



East Devon Local Plan 2020-2040

Site Selection report

Axminster



September 2024. SPC version

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

Cover photo shows Axminster from Trinity Hill taken by Planning Policy team.

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

1	Introduction.....	4
2	Site Reference GH/ED/80.....	9
3	Site Reference GH/ED/83.....	14
4	Site Reference Axmi_01.....	18
5	Site Reference Axmi_02.....	24
6	Site Reference Axmi_07.....	28
7	Site Reference Axmi_08.....	31
8	Site Reference Axmi_09.....	35
9	Site Reference Axmi_10.....	38
10	Site Reference Axmi_11.....	41
11	Site Reference Axmi_12.....	46
12	Site Reference Axmi_16.....	49
13	Site Reference Axmi_17.....	52
14	Site Reference Axmi_18.....	55
15	Site Reference Axmi_22.....	58
16	Site Reference Axmi_23.....	61
17	Site Reference Axmi_24.....	64

1 Introduction

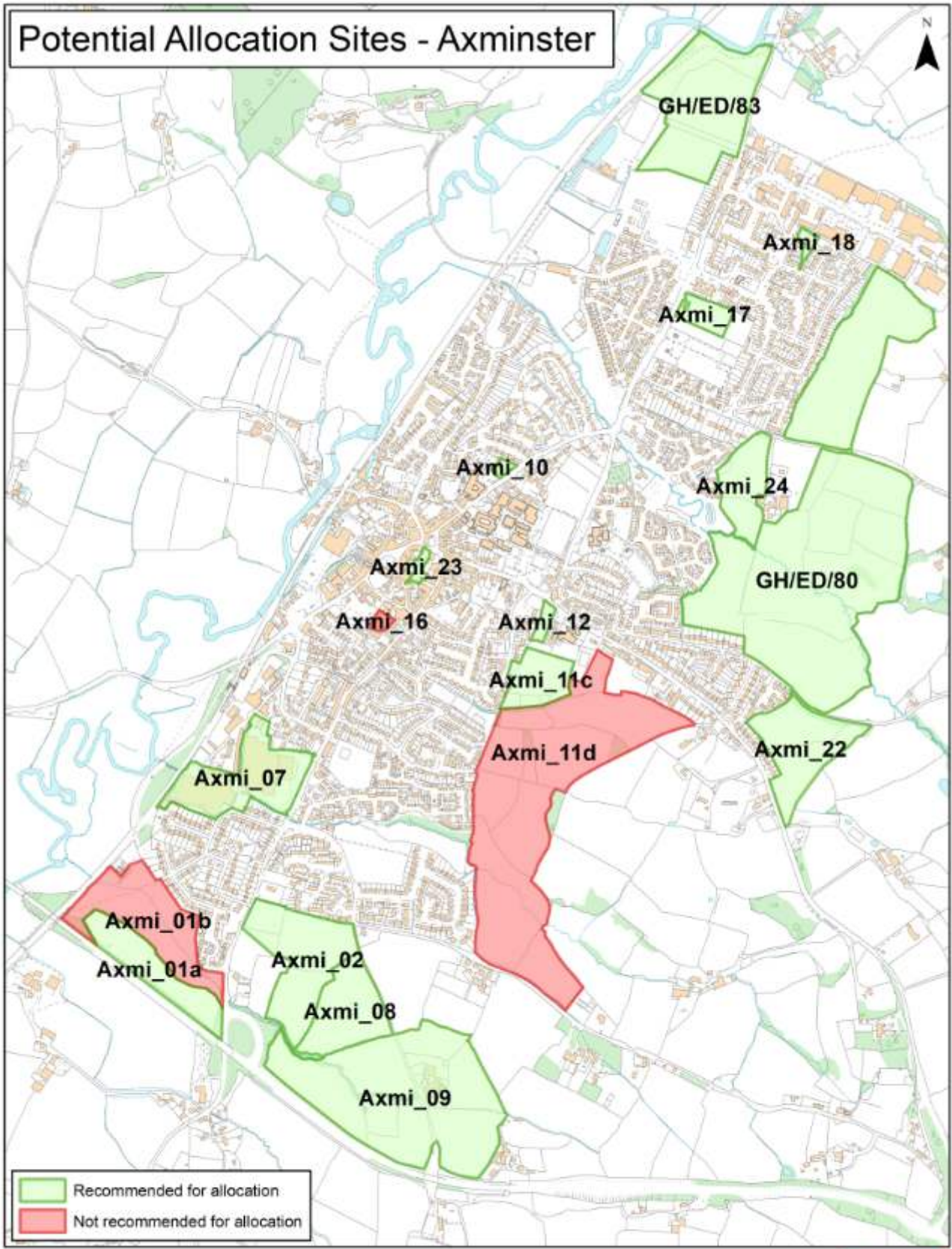
- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement 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 Axminster. 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 failed '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 sites did not pass site sifting at Axminster:
 - Axmi_03 is below site size threshold so not suitable in the HELAA. However, Axmi_03 can provide access to Axmi_11 via Lyme Close so assess Axmi_03 as part of Axmi_11.
 - Axmi_04 overlaps with Axmi_11.

□ **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](#)

-
- Axmi_13 not suitable in HELAA due to unacceptable environmental impact (on heritage assets).
 - Axmi_19 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - Axmi_20 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - GH/ED/79/Axmi_22 overlaps with Axmi_22.
 - GH/ED/81 – the call for sites 2022 submitter confirmed Axmi_22 is available but not GH/ED/81 or GH/ED/82.
 - GH/ED/82 – the call for sites 2022 submitter confirmed Axmi_22 is available but not GH/ED/81 or GH/ED/82.

Potential Allocation Sites - Axminster



0 0.2 0.4 0.8 1.2 1.6 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



Figure 1.1: Overview of Site Selection findings at Axminster

Site reference	Number of dwellings / hectares of employment land	Allocate?
GH/ED/80	225 dwellings	Yes – but only land south of the Mill Brook would be developed for housing – land to the north to be multi-functional public and natural open space.
GH/ED/83	140 dwellings plus 0.8 ha employment	Yes
Axmi_01a	3.3 ha of employment	Yes
Axmi_01b	15 (reduced to reflect large area of flood risk).	No due to flood risk but consider putting in settlement boundary.
Axmi_02	100 dwellings	Yes
Axmi_07	Mixed employment with 50 homes	Yes
Axmi_08	68	Yes
Axmi_09	270	Yes
Axmi_10	5 dwellings	Yes
Axmi_11d	330 dwellings	No
Axmi_11c	50 dwellings	Yes
Axmi_12	9 dwellings	Yes
Axmi_16	15 dwellings	No
Axmi_17	19 dwellings	Yes
Axmi_18	6 dwellings	Yes
Axmi_22	104 dwellings (based on planning application – standard yield 55).	Yes

Site reference	Number of dwellings / hectares of employment land	Allocate?
Axmi_23	10 dwellings	Yes
Axmi_24	29 dwellings	Yes

2 Site Reference GH/ED/80

Site details

Settlement: Axminster

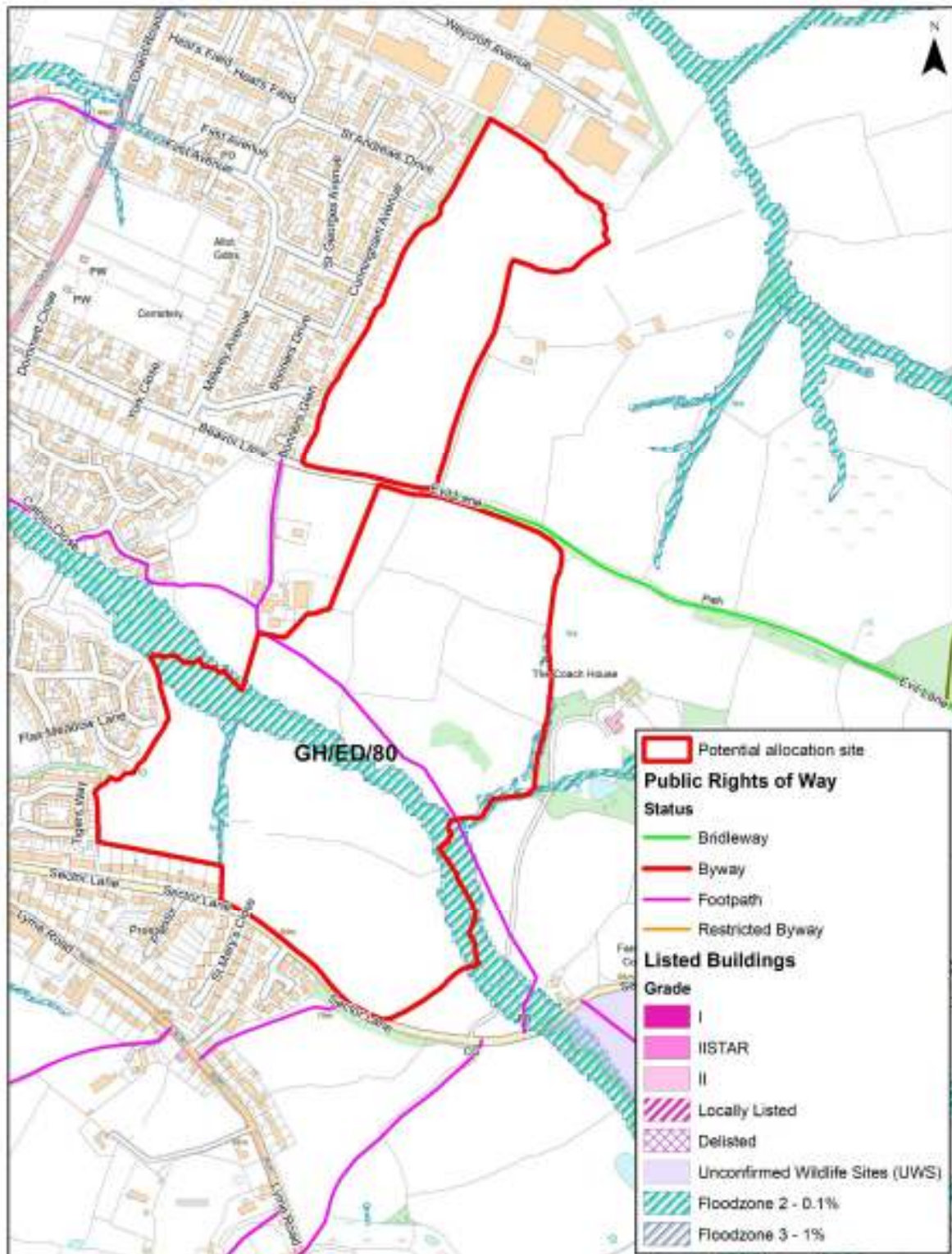
Reference number: GH/ED/80

Site area (ha): 30.96

Address: Prestaller Farm, Beavor Lane, Axminster

Proposed use: housing

Site map



0 0.1 0.2 0.4 0.6 0.8 Kilometers



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that the site bisects Beavor Lane but would most likely be accessed via the proposed Axminster North-South Relief Road or roads leading through adjoining land (the latter would be appropriate as the relief road is not expected to be built). Public footpaths along Beavor and Sector Lane are poor, although improved service could be provided as part of wider development. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

This is a very large site on the edge of the town in a landscape that has an overall medium high susceptibility to change. However, some areas are less susceptible to change and the overall landscape sensitivity is medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected. N.B. this assessment is based on land south of the Mill Brook only – assessment of land to the north was not undertaken because built development is no longer proposed here.

Ecology

A small part of the site is adjacent to a core nature area (woodland) to the east. A small stream passes through the site. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

GH/ED/80 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1166 metres and the site is 150metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Sector Lane..

Other constraints

The central section of the main part of the site running east to west has an agricultural land classification of 4 (strategic level) with the remainder of the site being Grade 3. This central strip also forms flood zone 3. The whole of the southern part of the site and a narrow strip of the northern part (just to the north of Beavor Lane) is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain

minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is a planning application (19/1074/MOUT) pending consideration for mixed use residential, employment and open space with provision of a north south relief road between Sector Lane and Evil Lane (the application site also includes part of GH/ED/81).

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

No

Opportunities

A vision document submitted on behalf of the landowner includes an illustrative masterplan for the whole site. Only the southern part of the site (GH/ED/80a) being developed for housing, together with parkland and a community hub. To the north of the Mill Brook land is shown for a nutrient neutrality area with extensive public rights of way. Access is shown via site Axmi_22. The extent of the northern part to be allocated will need to be refined to ensure that it is proportionate to the open space, bio-diversity and nutrient neutrality required to mitigate the proposed development.



Masterplan shown on page 31 of vision document

Yield (number of dwellings or hectares of employment land)

Total site has capacity for 394 dwellings using standard methodology. The vision document masterplan submitted on behalf of the landowner shows 225 dwellings with around 20 hectares of multi-functional public open and natural space.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site forms part of a larger area which has been agreed as being suitable for mixed use development as set out in the Axminster Masterplan. It is well related to the excellent range of services and facilities in Axminster. A stream crosses the site from east to west and it is understood that the cost of bridging this stream adds considerably to the cost of delivering the relief road and the cost of developing the land to the north. There are no objections from the highway authority to developing the site from Lyme Road through the neighbouring potential development site. The scheme included in the vision document masterplan proposed land north of the stream for a substantial area of public open and natural space that could provide wider benefits for the town. The allocation of the whole site for the general mix of uses shown on this masterplan is appropriate.

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

No – allocating the whole site will enable policy to set out provisions for the delivery of improvements to the land not proposed for housing to bring about wider benefits.

3 Site Reference GH/ED/83

Site details

Settlement: Axminster

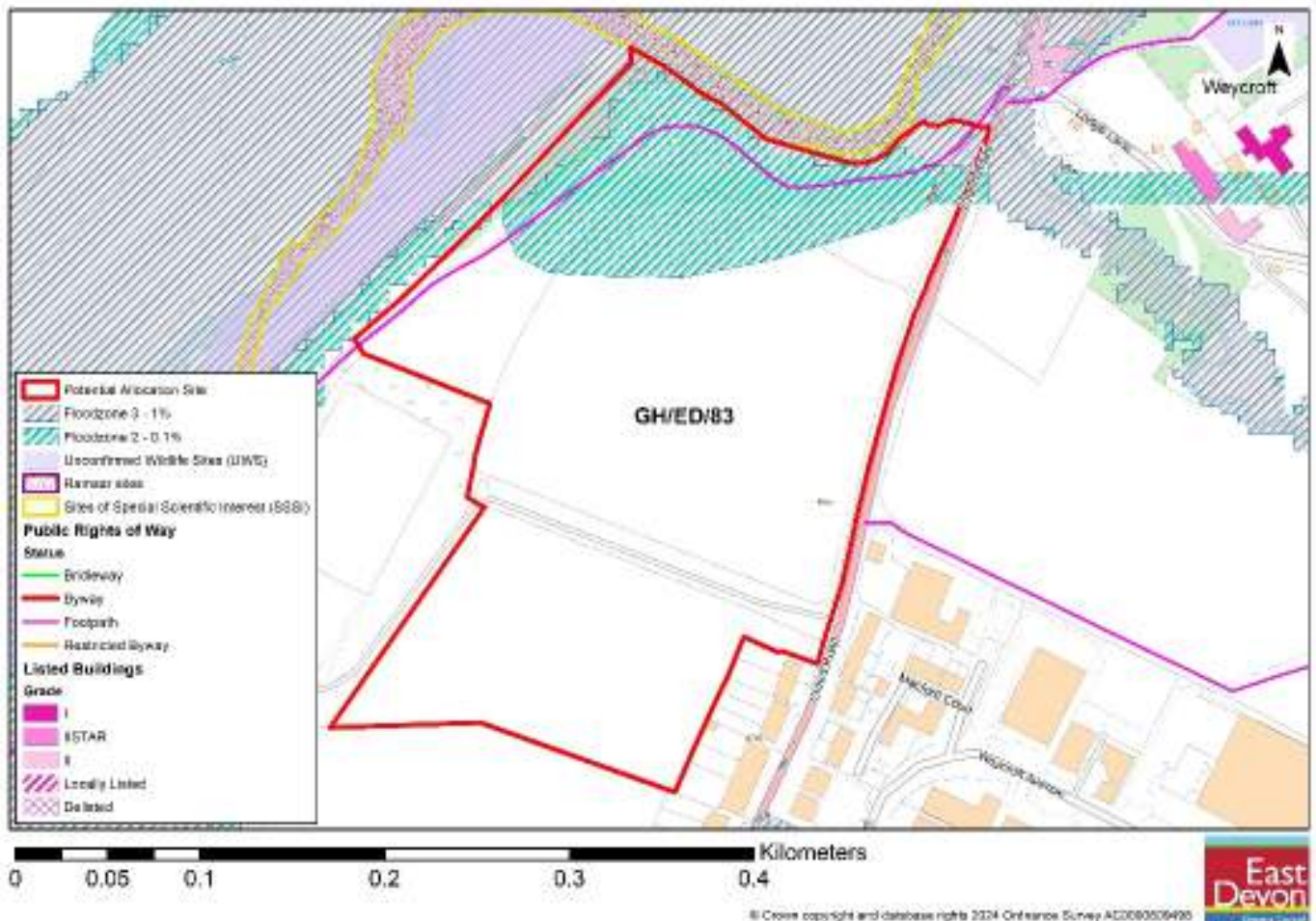
Reference number: GH/ED/83

Site area (ha): 7.94

Address: Land at Chard Road, Axminster

Proposed use: housing

Site map



Photos



Looking southwest across site from Chard Road



Looking south across site from northern boundary.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that the site is bisected by a private road that leads to Axminster Town Football Club, which could be used for vehicular access. Possible vehicular access to the site could also be gained from a proposed junction (roundabout) on Chard Road that may also serve other development. If this was the case, any development would be expected to contribute to the cost of the junction. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

Overall landscape sensitivity is medium. The planning officer for a recent planning application considered landscape impacts to be acceptable.

Historic environment

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. This assessment is reinforced by the conclusion of the Council's Conservation Officer that a recent planning application should be granted subject to conditions.

Ecology

GH/ED/83 is adjacent to the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Significant major adverse effect predicted. The River Axe is also a SSSI, a habitat of principle importance. The site is within 100m of an unconfirmed wildlife site, and a nature recovery network. However, in relation to a planning application, the Council's ecologist concluded that the development proposed was generally acceptable in terms of the effect on the on-site ecology.

Accessibility

GH/ED/83 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1800 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road and along a footpath to the west of the site. National cycle route 33 runs through the site.

Other constraints

GH/ED/83 comprises two fields in agricultural use and amenity land to the north and west. The north western part of the site has an agricultural land classification of 4 (strategic level) with the remainder of the site being Grade 3. Some of the north of the site is in flood zone 2.

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)

140 dwellings plus 0.8 ha employment

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

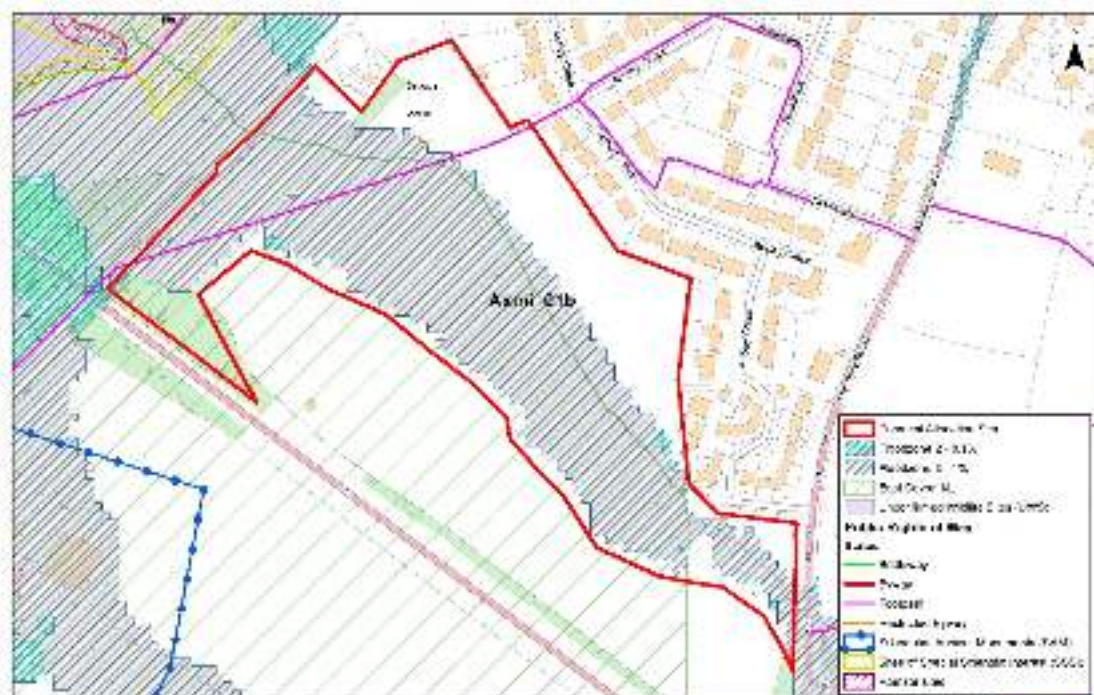
Yes

Reasons for allocating or not allocating

The site is quite well related to an excellent range of services and facilities within Axminster. Resolution to grant outline planning permission for up to 140 dwellings plus 0.8 ha employment.

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

N/A



0 0.05 0.1 0.2 0.3 0.4 Kilometers

11/2017 10:00:00 AM 10/2017 10:00:00 AM 10/2017 10:00:00 AM



Photos



Looking west over site from Abbey Close.



Looking east from public footpath



Pill box viewed from public footpath across site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Highway access possible from Musbury Road, but this section of Musbury Road is located in flood zone 3.

The site is bisected by the floodplain of a stream that runs into the River Axe just to the north west of the site. This leaves two separate strips of land outside of the floodplain running parallel with the A35 Trunk Road. The larger parcel of land is around 90 metres wide and runs alongside the trunk road. The smaller parcel of land is around 40 metres wide and is located next to the housing that forms the current southern boundary of Axminster. This land is separated from potential access to Musbury Road by the floodplain.

Landscape

The site comprises a large, quite open field, part of which is in the East Devon National Landscape. Overall landscape sensitivity is High / Medium, due to the designated landscape. However, the relationship with the existing settlement edge, context adjacent to the A35 trunk road and large character of the site mean that employment uses on the southern part of the site would be compatible with landscape character.

Historic environment

The site includes two World War 2 pill boxes that were constructed as part of the Taunton Stop Line. They were designed to cover the railway line to the west and maintenance of an open 'line of fire' to this side of the pill boxes is considered to be critical to the setting of these non-designated heritage assets. Overall impact is 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.

Ecology

Axmi_01 is within 100 metres of the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on on nationally recognised site of conservation importance. The site is within both the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Axmi_01 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 600 metres and the site is close to a bus stop with an hourly bus route. Pedestrian access along Musbury Road into the town centre is not possible without walking on the carriageway of

the main road, as there is a short, narrow section that lacks pavements. Access to safe walking routes into the town centre is available from the public footpath the the north of the site.

Other constraints

Axmi_01 comprises a series of fields in agricultural use and with an agricultural land classification of 3 (strategic level). The A35 trunk road to the south and railway line to the west are sources of noise pollution and large parts of the site are in flood zone 3. The topography is generally gently sloping, but with fairly steep sides alongside the stream.

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

No

Opportunities

Axmi_01 is located just to the south of the existing built form of Axminster and forms a 'gap' between this and the A35 Trunk Road.

Yield (number of dwellings or hectares of employment land)

100 dwellings or 5.53 ha of employment land. However, the part of the site to the north of the stream (part b) is not considered to be suitable for employment due to the relationship with existing housing and size/configuration of land outside of floodzone 3. The potential area of land available for employment is around 3.3 hectares.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Much of the site is at risk of flooding from fluvial and surface water flooding and is therefore unsuitable for development.

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

Yes. The southern part of the site (Axmi_01/a) is considered to be suitable for employment allocation. This site is not itself at risk of flooding, although access from the A358 is at risk of flooding so a flood risk assessment would be needed to support any planning application.

There is also an area of the site to the north which lies outside of floodzone 2/3 and is not at risk of surface water flooding. It is land forming a northern strip of Axmi_01b that abuts the rear of properties on Abbey Close. This would be considered to be suitable for housing in principle, but there is no clear means of access to it that does not involve crossing the floodplain, although it may be possible to gain access from the north this lies outside of the site submitted for consideration. Due to the uncertainty over access, it is not considered that this land is suitable for allocation, although consideration should be given to including it in the settlement boundary so that it can be bought forward for development if issues can be resolved.

5 Site Reference Axmi_02

Site details

Settlement: Axminster

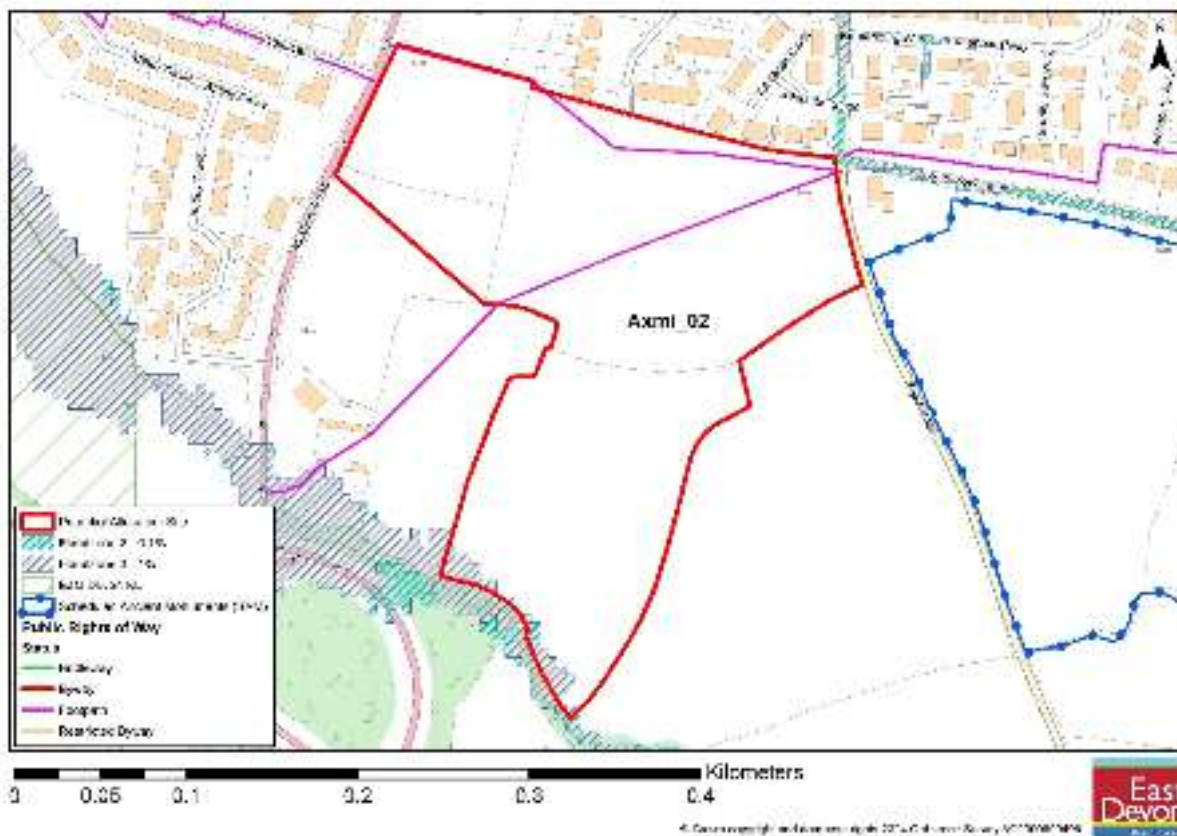
Reference number: Axmi_02

Site area (ha): 5.6

Address: Land North of Shoals, Musbury Road, Axminster, Devon, EX13 8TQ

Proposed use: Housing

Site map



Photos



Looking west from field gate to Wyke Road



Looking east across site to field gate to Wyke Road



Looking southeast across Musbury Road with site behind hedge.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate.

Landscape

The landscape is considered to have a medium sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. 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.

Ecology

Although Axmi_02 is more than 100m from the River Axe, it borders a watercourse that flows into the Axe and is around 650m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. The site is within both the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Axmi_02 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 600 metres. Pedestrian access along Musbury Road into the town centre is not possible without walking on the carriageway of the main road, as there is a short, narrow section that lacks pavements. Access to safe walking routes into the town centre is available through the road network to the north of the site. Devon County Council advise that there is no obvious bus provision. Nearest stops on Musbury Road. Walking distance would depend on pedestrian access to the development but at best will be on the limit of acceptable walking distance. Musbury Road stop served by 885 route to Seaton, Colyton and Beer, and 44A to Honiton and Exeter.

Other constraints

Axmi_02 comprises 2 quite small fields in agricultural use and with an agricultural land classification of 3 (strategic level). A very small part of the site along the southern boundary is in floodzone 3. Planning permission for the erection of 16 dwellings on part of the north of the site was refused in the 1980's (85/P1535).

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

No

Opportunities

There may be opportunities for improvements to highway safety by provision of a footway along part of Musbury Road and improvements to the junction of Woodbury Lane and Wyke Lane. Improvements to the existing public rights of way to provide circular routes.

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

100 but this could be reduced to avoid harm to significant archaeological remains.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well related to an excellent range of services and facilities within Axminster and forms one of three sites that could deliver over 400 new homes, making a significant contribution to housing delivery. There are opportunities for accessibility improvements and concerns relating to ecology and heritage impact should be resolved through careful design.

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

N/A

6 Site Reference Axmi_07

Site details

Settlement: Axminster

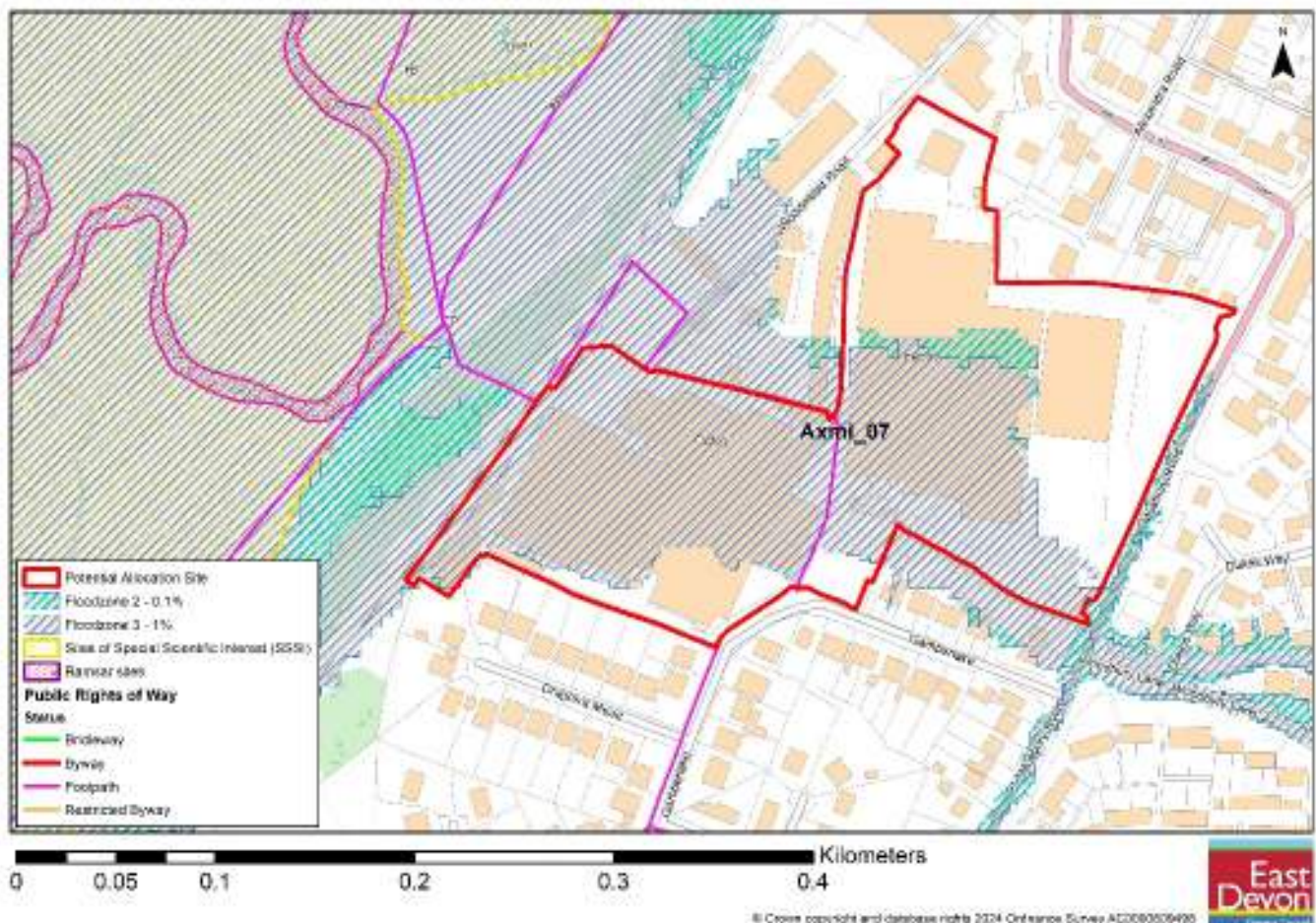
Reference number: Axmi_07

Site area (ha): 4.99

Address: Axminster Carpets Factory Site, Woodmead Road, Axminster, EX13 5PG

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Council Highways advise that access to the site is achievable from Woodmead Road, Gamberlake and Musbury Road (although most of this section of Musbury Road is in flood zone 2). Pedestrian and cycle links are needed.

Landscape

The site has a low landscape value and is not sensitive to change. Potential for landscape improvements through site redevelopment.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_07 is within 100 metres of the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. There are grassland and woodland core nature areas to the west of the site, on the opposite side of the railway line. Site is within the River Axe SAC Nutrient catchment zone

Accessibility

Axmi_07 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 150 metres. The nearest bus stop with an hourly bus route is adjacent to the site. Pedestrian access into the town centre along safe walking routes is available along Musbury to the east of the site. Woodmead Road lacks pavements.

Other constraints

Axmi_07 comprises industrial buildings mainly associated with the carpet factory. Around half of the site lies within floodzone 3b. Work is being undertaken to understand the flood risk on the site through a level 2 strategic flood risk assessment. The western half of the site is identified as potentially contaminated land. There is potential for noise disturbance from the railway line just to the west of the site. Planning permission has been granted on parts of the site for a gymnasium (ref.20/2521/FUL) and an auction house (20/1788/FUL).

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

No

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

There is potential to redevelop previously developed land in close proximity to the town centre and railway station. Opportunity for environmental and other improvements through mixed use redevelopment of brownfield site in sustainable location. Whilst only part of the site is likely to be suitable for residential development because of flooding, there may be potential to redevelop at higher than average densities to take advantage of the highly accessible location.

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

N/A

7 Site Reference Axmi_08

Site details

Settlement: Axminster

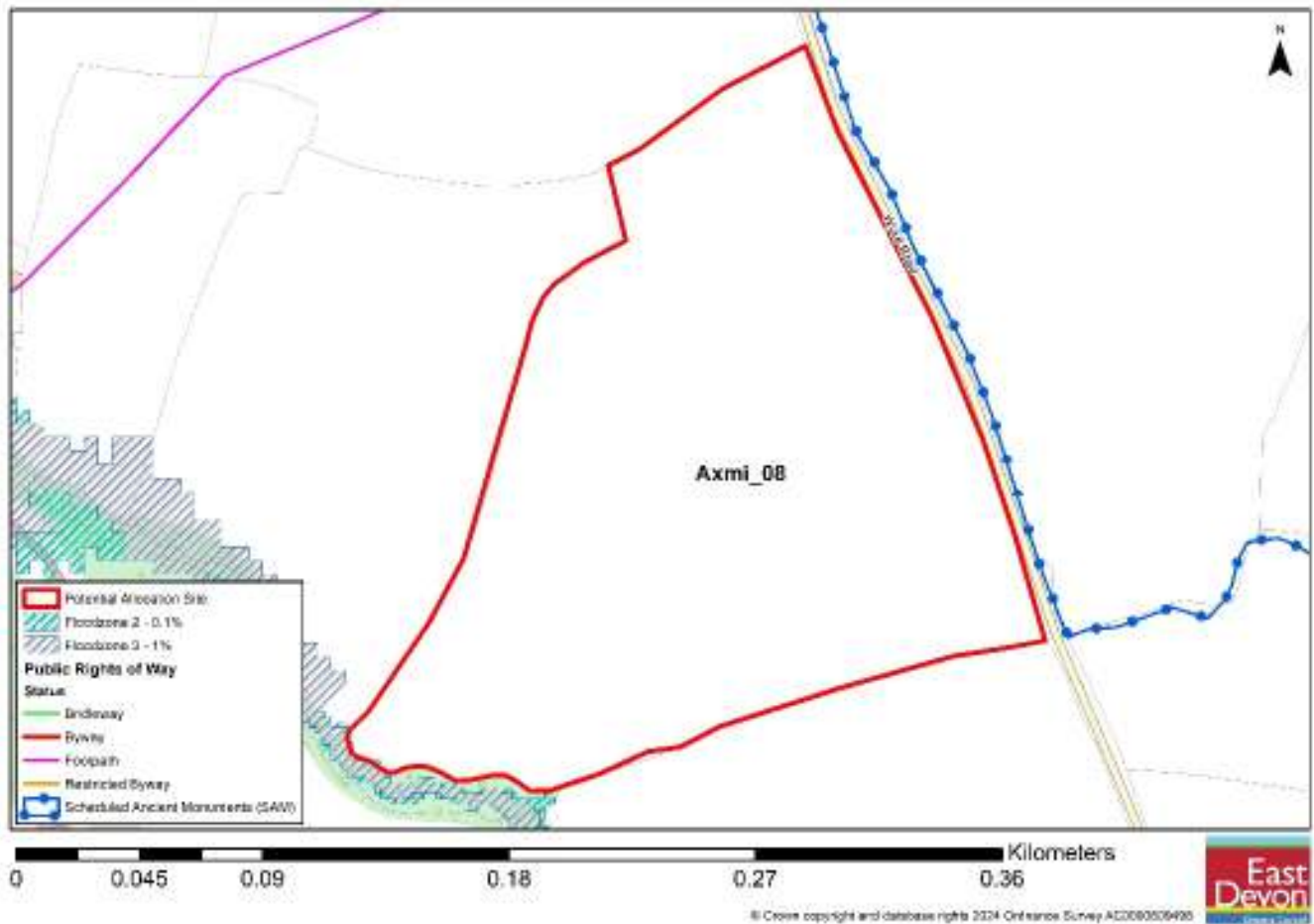
Reference number: Axmi_08

Site area (ha): 3.75

Address: Land off Wyke Lane, Axminster, Devon, EX13 5TL

Proposed use: Housing

Site map



Photos



Looking northwest across site from Wyke Road

Site Assessment Summary and Conclusion

Infrastructure

Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate. This is reliant on 02 access being delivered first.

Landscape

The site forms part of the attractive landscape to the south of Axminster is considered to have a medium high sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. 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.

Axmi_08 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument. The Historic Environment Record shows the course of a Roman road running east west through the northern corner of the site. Part of the site is within the area that formed an anti-tank island in WWII and an associated anti-tank ditch that formed part of the Axminster to Taunton Stop Line. The HER also shows that a large number of Pre-historic artifacts were found when excavating for a pipeline through the northern corner of the site. Development of the site would affect significant archeological remains associated with the adjoining SAM. It could also result in the loss of a WWII tank ditch associated with the defensive earthworks for Axminster as an anti-tank island within the Axminster to Taunton Stop Line.

Ecology

Although Axmi_09 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. It is also around 40 metres from a core nature area (woodland) that is bounded by the A35, the A358 and the slip road between the two.

Accessibility

Axmi_08 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 800 metres. The nearest bus stop with an hourly bus route is around 300 metres away, although this is accessed by an unlit footpath through a field (also a potential development site Axmi_02) or along a longer route via a residential road. Pedestrian access into the town centre along safe walking routes is available through the road network to the north of the site. Devon County Council advise that there are no active travel links and no obvious bus provision.

Other constraints

Axmi_08 comprises a small field in agricultural use and with an agricultural land classification of 3 (strategic level). A very small part of the site along the southern boundary is in floodzone 3.

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

No

Opportunities

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes.

Reasons for allocating or not allocating

The site is well related to an excellent range of services and facilities within Axminster and forms the one of three sites that could deliver over 400 new homes, making a significant contribution to housing delivery. There are opportunities for accessibility improvements through the development of the adjoining site (Axmi_02) and concerns relating to ecology, landscape and heritage impact should be resolved through careful design.

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

Not applicable

8 Site Reference Axmi_09

Site details

Settlement: Axminster

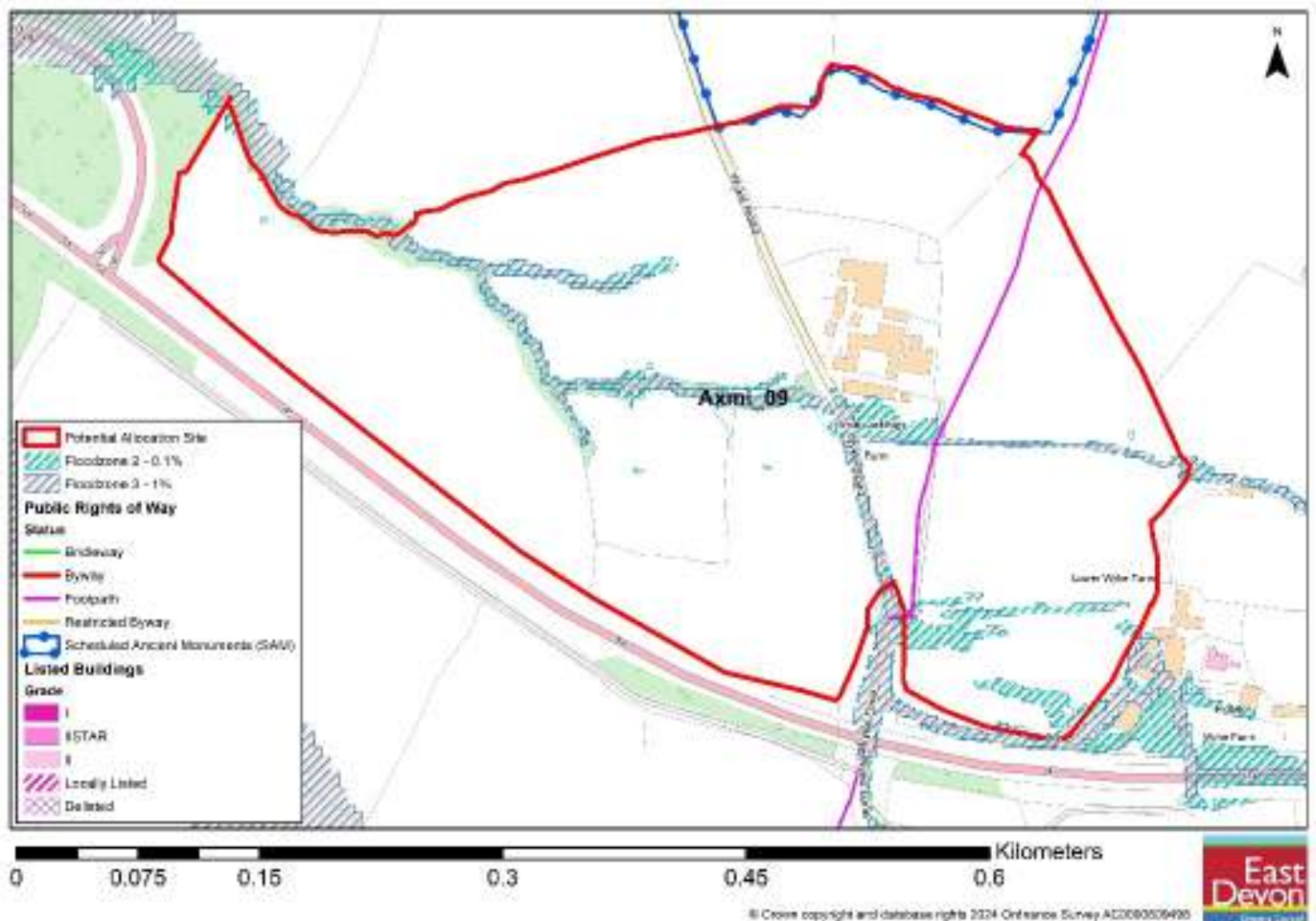
Reference number: Axmi_09

Site area (ha): 15.34

Address: GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate. This is reliant on 08 and 02 access being delivered first.

Landscape

The site forms part of the attractive landscape to the south of Axminster is considered to have a medium high sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. There is also the potential to affect the setting of Higher Wyke Farm, Wyke Road, a Grade II Listed Building and this could reduce the potentially developable area. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. 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.

Ecology

Although Axmi_09 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. Axmi_08 is within 50 m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_08 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_09 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 950 metres. The nearest bus stop with an hourly bus route is around 200 metres away, although there is currently no direct access to this through the site and, even if new pedestrian routes were provided through to adjacent proposed development sites (Axmi_02 and Axmi_08), the bus route is around 900 metres from the most south easterly part of the site. Pedestrian access into the town centre along safe walking routes is available through the road network to the north of the site, although this is around 600 metres from the south east of the site. Devon County Council advise that there are no active travel links and no obvious bus provision.

Other constraints

Axmi_09 comprises several small and medium sized fields in agricultural use around a farm complex. It has an agricultural land classification of 3 (strategic level). A small stream network crosses the site

from east to west and small parts of the site along their route is in floodzone 3. The A35 trunk road to the south is a potential source of noise pollution.

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

No

Opportunities

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

270

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The development of the site in association with the sites to the north (Axmi_02 and Axmi_08) would deliver over 400 new homes, making a significant contribution to housing delivery. Although the site is further from the excellent range of services and facilities within Axminster, satisfactory pedestrian and cycling provision could be delivered through careful planning. Concerns relating to ecology, landscape and heritage impact should be resolved through careful design.

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

No

9 Site Reference Axmi_10

Site details

Settlement: Axminster

Reference number: Axmi_10

Site area (ha): 0.18

Address: Scott Rowe Building, Axminster Hospital, Chard Street, Axminster, EX13 5DU

Site map



Site Assessment Summary and Conclusion

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current

local plan. Devon County Highways advise access available from A358 Chard Rd, good pedestrian and cycle links already there.

Landscape

The site comprises existing single storey buildings within the urban area and has a low sensitivity to change.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_10 is within 100 m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_10 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_10 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 850 metres. The nearest bus stop with an hourly bus route is around 150 metres away. Pedestrian access into the town centre along safe walking routes is available along Chard Road.

Other constraints

Axmi_10 forms part of the Axminster Hospital complex, but it is understood that the buildings have reached the end of their useful life and the land is surplus to requirements. There is a Tree Preservation Area on the eastern part of the site.

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

No

Opportunities

There is an opportunity to redevelop previously developed land, possibly at higher than average density given the close proximity to Axminster town centre, although very careful consideration would need to be given to the relationship with adjacent single storey buildings.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train

station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The redevelopment of Axmi_10 is an opportunity to provide residential accommodation in a highly sustainable location on land no longer required for health purposes.

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

N/A

10 Site Reference Axmi_11

Site details

Settlement: Axminster

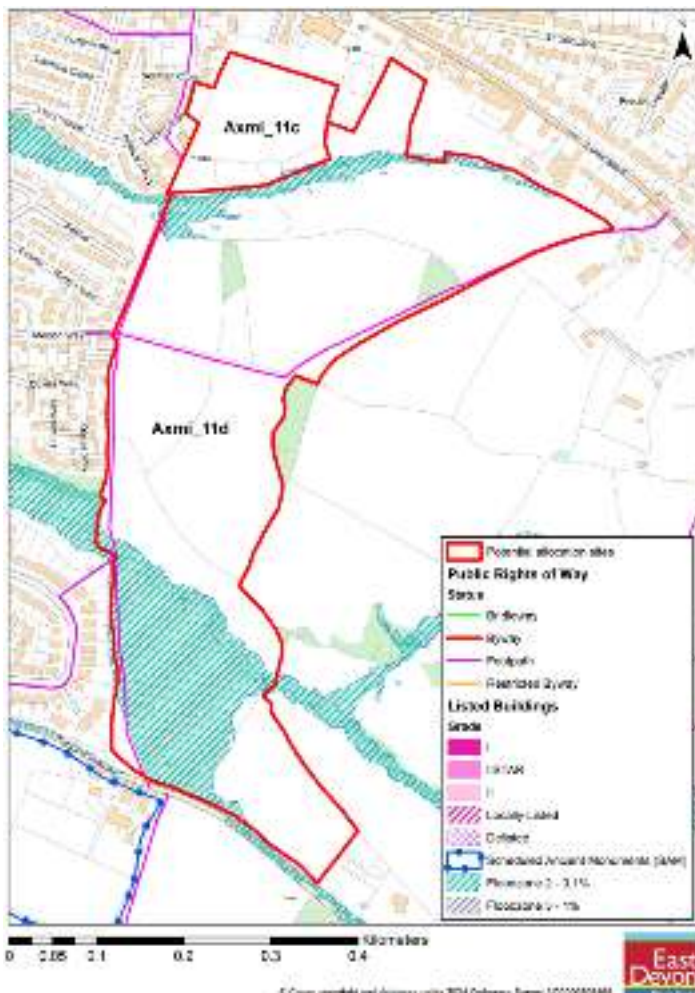
Reference number: Axmi_11

Site area (ha): 21.7

Address: Land on the south east side of Axminster

Proposed use: Housing

Site map



Photos



Looking northwest over southern part of site from Woodbury Lane



Looking east over northern part of site from public footpath.



Looking south from public footpath to Woodbury Farm

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Highways advise access available from Lyme Close and there are poor cycle links on B3261 Lyme Rd. However, the site has no direct access to either Lyme Road or Lyme Close, although access may be possible via Axmi_03.

Landscape

The site forms part of the attractive countryside to the east of Axminster that is generally sensitive to landscape change, although parts of the north of the site are less sensitive.

Historic environment

Axmi_11 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument. Overall impact - 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.

Ecology

Although Axmi_11 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. It also includes a

Nature Recovery Network area (grassland). A significant moderate adverse effect is predicted. Axmi_11 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_11 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 700 metres. The northern part of the site is within 40 metres of an hourly bus route, but other parts of the site are more than 800 metres away. Pedestrian access into the town centre along safe walking routes is available from all parts of the site.

Other constraints

Axmi_11 comprises several small and medium sized fields in agricultural use. It has an agricultural land classification of 3 (strategic level). Two streams cross the site from east to west and small parts of the site along their route is in floodzone 3, although much of the southern quarter of the site is in floodzone 2. Parts of the site are quite steeply sloping and there is no direct highway access to the site, other than via Wyke Road to the south, which is a single track lane. Two sets of electricity cables mounted on wooden telegraph poles cross the site.

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)

381 on whole site but 50 on Axmi_11c

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The site is well related to an excellent range of services and facilities within Axminster, but much of the site is sensitive to landscape change. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site.

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

Yes. There is a field that is less sensitive to landscape change and has a good relationship with the settlement edge. Access to the site would need to be achieved from Lyme Close through an adjoining site, which was put forward for consideration in the HEELA but not assessed because its capacity was less than 5 dwellings. NB this site is smaller than site Axmi_11a, which was previously a 'second choice' site: it has been reduced in size to avoid flooding and ecological/landscape constraints and would have a potential yield of around 50 homes. The part of the site proposed for allocation is Axmi_11c and the remainder of the site is Axmi_11d.

11 Site Reference Axmi_12

Site details

Settlement: Axminster

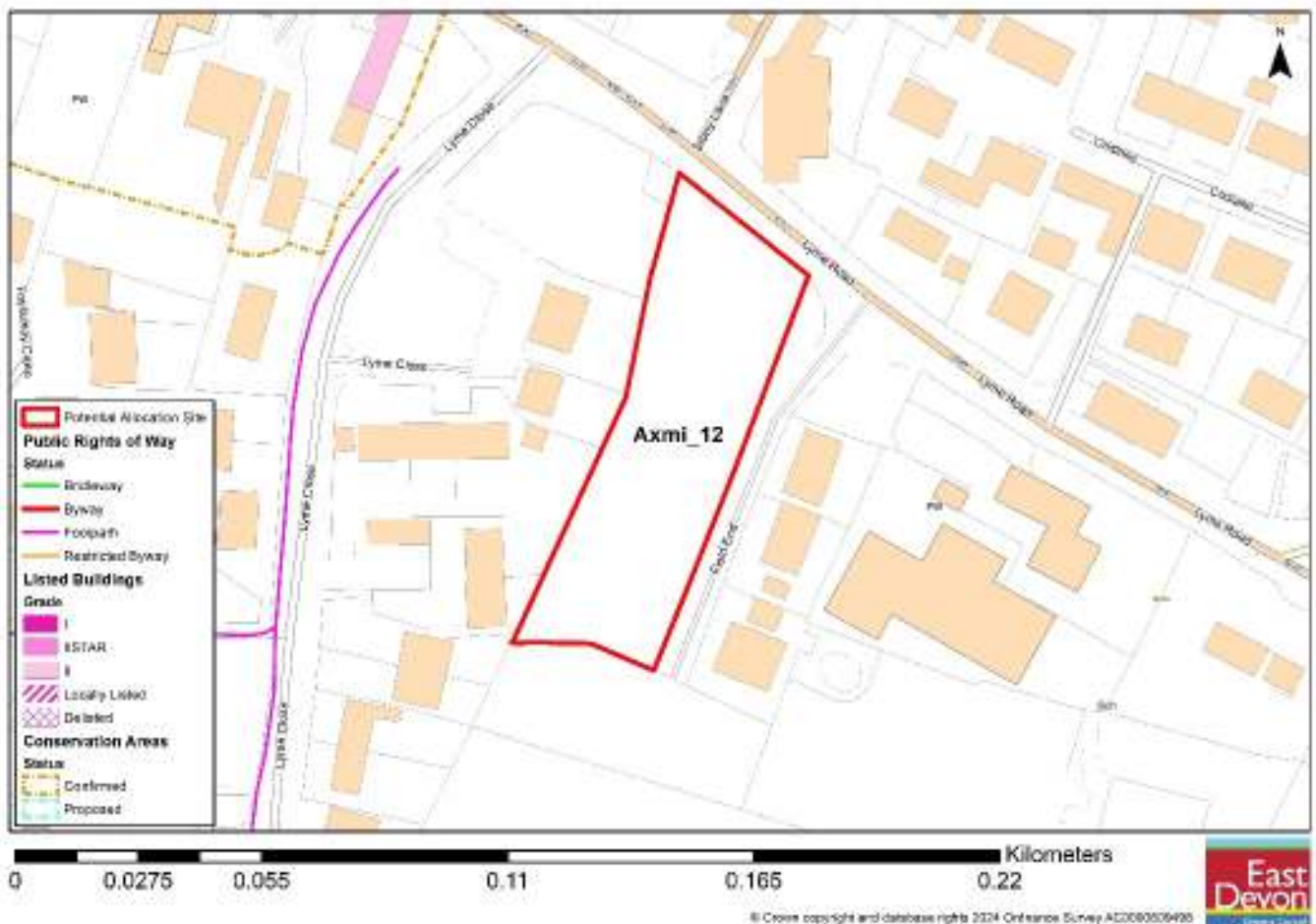
Reference number: Axmi_12

Site area (ha): 0.31

Address: Land at Lea Combe, Field End, Axminster, EX13 5BD

Proposed use: Housing

Site map





Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Highways advise existing access from Lyme Rd is private and would require upgrading of visibility's and footway frontage.

Landscape

The site forms an attractive open space in an urban area and overall, the site sensitivity is medium low. Development should be designed to retain boundary trees (including those protected by a TPO) and keeping a sense of open space to Lyme Road.

Historic environment

Development of the site could affect the setting of a Grade 2 listed building. Overall impact is 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.

Ecology

Axmi_12 is around 25 metres from two grassland nature areas (to both the east and the west). Significant moderate adverse effect predicted. The site is within River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_12 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 800 metres. The site is adjacent to an hourly bus route. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

There are Tree Preservation Orders along part of the western site boundary.

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)

9

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Well related to an excellent range of services and facilities in Axminster and within the existing urban area.

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

N/A

12 Site Reference Axmi_16

Site details

Settlement: Axminster

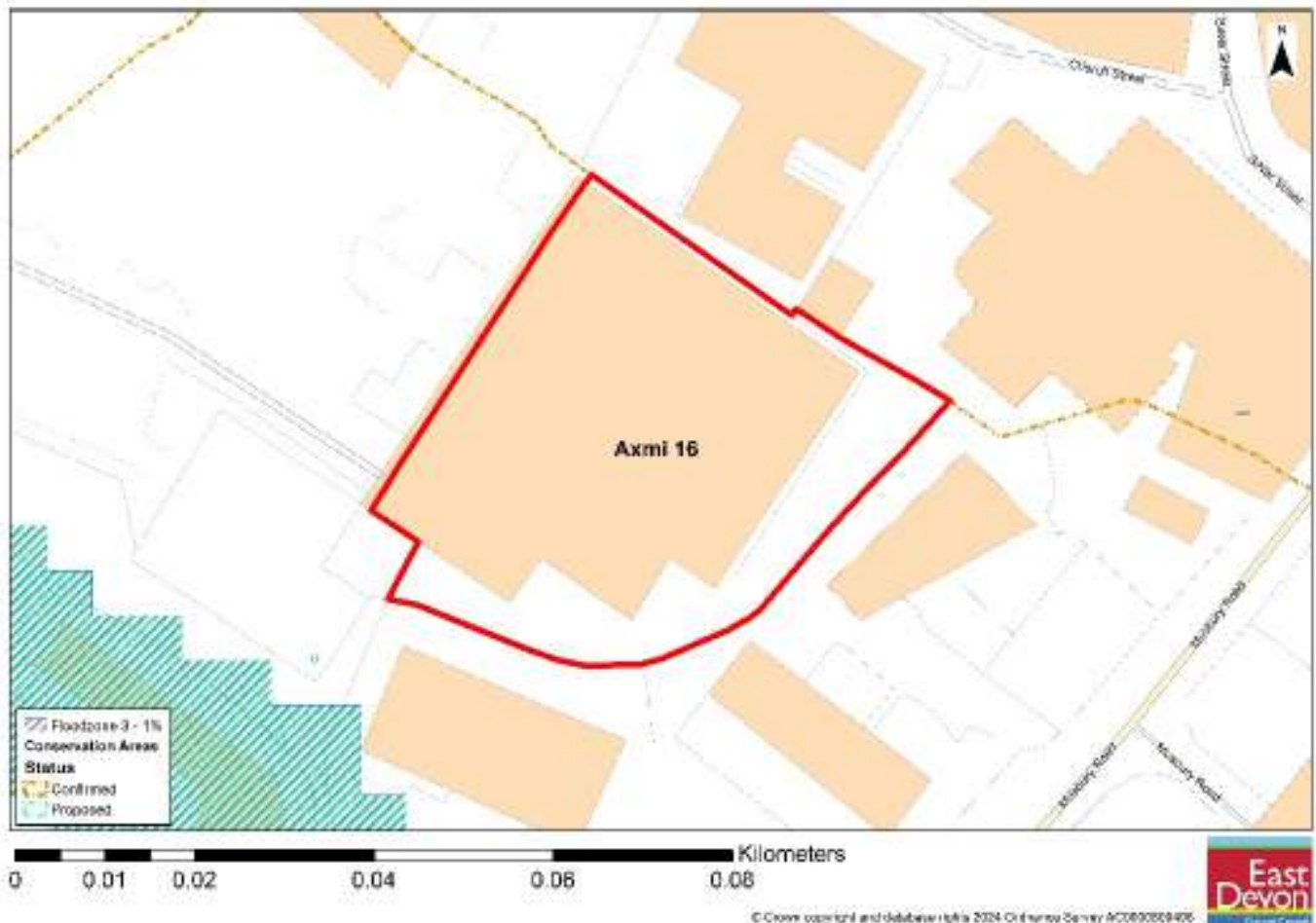
Reference number: Axmi_16

Site area (ha): 0.2

Address: The Co-operative Food, West Street, Axminster, EX13 5PA

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that there is an existing private access into this brownfield site that also serves private car parks and is already subject to regular levels of vehicle movement. There is surrounding pedestrian infrastructure, close to local amenities. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - low. Site comprises a food store in an urban setting.

Historic environment

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.

Ecology

Axmi_16 is within 50 metres of a nature recovery network (grassland) and a habitat of principle importance (a small stream). Significant moderate adverse effect predicted. The site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_16 is within the town centre and 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 350 metres and the site is closet to a bus route with an hourly service.

Other constraints

The site is adjacent to an area of potentially contaminated land.

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)

15

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train

station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is located within the proposed town centre and primary shopping area, where development should enhance the range and quality of town centre, shopping and leisure facilities. Redevelopment of the site for housing would be incompatible with this as it would result in the loss of a supermarket.

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

No

13 Site Reference Axmi_17

Site details

Settlement: Axminster

Reference number: Axmi_17

Site area (ha): 0.95

Address: Land at Millwey, Chard Road, Axminster, EX13 5NL

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that there is existing pedestrian infrastructure. The existing access is in close proximity to pedestrian crossing and opposite a bus stop and likely to require

mitigation. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - Medium. Site forms a 'green' and visually 'open' space within the urban fabric of the town. It is bounded by mature hedges, but views across the site are available from the field gate to Chard Road with filtered views through the hedge during the dormant season.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_17 is an nature recovery network site (grassland). Minor adverse effect predicted (not significant). The site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_17 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1400 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road.

Other constraints

A small section of the site is subject to flooding. A level 2 strategic flood risk assessment is being undertaken.

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

No

Opportunities

The site is owned by the District Council so there is an opportunity to tailor housing to local priorities and to provide for other community needs

Yield (number of dwellings or hectares of employment land)

19

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including

a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities. As this site is an existing open space, with a previous use for sports pitches, it would need to be demonstrated that any net loss would be acceptable in planning terms taking into account, if relevant, potential replacement provision elsewhere.

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

N/A

14 Site Reference Axmi_18

Site details

Settlement: Axminster

Reference number: Axmi_18

Site area (ha): 0.25

Address: Millwey Garages, St Andrews Drive, Axminster, EX13 5EZ

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that it is difficult to ascertain access via desktop analysis, but visibility and access may have be constrained by existing surrounding infrastructure. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levles beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - Low. The site comprises a garage court and parking area surrounded by housing and industrial buildings. .

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected. The Devon Historic Environment Record shows that the site formed part of a second world war United States military hospital.

Ecology

The site is within the River Axe SAC Nutrient catchment zone. No other issues identified. Overall, minor adverse effect predicted (not significant).

Accessibility

Axmi_18 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1800 metres and the site is close to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road.

Other constraints

The access road is narrow and may be unsuitable for proposed development.

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

No

Opportunities

Development would remove unsightly garages.

Yield (number of dwellings or hectares of employment land)

6

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including

a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities.

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

N/A

15 Site Reference Axmi_22

Site details

Settlement: Axminster

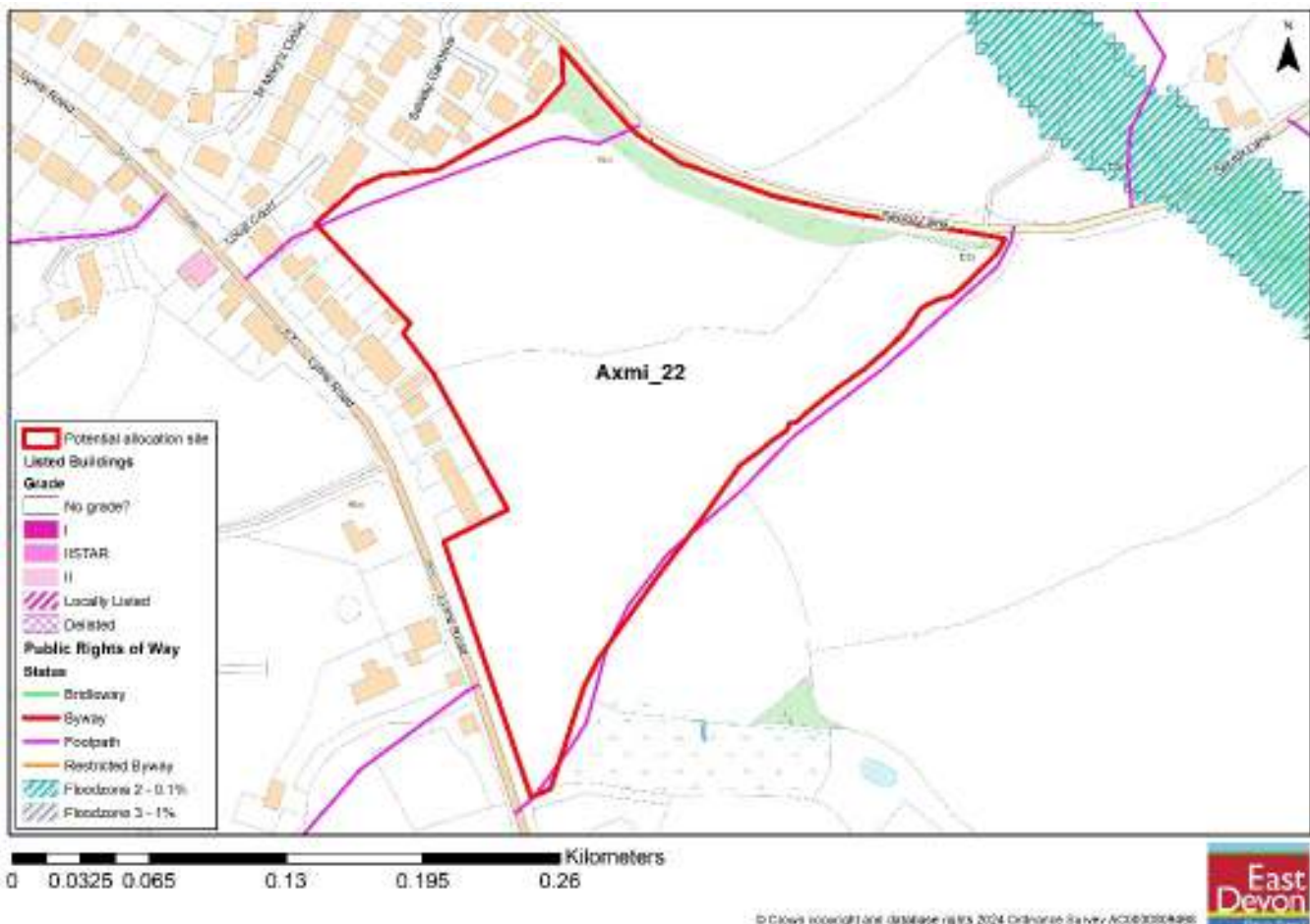
Reference number: Axmi_22

Site area (ha): 4.32

Address: Land east of Axminster

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council comment that this site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicles from that route. Any development would be expected to contribute to the cost of the relief road. Although these references are now dated as the expectation is that the relief road will not now be built. Sector Lane to the north of the site should be used by pedestrians and cyclists as a route to the town centre. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

Overall landscape sensitivity medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site includes a Section 41 Habitat of Principle Importance. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_22 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1350 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Lyme Road and Sector Lane.

Other constraints

Axmi_22 comprises two medium sized fields in agricultural use and with an agricultural land classification of 3 (strategic level). The whole site is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is potentially contaminated land associated with a garage to the north of the site.

An application is pending consideration for the construction of 104 dwellings, associated highways, construction of a section of the North South Relief Road between Lyme Road and the site boundary, drainage, engineering and landscaping (19/0150/MFUL).

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

No

Opportunities

Development of the site could help to deliver a suitable road access to land to the north, which is recommended for allocation.

Yield (number of dwellings or hectares of employment land)

55 (using standard methodology – planning application is for 104).

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well related to the excellent range of services and facilities in Axminster. The site has direct access to Lyme Road and could provide the only suitable access to land to the north that is also proposed for allocation (GH/ED/80/a).

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

N/A

16 Site Reference Axmi_23

Site details

Settlement: Axminster

Reference number: Axmi_23

Site area (ha): 0.27

Address: Websters Garage, 9 Lyme Street, Axminster, EX13 5AT

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

No DCC highway or education comments are available.

Landscape

Landscape sensitivity - low. Site of demolished buildings being used as a temporary surface car park but located in core of the historic town and surrounded by heritage assets.

Historic environment

The redevelopment of the site has the potential to affect the setting of several heritage assets. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Axmi_23 is within the River Axe SAC Nutrient catchment zone and is within 100 metres of a grassland nature recovery network (the Churchyard). Although a 'significant moderate adverse effect is predicted' by the standard methodology due to the proximity of the churchyard, given the existing nature of the site (formerly developed site in use as a car park) a minor adverse effect predicted (not significant).

Accessibility

Axmi_23 is within the town centre and is less than 1600 metres from at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 500 metres and the site is adjacent to a bus route with an hourly service.

Other constraints

Much of the site is potentially contaminated land. The site is in use as a public car park and is within the proposed town centre area.

An outline application is pending (22/2322/OUT) for the demolition of existing building and erection of mixed-use building comprising of a convenience store (Class E) and 9 residential units (Class C3) with associated access and parking, including the provision of public car parking.

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

No

Opportunities

The site comprises an unsightly surface car park in the conservation area and surrounded by heritage assets. Redevelopment of the site provides an opportunity to improve the visual appearance of the site and provide a mix of appropriate town centre uses, including an element of housing.

Yield (number of dwellings or hectares of employment land)

10 – But the site has potential to accommodate more, especially if developed with adjoining under-used land.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities. Residential use is acceptable in principle as part of a mixed use redevelopment scheme.

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

N/A

17 Site Reference Axmi_24

Site details

Settlement: Axminster

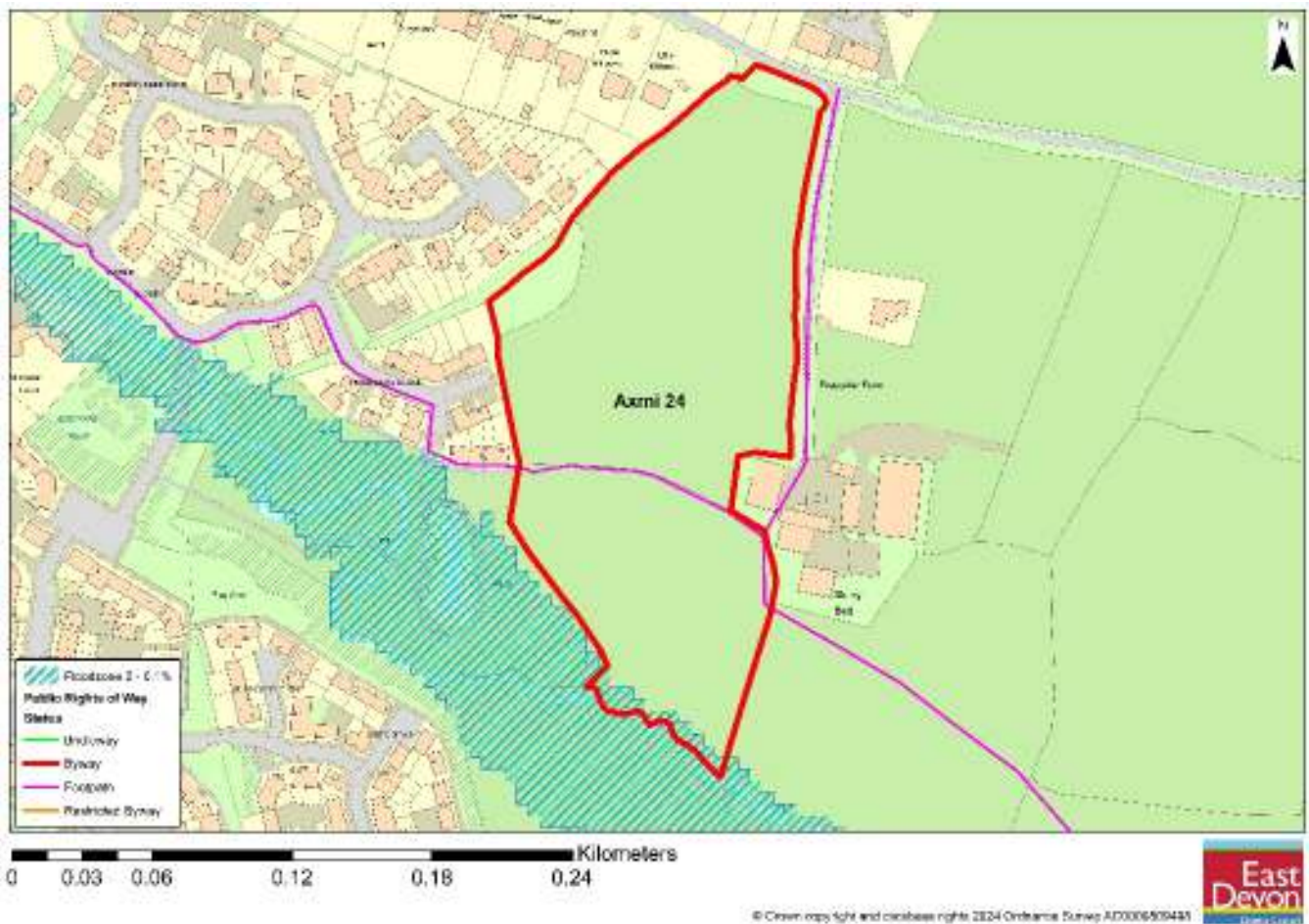
Reference number: Axmi_24

Site area (ha): 2.65

Address: Land West of Prestalier Farm, Beavor Lane, Axminster,

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Lyme Road is very wide but access would need improving; access could come directly from the Lyme Close housing area. Field End is a private road and it is unclear how achievable full access would be without third party land agreements.

Landscape

The landscape is quite enclosed and visually contained, although some of the key characteristics and qualities are susceptible to change from the development proposed. Overall landscape sensitivity – medium - an ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_24 is within the River Axe SAC Nutrient catchment zone. No other issues identified. Overall, minor adverse effect predicted (not significant).

Accessibility

Axmi_24 is within 1600 metres from at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1300 metres and the site is within 300 metres of a bus route with an hourly service.

Other constraints

None identified

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

No

Opportunities

None identified. A planning application for 29 dwellings is pending ([21/3025/MFUL](#)).

Yield (number of dwellings or hectares of employment land)

29

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well connected to a range of services and facilities with few significant constraints to development identified.

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

N/A