

EAST DEVON LOCAL PLAN

2006 to 2026



CONSULTATION ON THE INSET MAP AND POLICIES FOR:

AXMINSTER

Consultation - 11 May 2012 to 11 June 2012

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Axminster but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon.

This new consultation document is specifically concerned with the Axminster map and the policies that apply to sites shown on it. We would welcome your comments:

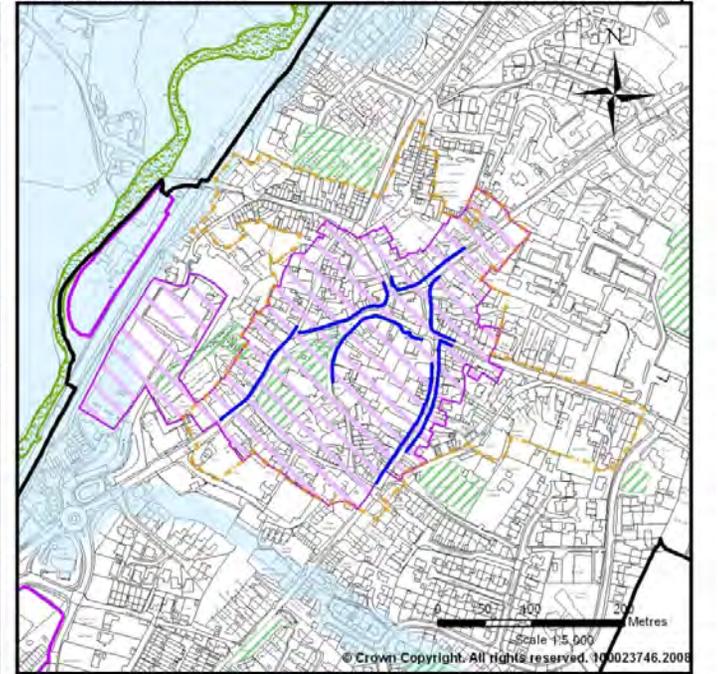
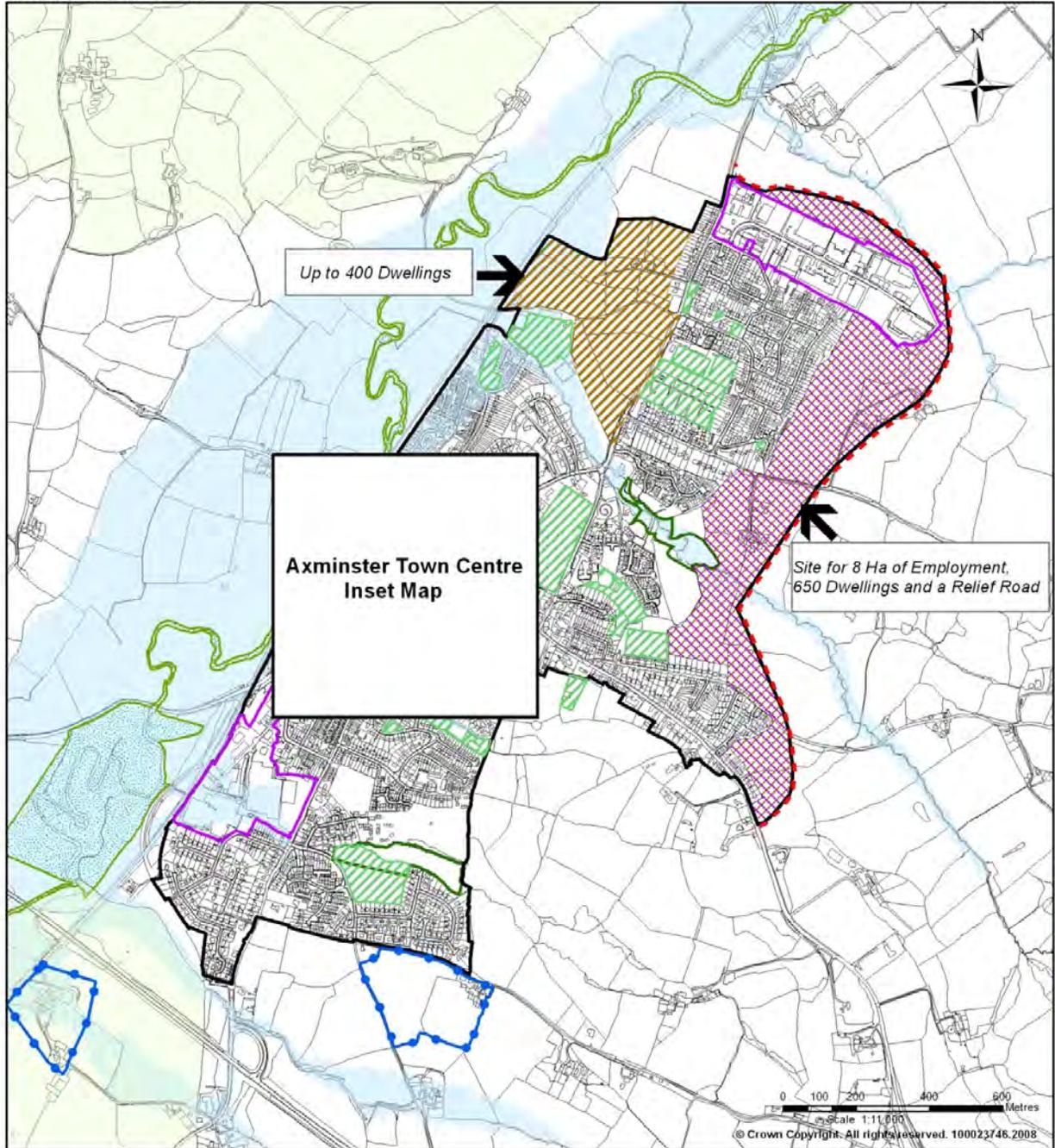
- email us at:
Localplan@eastdevon.gov.uk
- Or post comments to:
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth EX10 8HL

Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.

Please note that this document contains Axminster specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Draft East Devon Local Plan - 2012
 Axminster - Urban Inset Map
 and
 Town Centre Map

POLICIES AND PROPOSALS

- Proposed Primary Frontage
- Proposed Town Centre Shopping Area
- Proposed Built-Up Area Boundary
- Proposed Residential Allocation
- Proposed Mixed Use Allocation
- Land of Local Amenity Importance
- Proposed Relief Road

FOR INFORMATION

- Conservation Area
- Boundary Existing and Proposed Employment Area
- Recreation Areas, Allotments, Accessible Open Space
- Areas of Outstanding Natural Beauty
- Sites of Special Scientific Interest
- Scheduled Ancient Monument
- Special Areas of Conservation
- Floodzone 2

Kate Little, Head of Economy,
 East Devon District Council, Council Offices, Knowle, Sidmouth, EX10 8HL

The key strategic policy for Axminster in the plan is:

Strategy 20 - Development at Axminster (formerly DS15):

In Axminster we will support and reinforce the town's role as a self-contained medium-sized town, serving the employment, commercial and community service needs of the settlement and its rural surroundings. Proposals for development in Axminster should be consistent with the strategy, which is to:

1. **New homes** - encourage the building of substantial numbers of new homes through strategic allocations and the 'build-out' of existing commitments.
2. **Jobs** – provide for 8 hectares of employment land.
3. **Town Centre** - give priority to the enhancement of the environment and promotion of business opportunities in the expanded town centre shopping area defined on the inset plan to provide the focus for jobs, shops and tourism. Promote the regeneration of the Webster Garage site and adjoining land to support commercial activity, enhance the public realm and address traffic congestion issues.
4. **Transport** - support the provision of better sustainable (non-car) transportation, including footpaths, cycle routes and bus services both within the town and to link with the countryside and other settlements. Introduce through-route large vehicle traffic management measures and promote a North-South relief road.
5. **Infrastructure** - ensure quality, accessible recreational facilities and secure drainage improvements for the town to mitigate the likely environmental impact of new housing.
6. **Environment** - make sure that any development does not harm wildlife and habitats in the Axminster area.

Strategic Land Allocations at Axminster – as part of the delivery mechanism strategic sites are allocated and shown on the Proposals Map for development:

- a) At **Cloakham Lawns** for 400 new homes.
- b) **North and West of the town** for mixed uses to incorporate;
 - 650 new homes;
 - 8 Hectares of land for mixed job generating commercial and employment uses;
 - a range of social, community and open space facilities to support development; and
 - a North South relief road for the town (road alignment shown on the Proposals Map).

A Masterplan will be required for this site and development will be subject to improved public transport including provision of a half hourly train service to Exeter and Cranbrook.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Axminster. These are:

Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

E1 - Provision of Employment Land (formerly E1):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

Town	Site	Area - Hectares
Axminster	Land at Millwey Rise Industrial Estate	2.0
	The Old Coal Yard	0.3

E9 - Town Centre Shopping Areas (formerly SH1):

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

E10 - Primary Shopping Frontages (formerly SH2):

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

EN1 - Land of Local Amenity Importance (formerly EN3):

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.