast with the stark, white chalk outcrop that punctuates the coast at Beer Head'.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure into this site would extend the village into the countryside surrounding the village, but following a similar dendritic pattern as is typical at Beer due to the topography.

The steep topography and higher ground to the north part of the wedge area would be likely to require significant earthworks, or to be excluded from the developable area.

The site is also currently tranquil and contributes to dark skies.

Although there are no mature trees within the site, some loss of the mature boundary hedgebanks to enable access would be expected.

Analysis

Physical and natural characteristics	
Medium-high	The site makes a strong contribution to local landscape character being of a typical landform, comprising a small irregular field with mature native hedgerow, pasture and scrub, rising from adjacent to the narrow lane, up the coombe side. The landscape is in good condition. The change in levels between the southern and northern sections of the site would increase the physical and natural character susceptibility.
Cultural and historic associations	
Medium-high	The site lies c.200m west of the far eastern extremity of the Conservation Area which covers the historic centre of Beer, with intervening modern (and 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 a historic landscape due to the intimate nature of it. Lying on Quarry Lane, there is also a cultural/heritage association with the quarrying industry which has shaped the development of Beer.
Relationship to existing settlement edge	
Medium-high	The far eastern extent of the site would lie across the lane from the periphery of the existing settlement (and settlement boundary) and would extent the linear settlement edge further along Quarry Lane, protruding into the countryside setting. At its nearest point, the site

	<p>is only c. 10 minutes level walk (all via pavements) from the village centre services and facilities.</p> <p>There are several properties in the immediate vicinity of the site at this eastern end. The far western part of the site lies immediately south of an area of agricultural development, but feels remote and detached from the village. Development here would create a new 'gateway' to the village, some 300 metres further west than the current extent of built form.</p>
Experiential landscape character	
High	<p>The landscape has an intact rural character and a high scenic quality, with few modern detractors visible. It is currently a tranquil area with little activity (although Quarry Lane is likely busier in the tourist season). Contribute to the quality of experience are the high native traditional Devon hedgebank forming the site boundary along the quiet, winding and narrow Quarry Lane, and glimpses of the top of the slopes of the site above which forming the skyline. The built up area of Beer is out of view from much of this site, but there is an anticipation of arrival, with long distance views of scattered residential properties along the valley sides.</p>
Views	
Medium-high	<p>Development on the lower part of the site would have greater potential to be partly screened from view due to the high hedgerow. However, development on the northern part of the site would breach the skyline. Overall, development would read as ribbon development extending beyond the current end of the settlement, and could be expected to be prominent in views from Quarry Lane, Paizen Lane as well as from the permissive footpath which runs along the opposite side of the valley emerging on to Quarry Lane opposite the site.</p>
Overall landscape susceptibility	
Medium-high	<p>The key characteristics and qualities of the landscape are susceptible to change from the development proposed.</p>
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/ moderate/ major	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High	

Landscape guidance: opportunities in relation to development

No opportunities identified from development. N.b. 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.

Historic Environment Site Assessment

Notes on history of area

According to local heritage websites, Beer appears in the Domesday Book and developed as a small fishing village. Evidence has been found of Neolithic man (New Stone Age, The Neolithic, 4,000 BC to 2,000 BC) including an early Bronze age burial ground. It was in Roman times, 2,000 years ago, they started Beer Quarry Caves for building stone. Beer has a rich history of quarrying, fishing, smuggling, agriculture and lace making. There has always been an abundance of natural materials such as pebbles, flint and Beer stone (a virtually pure chalk limestone). This is clearly evident in the many old buildings in the village, and particularly on Fore Street.

Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes</p> <p>At its closest point, site lies approximately 205m from the start of the Conservation Area which contains the historic core of Beer village, and 230m from the nearest Listed Building, within the Conservation Area. There is intervening new / modern residential development, however the site forms part of the approach into and setting of this significant historic village, from the west. The site runs parallel and opposite land within the East Devon Heritage Coast with high intervisibility. Site lies wholly within a large artefact scatter monument listed on the HER, known as Beer Head Lithic Scatter where extensive scatters of Prehistoric lithic material and associated lithic working sites across Beer Head. A linhay is recorded on the 19th century Tithe Map in the far eastern side of the site and recordings of Lithic working site (worked flint from early Neolithic to Late Bronze Age) recovered on land immediately adjacent to the northern boundary of the site. The site lies approx. 230m east of Beer stone quarry site (north of Quarry Lane), dating from Roman to Late medieval period. The nearest SAM is c.1km away to the NW (Bowl Barrow at Bovey Fir Cross).</p>
List any heritage assets potentially affected.	1. Heritage Coast 2. Artefacts Scatter 3. Linhay site. Further archaeological investigation could be required.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	219	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	14678	Minor adverse effect predicted (not significant)
Ramsar site	International	19357	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	23929	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	219	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3464	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2227	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1256	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	80	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	308	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	6.54	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	6.54	Significant moderate adverse effect predicted

Comments

Beer Quarry and Caves SAC/SSSI lies fairly close to west and site lies within the Consultation, Sustenance and Landscape Connectivity Zones. Within 100m of Bovey Lane Fields County Wildlife Site (species-rich unimproved grassland) and opposite (across the 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.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

Yes. Predominantly scrub and pasture, with mature boundary hedgerows and hedgebanks.

Presence of veteran or ancient trees

No. Some trees within / adjacent to field boundaries/hedgerows, none appear to be ancient or veteran.

Large numbers of mature trees within hedgerows or otherwise

Few mature trees present.

Presence of ponds not identified on aerial imagery

No. None noted.

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

Yes. Site is comprised of 1 - 2 small field parcels. DCC views awaited but access likely to require hedgerow removal.

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Significant moderate adverse effect predicted

