

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

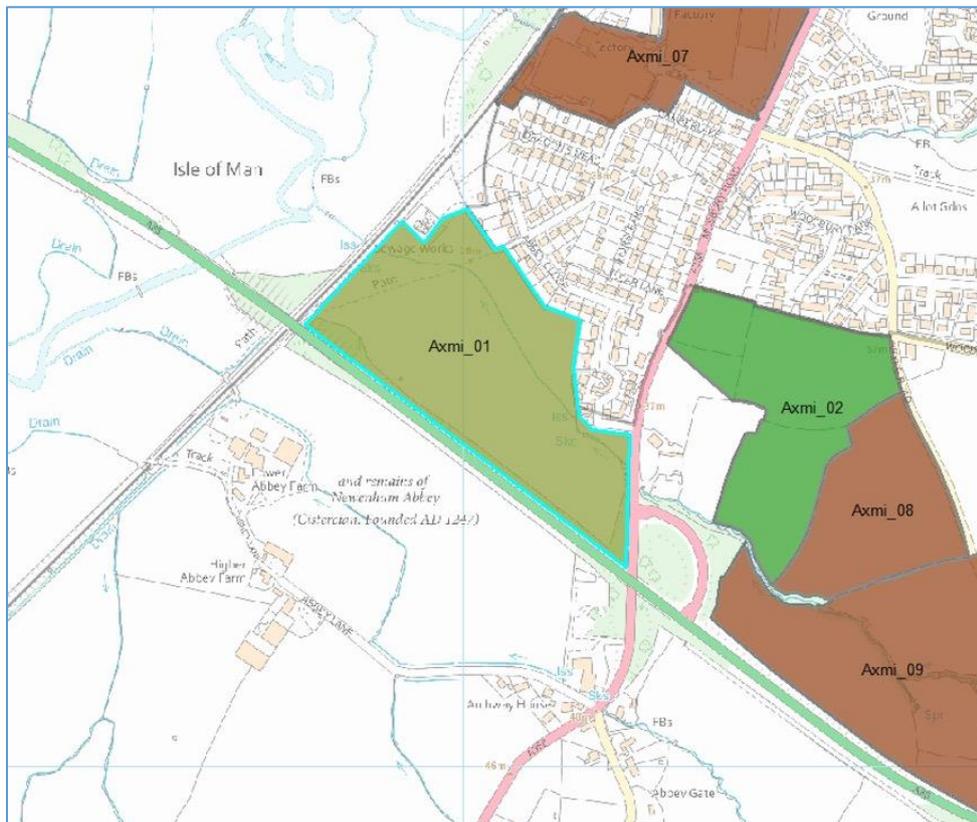
Site Detail:

Settlement: Axminster

Site reference number: Axmi_01

Site Address: Land off Musburry Road, Axminster, Devon

Map of site:



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Site Area: 8.79

Site Assessment Summary:

Infrastructure implications: 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 itself 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 sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Although within 100m of Newenham Abbey (a Scheduled Ancient Monument) and the listed buildings associated with the abbey, Axmi_01 is separated by the A35 and it is not considered that the setting of the designated heritage assets would be affected by development here. However, the Devon Environment Record indicates the potential for the site to contain significant artifacts from Pre-historic times until the mid 20th Century. In particular, there is physical evidence of the importance of Axminster on the Taunton Stop Line in World War 2 in the form of two pill boxes and an anti tank ditch. Further work is required to assess the significance of these non designated heritage assets and implications for any development on Axmi_01.

Ecological impact - summary of findings: 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 a nationally recognised site of conservation importance. Axmi_01 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 to the north of the site.

Other known site 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.

Site 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.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: Axmi_01 is well related to an excellent range of services and facilities within Axminster. However, it is heavily constrained by a range of issues that are likely to significantly reduce the development potential of the site for residential use. These include floodzones 2 and 3 running through a large proportion of the middle of the site and A35 Trunk Road on the south western boundary. Access to and within the site may be affected by flooding issues and most of the site is within the East Devon AONB. The close proximity of the site to the River Axe SPA and SSSI mean that there is potential for significant major adverse impacts. There may be significant archaeological features and artefacts in the site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site constraints severely limit the potential of the site to be developed for housing. However, development of the southern part of the site for employment purposes may be acceptable, subject to landscape appraisal, provision of suitable access and other considerations.

Infrastructure implications: 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 and possibly Wykes Road.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Axmi_02 is located next to a Scheduled Ancient Monument and there is potential for significant archaeological interest in the site associated with a Roman Fort and Romano British settlement protected by the SAM, including a Roman Road between Axminster and Honiton. Additionally in 1940 an anti-tank ditch was excavated through part of the site as part of the fortification of Axminster as a strongpoint on the Taunton Stop Line.

Ecological impact - summary of findings: Axmi_02 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 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 through the road network to the north of the site.

Other known site constraints: Axmi_02 comprises 3 quite small fields (an about one third of another 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. Planning permission for the erection of 16 dwellings on part of the north of the site was refused in the 1980's (85/P1535).

Site 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.

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: Axmi_02 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whilst there are constraints associated with the site, and these will need further consideration, the site is identified to be a reasonable choice for allocation.

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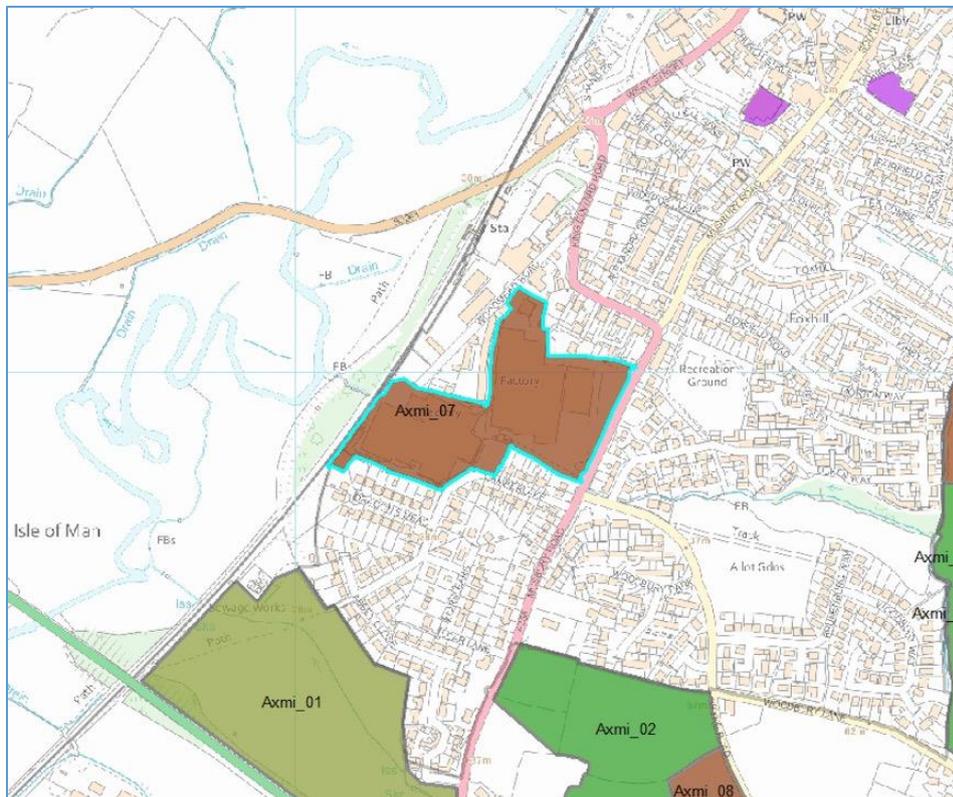
Site Detail:

Settlement: Axminster

Site reference number: Axmi_07

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

Map of site:



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Site Area: 4.99

Site Assessment Summary:

Infrastructure implications: 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 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). Pedcycle links needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: There are no designated heritage assets within 100 metres of Axmi_07. However, the Historic Environment Record shows a very small part of the site as being along the approximate line of a Roman road (Fosse Way) The whole site is within the area that formed an anti-tank island in WWII. The HER also shows the site of a former workhouse largely beneath more modern industrial buildings. None of the assets identified are likely to be significantly affected by redevelopment of the site, although it is likely that an archaeological recording condition would be necessary given the significance of the potential route of the Roman road.

Ecological impact - summary of findings: 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 on nationally recognised site of conservation importance. Axmi_07 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 the east of the site. Woodmead Road lacks pavements.

Other known site constraints: Axmi_07 comprises industrial buildings mainly associated with the carpet factory. Around half of the site lies within floodzone 3b. 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).

Site opportunities: There is potential to redevelop previously developed land in close proximity to the town centre and railway station. Whilst part of the site is unlikely to be suitable for residential development because of flooding, there may be potential to redevelop other parts of the site at higher than average densities to take advantage of the highly accessible location. A scheme that considers the site comprehensively has the potential to retain employment provision while also providing homes and improvements to walking and cycling routes both within the site and linking into neighbouring areas.

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Redevelopment of Axmi_07 for a mix of housing and employment generating uses, whilst safeguarding the existing industrial use, has the potential to improve this part of the town. Benefits of a comprehensive masterplan for the area could include environmental improvements with new housing in a highly sustainable location and better pedestrian links.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Opportunity for environmental and other improvements through mixed use redevelopment of brownfield site in sustainable location.

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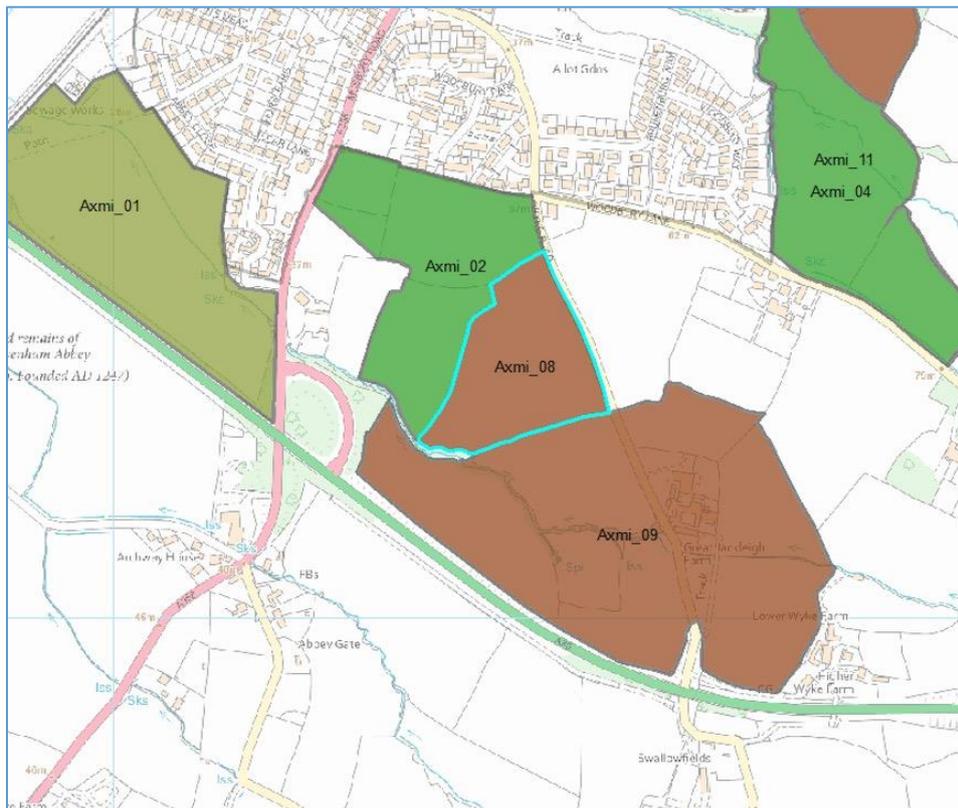
Site Detail:

Settlement: Axminster

Site reference number: Axmi_08

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

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.75

Site Assessment Summary:

Infrastructure implications: 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. Access available from Wyke Rd, although this is a single track lane and will require significant improvements to make it suitable for the level of development proposed, including on land in the adjoining site (Axmi_02). Pedcycle links will be needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: 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.

Ecological impact - summary of findings: Axmi_08 is within 60 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). Further site assessment required.

Accessibility assessment: 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.

Other known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 68

Brief summary of the key positives and negatives of the site: Axmi_08 is quite well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whilst there are constraints associated with the site, and these will need further consideration, the site is considered to be a reasonable choice for allocation.

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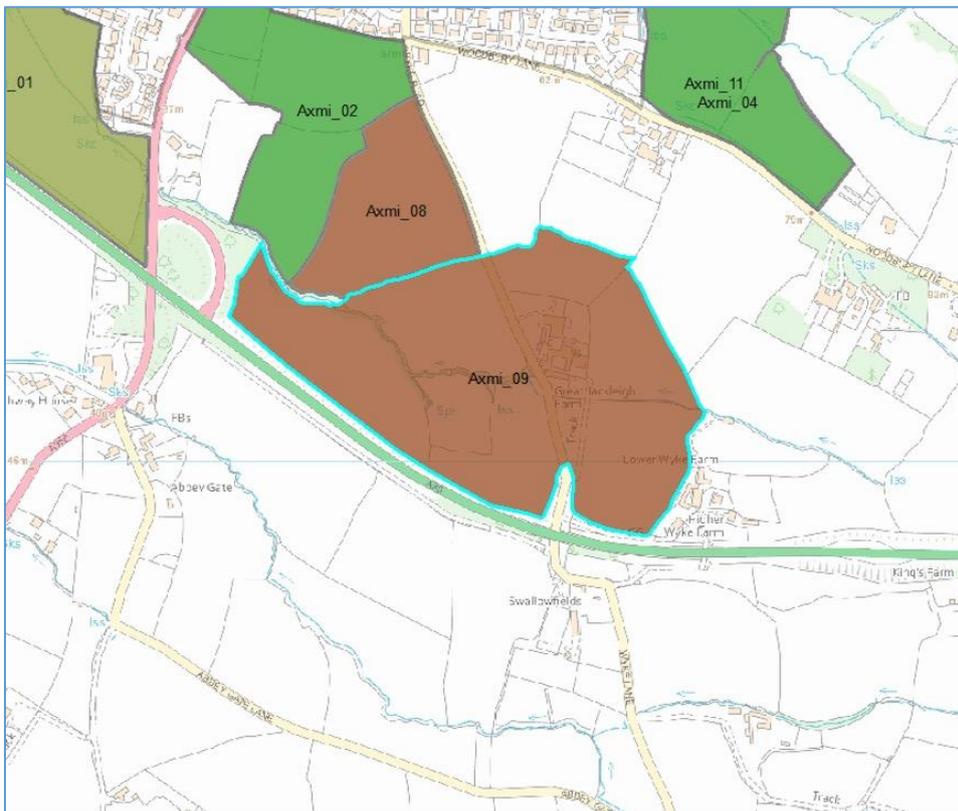
Site Detail:

Settlement: Axminster

Site reference number: Axmi_09

Site Address: GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN

Map of site:



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Site Area: 15.34

Site Assessment Summary:

Infrastructure implications: 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. Access available from Wyke Rd only, although this is a single track lane and will require significant improvements to make it suitable for the level of development proposed, including on land in the adjoining sites (Axmi_02 and Axmi_08). No access is available from A35. Pedcycle links will be needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Axmi_09 is within 40 m of Higher Wyke Farm, Wyke Road, a Grade II Listed Building. Axmi_09 is adjacent to a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument, and development of the site may affect significant archaeological remains associated with this.

Ecological impact - summary of findings: 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). Further site assessment required.

Accessibility assessment: 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.

Other known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 270

Brief summary of the key positives and negatives of the site: Axmi_09 is fairly well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance. The A35 trunk road to the south is a potential source of noise pollution.

Should the site be allocated? Potential 2nd best allocation

Reason(s) for allocating or not allocating: If land to the west of this site is allocated for development it could be a possible site to allocate for development though there are significant sensitivities associated with the site and more detailed assessment would be needed if it is to be pursued.

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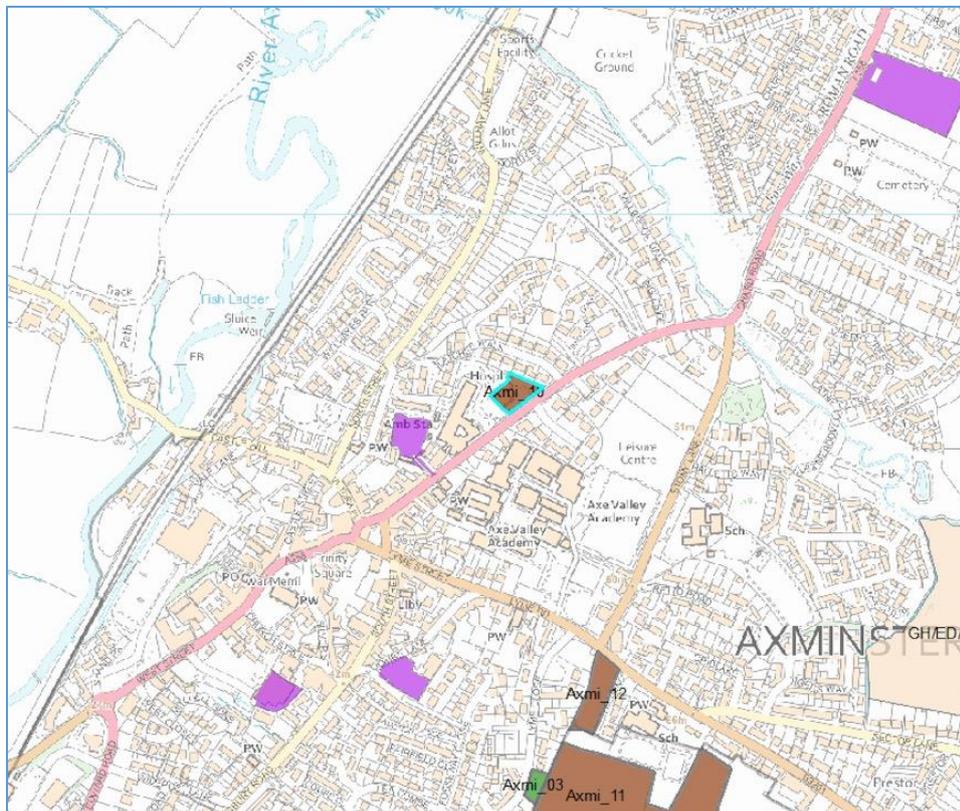
Site Detail:

Settlement: Axminster

Site reference number: Axmi_10

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

Map of site:



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Site Area: 0.18

Site Assessment Summary:

Infrastructure implications: 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 A358 Chard Rd, good ped/cycle links already there.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Oak House, a Grade II* Listed Building is located around 97 metres to the south west of the site along Chard Road. The intervening development of Axminster Hospital shields all views of Oak House from the site and this, together with the other built development in close proximity to Oak House, means that development of the site is highly unlikely to affect this designated heritage asset. The Axminster Conservation Area is also around 100 metres from the site (and extends as far as Oak House), but is not considered to be affected for the same reasons as Oak House. The Historic Environment Record shows the site as being along the approximate line of a Roman road (Fosse Way) and the whole site is within the area that formed an anti-tank island in WWII.

Ecological impact - summary of findings: 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). Further site assessment required.

Accessibility assessment: 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 known site 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. This would however involve the loss of land used for community purposes which could be reused for other community purposes. There is a Tree Preservation Area on the eastern part of the site.

Site opportunities: There is an opportunity to redevelop previously developed land, possibly at higher than average density given the close proximity to Axminster town centre.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: 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.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Good opportunity for redevelopment for housing, possibly relatively high density apartment style dwellings on sustainable brownfield site.

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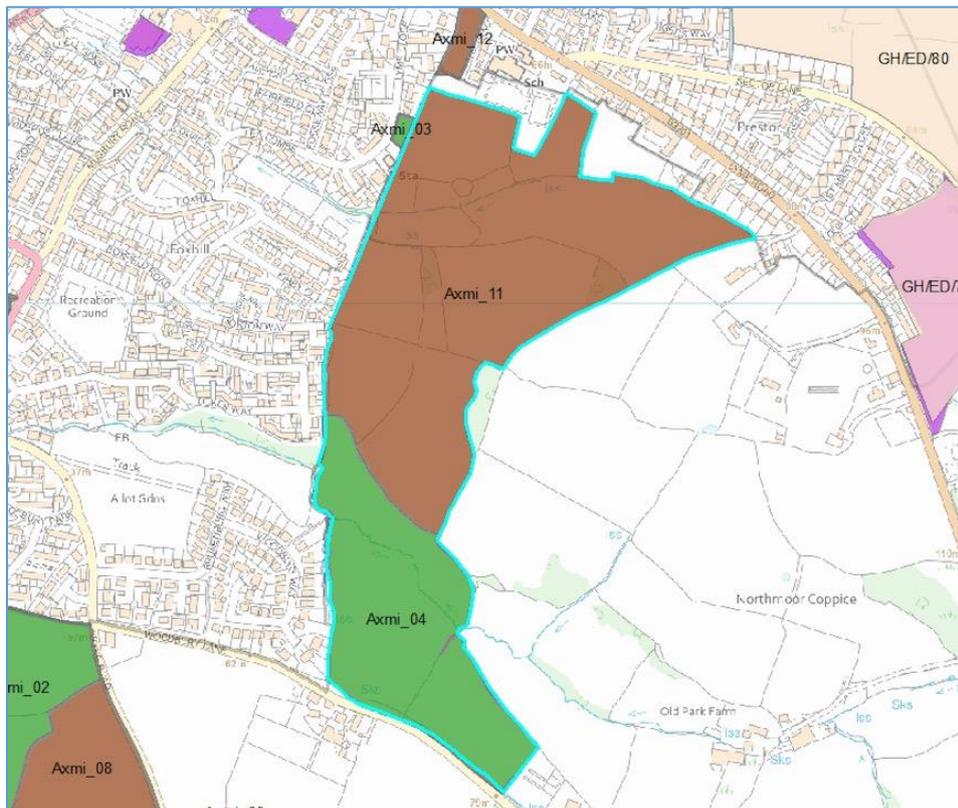
Site Detail:

Settlement: Axminster

Site reference number: Axmi_11

Site Address: Land on the south east side of Axminster,

Map of site:



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Site Area: 21.7

Site Assessment Summary:

Infrastructure implications: 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 sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: 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. It is also around 75 metres from Loup House, Lyme Road to the east of the north eastern part of the site. Loup House is a Grade II Listed Building. The Historic Environment Record shows that a large number of Pre-historic artifacts were found when excavating for a pipeline running through the southern part of the site. The western boundary 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. A Medieval holloway, a findspot for Roman coins and historic chalk pits are also shown on the Historic Environment Record.

Ecological impact - summary of findings: Axmi_11 is adjacent to a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_11 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: Axmi_11 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the east of Axminster and parts of the site are quite steeply sloped. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site. The southern part of the site is on the other side of a lane from a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Potential 2nd choice allocation

Reason(s) for allocating or not allocating: Subject to further work being undertaken to understand the various constraints the site might have some potential though clear constraints have been identified.

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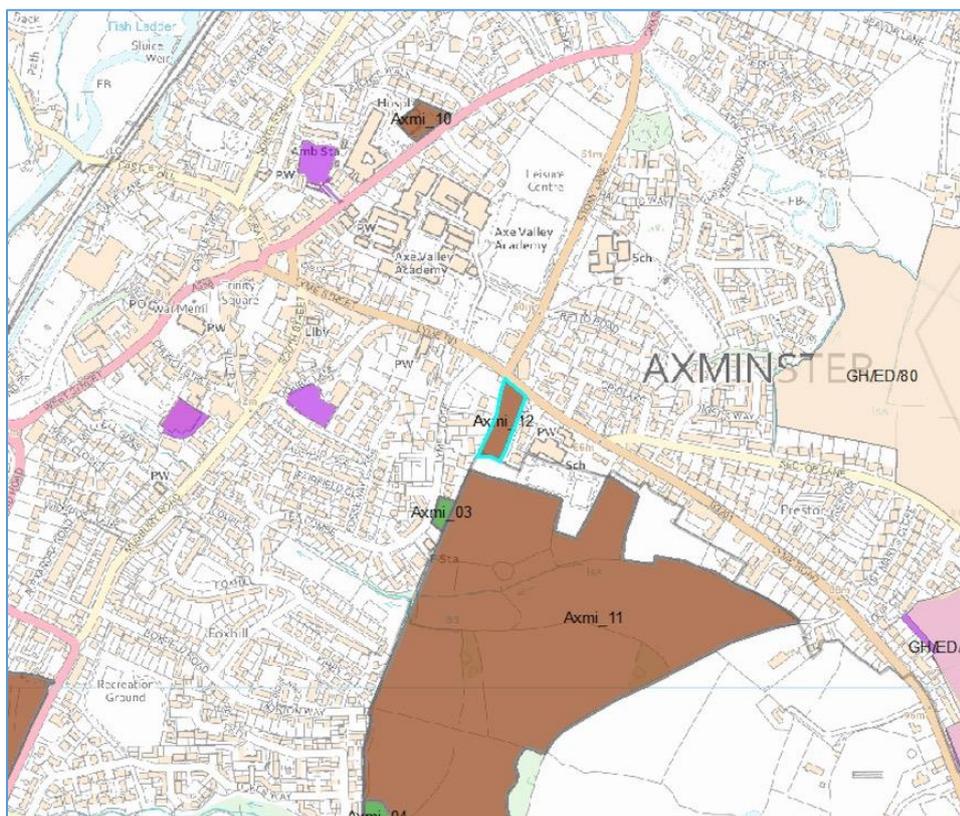
Site Detail:

Settlement: Axminster

Site reference number: Axmi_12

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

Map of site:



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Site Area: 0.31

Site Assessment Summary:

Infrastructure implications: 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 existing access from Lyme Rd is private and would require upgrading of visibility's and footway frontage.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Pippins, a Grade II Listed Building on Lyme Road is around 40 metres to the north of the site and The Laurels, Lyme Road, a Grade II Listed Building is about 70 metres to the west. The Axminster Conservation Area is around 60 metres to the west of the site. Axmi_12 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 the Town Leat at the northern site boundary. This is believed to have been built by the monks of Newenham Abbey and was used to supply water to the town until the 19th century. A former house, Lea Combe (now demolished) is shown on the 1890 Ordnance Survey map in the northern portion of the site. Further heritage assessment work is required on 1. Pippins, Lyme Road, a Grade II Listed Building. 2. The Laurels, Lyme Road, Grade II Listed Building. 3. The Axminster Conservation Area. 4. Anti-tank ditch on east side of Axminster (non designated heritage asset). 5. The Town Leat (non designated heritage asset).

Ecological impact - summary of findings: Axmi_12 is within 25m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_12 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 known site constraints: There are Tree Preservation Orders along part of the western site boundary.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 9

Brief summary of the key positives and negatives of the site: Axmi_12 is well related to an excellent range of services and facilities in Axminster. It is already within the Built-up Area Boundary defined in the adopted Local Plan and it is not clear what has prevented the site from being developed as yet, although there are some constraints, including a Tree Preservation Order on part of the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Axmi_12 is well related to the excellent range of services and facilities in Axminster.

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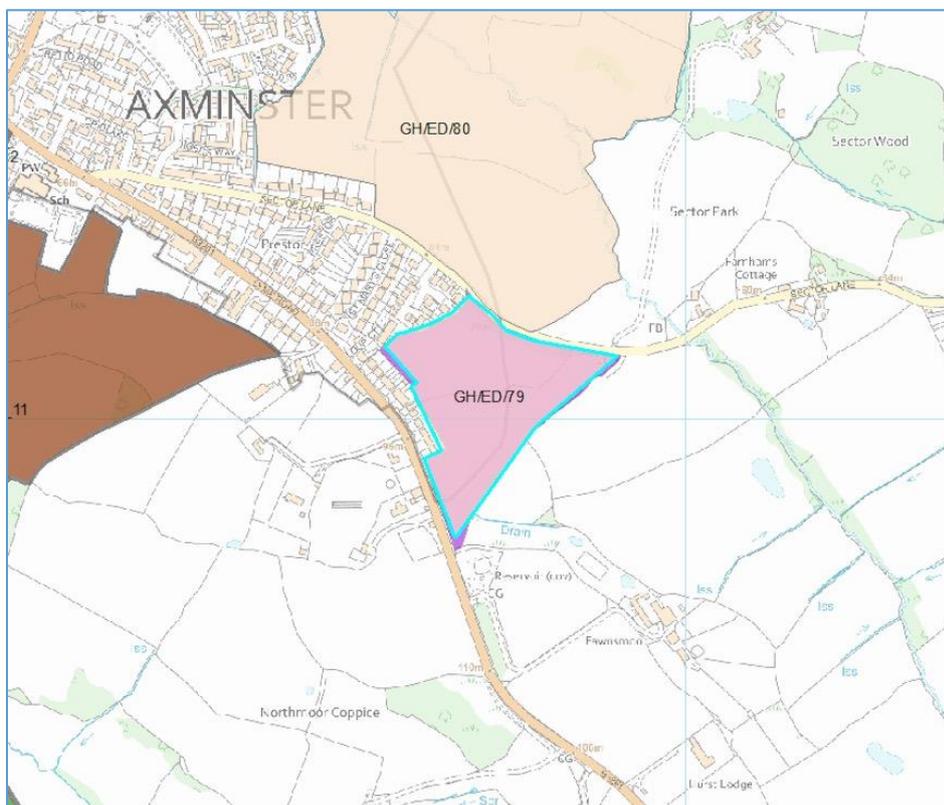
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/79

Site Address: Land east of Axminster

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 4.32

Site Assessment Summary:

Infrastructure implications: This site was on the proposed route of the Axminster North-South Relief Road though this is no longer identified as viable. 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. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Loup House, Lyme Road, a Grade II Listed Building is around 60 metres to the west of the site. The HER shows the Town Leat to the south of the site. This is believed to have been built by the monks of Newenham Abbey and was used to supply water to the town until the 19th century. A post Medieval extraction pit and possible orchard site are also shown on the HER. Further heritage assessment required for 1. Loup House, a Grade II Listed Building. 2. The Town Leat (non designated heritage asset).

Ecological impact - summary of findings: GH/ED/79 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: GH/ED/79 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 known site constraints: GH/ED/79 comprises a medium sized field 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. Planning permission in outline for up to 75 dwellings was refused in 2016 (ref.15/0442/MOUT) for reasons including failure to demonstrate provision of a viable development across the allocation and delivery of a link road, potential impacts on the strategic highway network and insufficient assessment of the impact on the River Axe SAC.

Site opportunities: Development of the site should provide access to potential development land to the north. Consideration needs to be given to whether this needs to safeguard the route of the proposed relief road.

Amended Maximum Yield following discounted areas on site: 93

Brief summary of the key positives and negatives of the site: This site is well related to the excellent range of services and facilities in Axminster. The site is within a Critical Drainage Area.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site forms a good choice for allocation for development.

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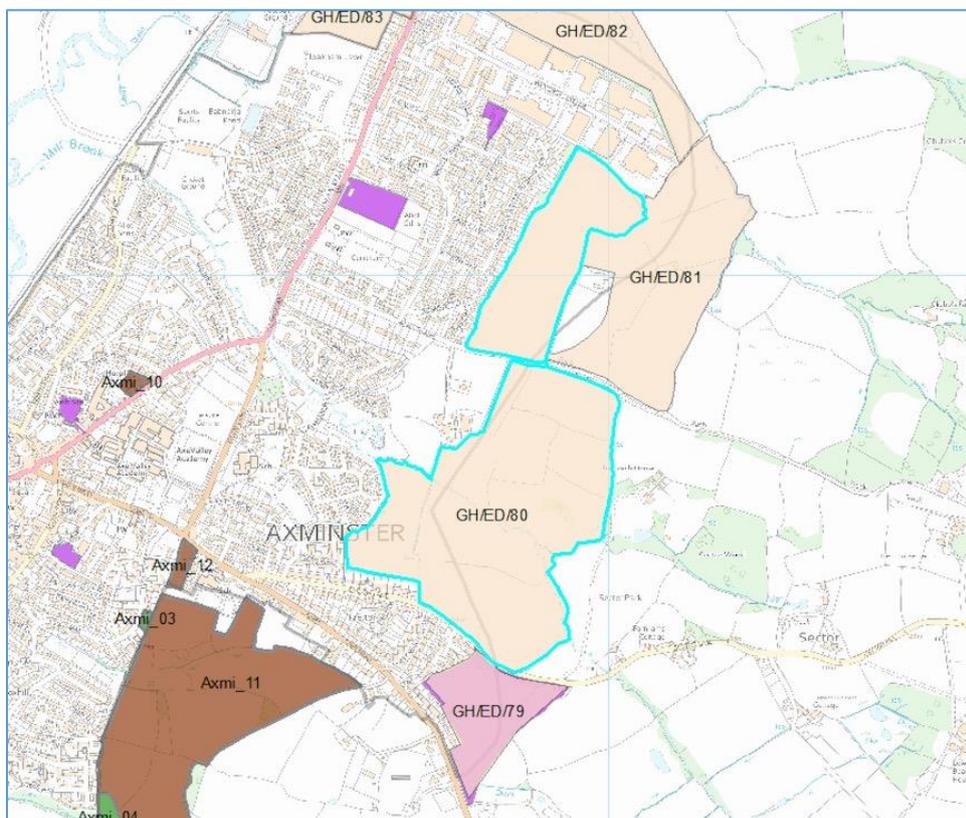
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/80

Site Address: Prestaller Farm, Beavor Lane, Axminster

Map of site:



N↑ 1:12000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 30.96

Site Assessment Summary:

Infrastructure implications: Site bisects Beavor Lane but would most likely be accessed via land to the south and any development it may accommodate. 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. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Sector Hall, Sector Lane, a Grade II Listed Building is around 75 metres to the east of the site. The Devon Historic Environment Record show archaeological anomalies relating to ditches, pits, plough marks and deposits. It also shows a possible Bronze Age barrow, some evidence of late prehistoric activity, extractive pits, possible orchard banks, relic field boundaries. Stone foundations of a medieval watermill and a cobbled surface have been discovered.

Ecological impact - summary of findings: GH/ED/80 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: 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 150 metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Sector Lane. Whilst most of the site is within 1600 metres of the town centre, the northern corner of the site is around 2000 metres from the train station and the eastern side is around 800 metres from an hourly bus route.

Other known site constraints: GH/ED/80 comprises several small and medium sized fields in agricultural use between Sector Lane and Beavour Lane and one large field to the north of Beavour Lane. 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 Beavour 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).

Site opportunities: Development of the site would provide housing in Axminster. Consideration should be given to whether the development would need to safeguard the route of the proposed relief road to enable future provision if funding permits.

Amended Maximum Yield following discounted areas on site: 200

Brief summary of the key positives and negatives of the site: This site is well related to the excellent range of services and facilities in Axminster. The southern part of the site is in a Critical Drainage Area and a stream crosses the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is identified as a good choice to allocate for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

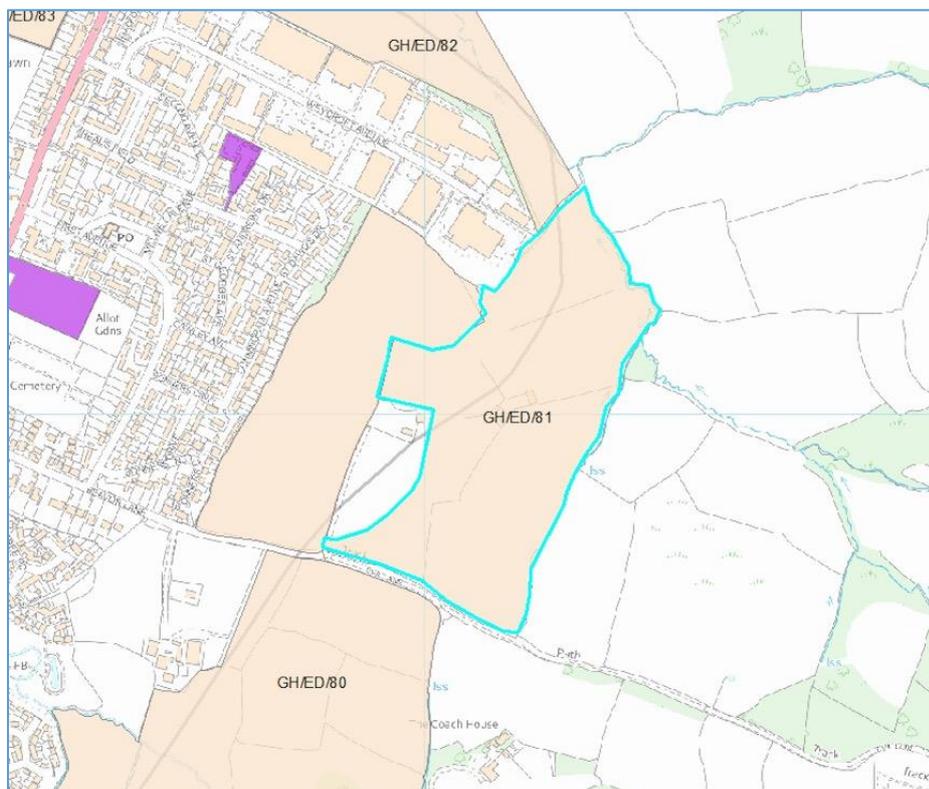
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/81

Site Address: Land east of Axminster - Site 2

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 12.3

Site Assessment Summary:

Infrastructure implications: In the absence of the formerly proposed North-South Relief Road there is no identified highway access potential to this site. Beavor Lane could offer pedestrian and cycle connection to the town centre. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: The Devon Historic Environment Record indicates relic field boundaries, ditches, a possible catchmeadow, raised trackway, former lime kiln and quarry.

Ecological impact - summary of findings: GH/ED/81 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: GH/ED/81 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 1700 metres and the site is 250 metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Beavour Lane. Whilst southern two thirds of the site is within 1600 metres of the town centre, the northern corner of the site is around 2240 metres from the train station and the eastern side is around 650 metres from an hourly bus route.

Other known site constraints: GH/ED/81 comprises several small and medium sized fields in agricultural use and some farm buildings. A narrow strip of land along the northern 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. Floodzone 3 skirts the eastern site boundary. A narrow strip to the southern boundary lies in 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 small area of potentially contaminated land to the north of the site. A planning application (ref.19/0108/MOUT) on sites GH/ED/81 and 82 for residential and employment use together with construction of part of the North South relief road is currently pending a decision.

Site opportunities: no specific opportunities are identified..

Amended Maximum Yield following discounted areas on site: 223

Brief summary of the key positives and negatives of the site: This site is quite well related to the excellent range of services and facilities in Axminster, although the northern section is more remote. There is a current planning application pending (ref.19/0108/MOUT).

Should the site be allocated? No

Reason(s) for allocating or not allocating: The relief road is now considered non viable. As a 'standalone' site the assessment shows a low suitability for development and allocation would not be appropriate.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

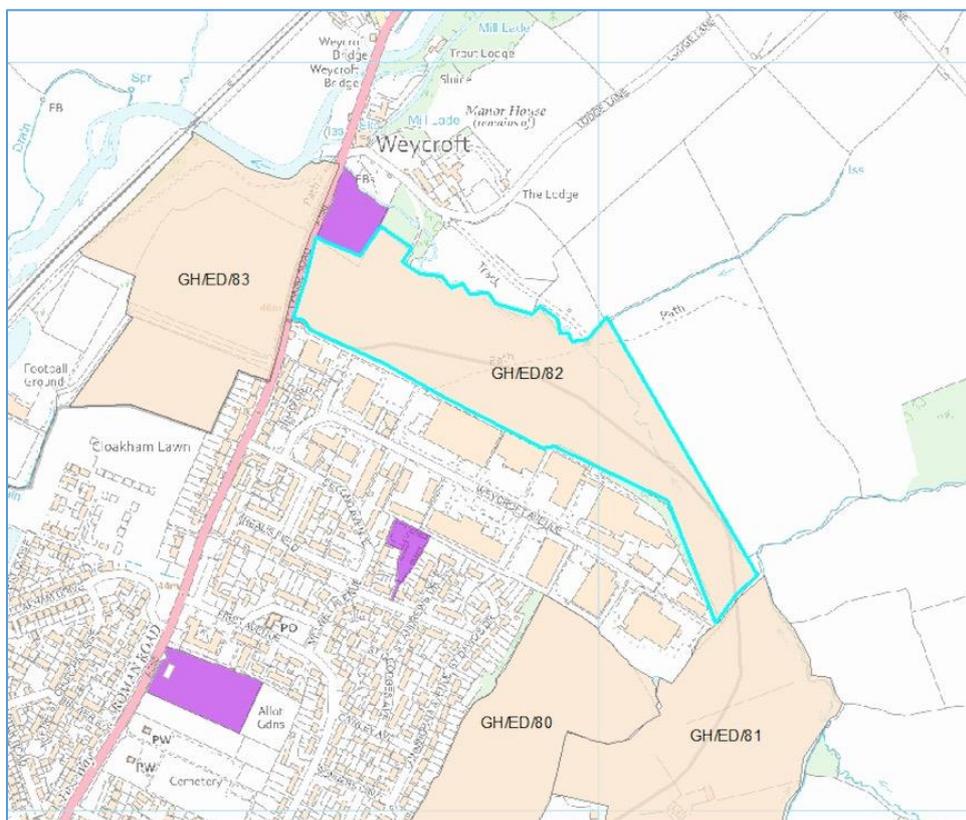
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/82

Site Address: Land east of Axminster - Site 3

Map of site:



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Site Area: 8.87

Site Assessment Summary:

Infrastructure implications: Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: A very significant group of Listed Buildings are located to the north of the site between 60 metres and 120 metres away from the northern boundary. These comprise Weycroft Hall, Grade I, Weycroft Manor, Grade II* and Weycroft Hall Cottage, Grade II. A Grade II listed water mill is also around 110 metres to the north and Weycroft Bridge, also Grade II listed around 200 metres to the north. Development of the site could cause significant harm to the setting of these heritage assets. The Devon Historic Environment Record indicates a possible mill dam associated with the medieval mills at Weycroft. Part of the site is within the Weycroft defended area, which was part of the Taunton Stop Line.

Ecological impact - summary of findings: GH/ED/82 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. GH/ED/82 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: GH/ED/82 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 2000 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 known site constraints: GH/ED/82 comprises a large field in agricultural use and some farm buildings. A narrow strip of land along the southern part of the site running east to west has an agricultural land classification of 3 (strategic level) with the remainder of the site being Grade 4. Floodzone 3 skirts the northern site boundary. A planning application (ref.19/0108/MOUT) on sites GH/ED/81 and 82 for residential and employment use together with construction of part of the North South relief road is currently pending a decision. There is an area of potentially contaminated land on a separate site to the east.

Site opportunities: No specific opportunities are identified.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: This site is close to important heritage assets and potential for adverse impacts from development are explicitly noted.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The relief road is now considered non viable. As a 'standalone' site the assessment shows a low suitability for development and allocation would not be appropriate.

Infrastructure implications: This 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 Chard Road. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: A very significant group of Listed Buildings are located to the north of the site between 100 metres and 150 metres away from the north eastern boundary. These comprise Weycroft Hall, Grade I, Weycroft Manor, Grade II* and Weycroft Hall Cottage, Grade II. A Grade II listed water mill is even closer (around 30 metres to the north and Weycroft Bridge, also Grade II listed around 140 metres to the north. Development of the site could cause significant harm to the setting of these heritage assets. The Historic Environment Record shows the site as being along the approximate line of a Roman road (Fosse Way). A post medieval extractive pit is also shown on part of the site. Most of the site is within the Weycroft defended area, which was part of the Taunton Stop Line, which also runs through the site.

Ecological impact - summary of findings: GH/ED/83 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. GH/ED/83 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: 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 known site 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 floodzone 2.

Site opportunities: none identified at this point.

Amended Maximum Yield following discounted areas on site: 215

Brief summary of the key positives and negatives of the site: GH/ED/83 is quite well related to an excellent range of services and facilities within Axminster. The site borders the River Axe and development has the potential to affect an internationally recognised site of conservation importance. Further work is required to assess the impact of development on nearby heritage assets.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site performs well and is a good choice for allocation for development.