

AXMOUTH PARISH COUNCIL

Clerk: Annie Dallaway, Fairview, Southleigh, Colyton, Devon, EX24 6JA
Telephone - 01297 680244 E-mail - clerk@axmouth.eastdevon.gov.uk
www.axmouthparishcouncil.co.uk

19 January 2013

Mrs Linda Renshaw
Senior Planning Officer
Planning Policy Section
East Devon District Council
Knowle
Sidmouth
Devon
EX10 8HL

EAST DEVON DISTRICT COUNCIL ECONOMY			
25 JAN 2013			
ACK	CIRC	SEEN	FILE

Dear Linda

Re: Village Boundary Review

Thank you for your email of 16 January 2013, in which you suggest that the Parish Council may wish to identify which part of the E319 SHLAA site they consider to be most suitable for development, outside of the floodplain.

The Parish Council considered this matter at a recent meeting and members are broadly in agreement with your views regarding the site. Specifically, councillors agree that the development of the field(s) extending to the north of the listed Axe Farm would be visually prominent and that in terms of the landscape setting of the village, it would be preferable to develop the land to the immediate west and north of Axe Farm. Councillors acknowledge your concerns regarding a satisfactory access to the site and suggest that the access would need to be beyond the Village Gateway because of sight lines.

I am enclosing a copy of the E319 SHLAA site map with a hatched area which councillors have identified as the most suitable for development. In summary, the Parish Council wishes to identify an area which is suitable for only 10 houses, clustered close to the village, below the sky line as defined by the roofs of the existing dwellings within the village.

I hope these comments are helpful to you when completing your report to the Planning Committee.

Yours sincerely



Annie Dallaway
Clerk to Axmouth Parish Council

The preferred site is No E319, land behind Axe Farm above the floodzone, for 10 new dwellings.

Axmouth Parish Council held a drop in afternoon on Nov 11th, which was widely advertised and attended by 39 residents who examined the proposed development site, and submitted ideas for the village including some discussion about alternative sites. The questionnaire was completed by 46 residents and an analysis of the results can be found in the consultation report attached.

A clear majority, 76%, supported development of 10 homes on this site, with 80% supporting a minimum of 6 affordable homes. A preference, for shared ownership of these homes was indicated by 25%. Dwellings with 2/3 bedrooms were identified as being most needed by local people.

As part of any new development on this site, the following amenities were voted as high priority by the community:

- | | |
|---|-----|
| • Improvements to footway along Riverside to Seaton | 91% |
| • Safe cycling route to Seaton | 89% |
| • Footpath/cycle track through new development to link Coronation Corner to Village Gateway/Boshill | 85% |
| • Open space for community on/adjacent development site | 78% |
| • Small car park for public use on/adjacent development site | 70% |
| • Retention of small touring campsite | 70% |
| • Bus service to Axminster and station | 59% |

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon EX10 8HL

Thank you.

Parish - Axmouth

Community Infrastructure Priorities

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can charge on new developments in their area.

The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

This will be split between strategic infrastructure which will be decided at a district/county level and a 'meaningful proportion' will be devolved to parish projects.

Please identify infrastructure that the parish sees as important at both a strategic level and that the parish would like to see funded from the parish proportion.

Strategic Infrastructure - benefits a larger area than an individual parish:

- Improvements to the footway between Axmouth and Seaton along Riverside
- A safe cycle route between Axmouth and Seaton
- Footpath connecting Coronation Corner with Boshill
- Traffic calming measures along Riverside with designated parking bays at viewing platforms by the river
- Viewing platforms to be connected by wooden walkway by riverbank between Coronation Corner and Axmouth Bridge
- Small car park for visitors
- Small touring campsite

Parish infrastructure priorities - infrastructure with a parish focus:

Traffic Mitigation measures through the village centre which include:

- Footway improvements adjacent to the Churchyard and along Pound Hill
- Priority one way adjacent to the Churchyard /The Harbour Inn
- Priority one way working on Pound Hill
- 20mph limit in village centre

Small village green

Open space for older children/ teenagers to meet and use for ball games

Note: Axmouth Parish Council has evidence to support all these priorities from their Parish Plan and subsequent consultation.

Please return to Planning Policy, EDDC, Knowle, Station Road, Sidmouth, Devon, EX10 8HL by 30 November 2012.

Axmouth –Village Summary

Axmouth comprises approximately 170 houses, and two pubs, a church, a playground and a village hall. The nearest shops are in Seaton, approximately 1.5 miles distant, where there are also GPs, a library and a range of bus services. Axminster, 6 miles distant, has the nearest railway station.

The village sits on the Axe estuary. The area encompasses a significant floodzone on the plain where the campsite stands and alongside the brook, which runs the length of the village to its source, an SSSI. There is further designation of the village's natural environment in the Axe Estuary and Marshes County Wildlife Site. The whole parish is within the East Devon Area of Outstanding Natural Beauty.

Most Axmouth children attend Seaton Primary School, and secondary school in Axminster, Colyton or Lyme Regis, for all of which there is bus transport. Public transport is limited to a once daily bus service to/from Exeter via Seaton and another to/from Seaton only. A direct link to Axminster would be helpful.

The age distribution is skewed to the middle aged and upwards. More than half of those employed travel more than five miles to work, overwhelmingly by car. An improved broadband service is considered important for local businesses and self-employed people.

It is possible to walk to Axmouth's Harbour and to Seaton (and many local people and tourists do) but the footway on the busy B3172 is narrow and the experience unpleasant. The road has become significantly busier since the opening of the Tesco store a year ago.

Any development should accord with the Parish Plan, produced and adopted in 2011, which identifies the following objectives for the community:

- A safer footway and a cyclepath along the whole length of the B3172 including the section through the village;
- An outdoor space for older children and teenagers;
- More public green spaces and footpaths;
- 6-8 affordable houses for local people.

The Parish Plan found that thirteen households expressed a need for affordable housing, and indicated a need for rented and shared ownership 2 bedroom homes.

The Parish Plan collected views from Axmouth residents on any future development. Strong feelings expressed included:

- Housing is expensive relative to local incomes, so affordable housing which helps young families to remain in the village, or to settle if they have a local tie or employment is preferred.
- New building should be sympathetic to the existing physical character and heritage of the village, which has some twenty listed buildings; these are of varied designs and material – cob, stone, thatch, and of ages from late Tudor to post-war and are modest in scale.
- New buildings should not sprawl outside the existing boundary, which should remain tightly drawn.
- New building should meet high energy-efficiency standards.

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....AXMOUTH..... Site.....E319 Land behind Axe Farm above the Floodplain

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	<p>Positive location .The site is centrally located. Site is an easy walk on gentle gradient to the village hall, church public houses and bus stop, approx 300m. Negative impact .Lack of footways is a hazard along the B3172 along which these amenities are located. There is no disabled access to the Church. The route is lit. Site is a level walk, 450m away from the children's playground however the route necessitates crossing the B3172, Pound Hill, which has poor sight lines and no footway on the eastern side and intermittent narrow footway on the west side (site side).The route</p>

		is not lit overnight. Negative impact. The footway alongside the B2172 to Seaton to the nearest shops is narrow and unpleasant to use. Following the opening of the new Tesco store in Seaton this issue has been magnified.
3.To provide for education and skills	In settlements with schools, new development should be located within 400m (or at most 600m). <ul style="list-style-type: none"> The access criteria are as question 2 	Negative impact .There is no school in the village. School buses operate for primary and secondary schools which stop in the village on the B3172. There is no formal crossing point across this road.
4.To improve the population's health	New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths <ul style="list-style-type: none"> Is the site within walking distance of healthcare facilities, footpaths or cycle routes? Is the site adjacent to a recreation space? 	Negative impact. There is no healthcare facility in the village. A once weekly surgery is held in the village hall by one doctor's surgery. Bus services to Seaton healthcare facilities are poor. Bus services to Seaton healthcare facilities are infrequent and there is a need to take 2 buses in either direction to visit the GP practices and the hospital in Seaton. Slightly positive impact. Recreation space for children is 450m away and a small open space, Coronation Corner, is 425 m away. Negative impact .No cycle paths in the village. Negative impact. To walk to the Village Harbour the footway alongside the B3172 is narrow and unpleasant to use. However, the development site includes areas which have the potential to be community open space, new foot/cycle routes.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	New development should not be sited where adverse noise levels will be caused by or to residents <ul style="list-style-type: none"> Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	The site is not adjacent to any noisy activity although the eastern section is adjacent to the B3172, where traffic/noise levels have increased since the superstore opened in Seaton. The site is unlikely to generate any unacceptable noise levels.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	The parish plan identified a need for more open space for the community, more viewing areas over the estuary and a network of safe off road walks around and through the village and surrounding area. Space for young children and teenagers to play games was also a priority. A safe off road cycle path is a priority for the community to travel to Seaton and back to the nearest amenities.

<p>8.To maintain and enhance built and historic assets</p>	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>Potential negative impact – any new development must be in scale and character with the historic nature of the buildings in the village. Although the village is not yet a conservation area, there are some 20 listed buildings within the village's BUAB and one non-designated heritage asset and is within an AONB. New development would be directly adjacent to these historic buildings.</p>
<p>9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	<p>Negative impact – this site is a greenfield site and would have a high visual impact on the views from adjoining properties along Pound Hill, which presently enjoy views over the Axe estuary. The site is also visible from the west, across the estuary, looking from Seaton, Colyford and the popular wetlands area and from the Seaton Tramway. From the north, the site could be partially hidden behind hedgerows and from the south it is obscured by existing buildings.</p> <p>Slightly positive impact – the site is close to the BUAB and the historic core of the village.</p> <p>The site is within an Area of Outstanding Natural Beauty and partially on the River Axe floodplain.</p> <p>Any new buildings should be designed to minimise their impact on the landscape of small farmsteads and tightly clustered cottages for which East Devon's AONB is distinctive.</p>
<p>10.To maintain the local amenity, quality and character of the local environment</p>	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>Neutral impact assuming the development blends with the surrounding historic properties.</p> <p>High impact on the amenities of properties along Pound Hill where views across the Axe estuary will be compromised.</p>
<p>11.To conserve and enhance the biodiversity of East Devon</p>	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	<p>Negative impact .The proposed development site is adjacent to the Axe Estuary and Marshes County Wildlife Site, with possibly some areas within the CWS. This has diverse habitats including inter-tidal mudflats, saltmarshes and grassland with a wide range of plantlife and wildlife, notably bird species including waders and wildfowl. Axe Farm and adjacent buildings have colonies of swifts, housemartins and swallows and any development should be preceded by a survey including for bats.</p>

12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> The criteria are as per question 2 	Slightly positive impact as bus stop is 150m from the site however the bus service is very limited – one bus X54 in each direction per day to Exeter and one bus 899 in each direction to Seaton each day.
13.To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> Is the site in agricultural use? Is the site adjacent to a main road? Is there sewerage capacity? Is the site within or adjacent to an area prone to flooding? 	Slightly negative impact – the site is partly used for livestock and partly as a campsite. The site is adjacent to the B3172. The site is partially within the Floodzone 3 (1in 100) and the Rapid Response Catchment area for surface runoff.
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	The site is partially (approx 65%) within Floodzone 3 (1in100 chance of river flooding) The site is also partially within the Rapid Response Catchment area for surface runoff.
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> Is there a need for additional employment eg small 	Neutral impact – slightly positive impact There are no employment sites in the village which relies on tourism to thrive. There are a number of self-employed and sole traders who could benefit from storage or office space. The site could provide small work/live studios to boost the local economy

	<p>business units/storage/office space?</p> <ul style="list-style-type: none"> • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	<p>and help diversify the basis of the village economy. The limited bus service does not run at commuter times. The nearest town with employment opportunities is Seaton which is a 20 minute walk away along a sub standard width footway.</p>
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

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Have you attached additional information? No

New facilities/services:

PO or other shop restored for those unable to drive.

New Village Hall, walkway or connection between Hall and Church.

Extend campsite shop hours.

Extend shop hours.

X53 to stop in village more often.

Develop shop as facility.

Small village shop.

New Village Hall inc Doc surgery, stage, kitchen, car park, short mat bowls.

Footpaths:

Improve footway to Seaton - decking walkway along river or path through edge of field along roadside.

More public footpaths.

Better pedestrian way through village.

Footpath from Chapel St. to beyond Coronation Corner.

Footpath outside church to aid mobility scooters.

Pedestrian safety/more footpaths.

Other:

Increased recycling collection - cardboard and green waste.

When developing sites for housing please keep the roads on the contours and build above and below the road. Avoid a development like Hawkesdown Close.

More sympathetic management of brook and verges

Make more of Wetlands as tourist attraction – footpaths, info boards, guided walks

New build to keep in character with village

Sort out bus times (2 buses at 10.15 to Seaton)

What other improvements would you like to see take place in the village?

Car parking

Sort out car parking in Chapel St.

Make small paddock to the right of the bottom of Stepps Lane into a car park for permit holders to alleviate congestion of Chapel St.

Small car park adjacent Sherbrook Cottage for permit holders including annual fee.

Car park below Sherbrook Cottage for local people.

Restrictions on street parking, Chapel St. esp.

Improve car parking for Village Hall and Church.

Car park in village.

Less parking along Chapel St.

More car parks in village.

Car park.

Control parking in Chapel St.

Traffic related:

Reduction in road traffic.

Further traffic calming and 20mph speed limit.

20mph speed limit through village from Village Gateway to Seaton

20mph speed limit Village Gateway to Seaton.

Relief road.

Relief road/by-pass.

Weight limit on B3172.

Traffic calming in village. Weight limit on B3172.

Road maintenance:

Resurface road between Seaton and Boshill.

Improved maintenance of roads.

Question 3: What type of affordable housing is needed on this site?

Respondents sometimes ticked more than one category. Of the 46 respondents, 16 indicated a preference for rental (35%), **25 indicated a preference for shared ownership (54%)** and 13 indicated a preference for to buy (28%).

Question 4: What size of accommodation is needed?

Respondents sometimes ticked more than one category. Of the 46 respondents: 9 prioritised 1 bed (20%); **34 prioritised 2 bed (74%)**; 18 prioritised 3 bed (39%) and 8 prioritised work/live units (17%).

Question 5: Are there any other locations in the village that you would like to see developed for housing (large enough for 5 houses)?

- Opposite Southcombe Terrace- Coombe Farm - up to Forge.
- Near Village Gateway.
- Preferable to locate new dwellings at integrated localities within village and avoid new development within CPA.
- Sites further up village and around Estate. If land rear of Axe Farm dev, need to ensure architecture & finish appropriate. Exit should be present road to campsite.
- Dowlands.
- Preferred area from the lay-by before Village Gateway along the road to the left.
- Old orchard next to Southcombe Farm and fields opposite Combe Farm.

Question 6: As part of new developments, EDDC can charge a CIL which can be used to provide new facilities, where the community shows support for them:

Respondents were asked to indicate their support for the following facilities – the data is represented as a percentage.

Footpath/cycle track in new development to link Coronation Corner to Village Gateway/Boshill	85%
Open space for community on/adjacent development site	78%
Small car park for public use on/adjacent development site	70%
Retention of small touring campsite	70%
Improvements to footway to Seaton	91%
Safe cycling route to Seaton	89%
Bus service to Axminster and station	59%

AXMOUTH PARISH COUNCIL

Local Plan Consultation Analysis November 2012

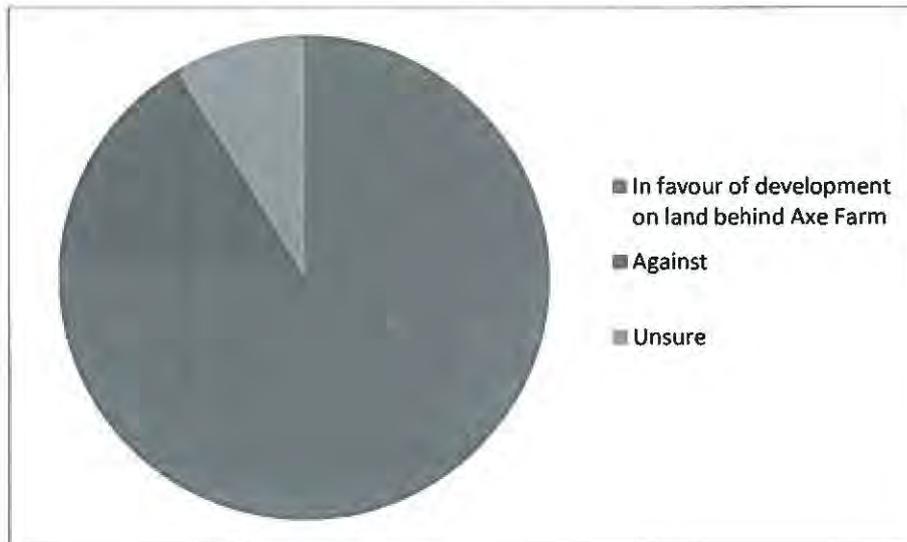
Axmouth has been allocated 10 new homes in the East Devon Local Plan 2006 - 2026, with a potential allocation of 6-8 affordable houses. The Parish Council held an Open Afternoon on Sunday 11 November at Axmouth Village Hall between 2pm and 4pm to consult with local people regarding the proposed development sites submitted by local landowners and assessed by the Strategic Housing Land Availability Assessment Panel.

The proposed site assessed as developable by the SHLAA panel is the land behind Axe Farm outside of the flood plain.

39 people attended the day and 46 questionnaires were received either on the day or submitted after the event. 93% of respondents live in the village (including Stepps and Higher Axmouth) and 7% of respondents live in the Harbour area. Below is a summary of the data received:

Question 1: Are you generally in favour of locating a development of 10 houses on the land behind Axe Farm outside the flood plain?

Of the respondents, 76% said yes, 15% said no and 9% were unsure.



Question 2: Do you agree that a minimum of 6 of these houses should be affordable?

Of the respondents, 80% said yes, 20% said no.