



East Devon Local Plan 2020-2042

Site Selection report

Axminster



February 2025

East Devon – an outstanding place

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

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at 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.

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

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

- 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 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.

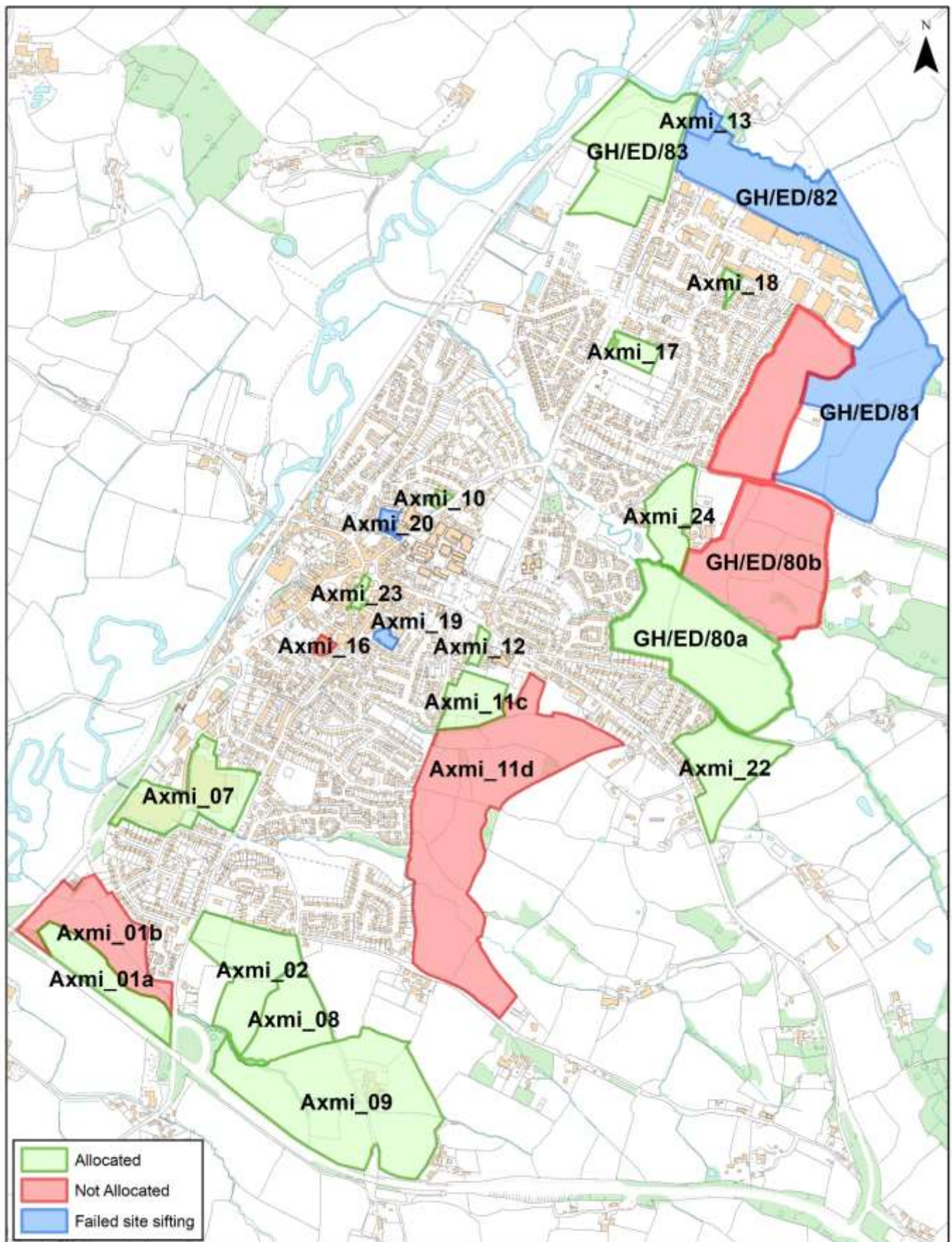


Figure 1.1: Overview of Site Selection findings at Axminster

Site reference	Number of dwellings / hectares of employment land	Allocate?
GH/ED/80/a	225 dwellings	Yes
GH/ED/80/b	169 dwellings	No
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 but consider putting in settlement boundary.
Axmi_02	100 dwellings, but may be reduced following archaeological investigation	Yes
Axmi_07	Mixed employment with 50 homes	Yes
Axmi_08	68	Yes
Axmi_09	270	Yes
Axmi_10	10 dwellings	Yes
Axmi_11d	330 dwellings	No
Axmi_11C	50 dwellings and 0.4 ha of employment	Yes
Axmi_12	9 dwellings	Yes
Axmi_16	15 dwellings	No
Axmi_17	19 dwellings	Yes
Axmi_18	6 dwellings	Yes
Axmi_22 (GH/ED/79)	104 dwellings	Yes
Axmi_23	10 dwellings	Yes
Axmi_24	29 dwellings	Yes

2 Site Reference GH/ED/80

Site details

Settlement: Axminster

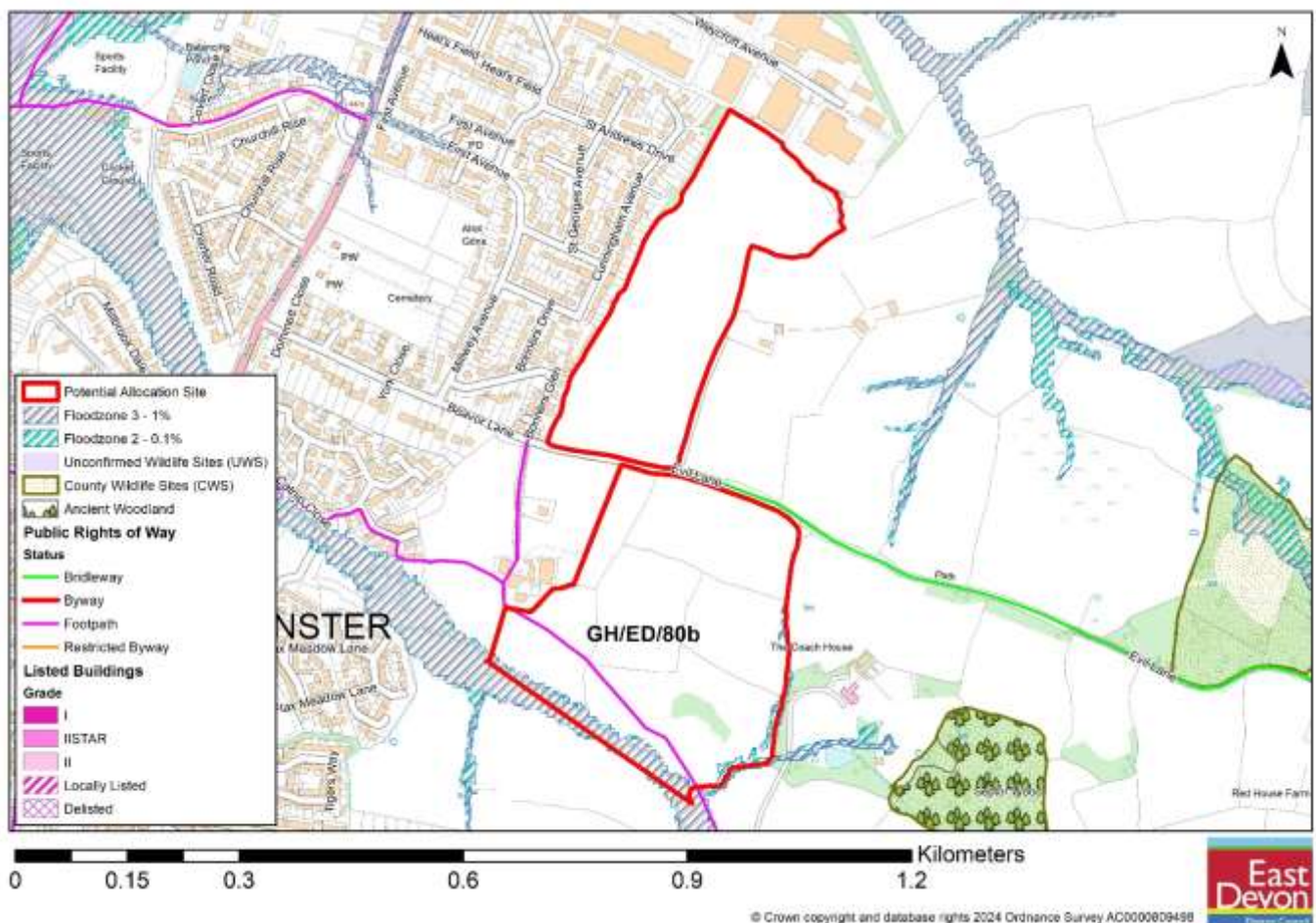
Reference number: GH/ED/80/a

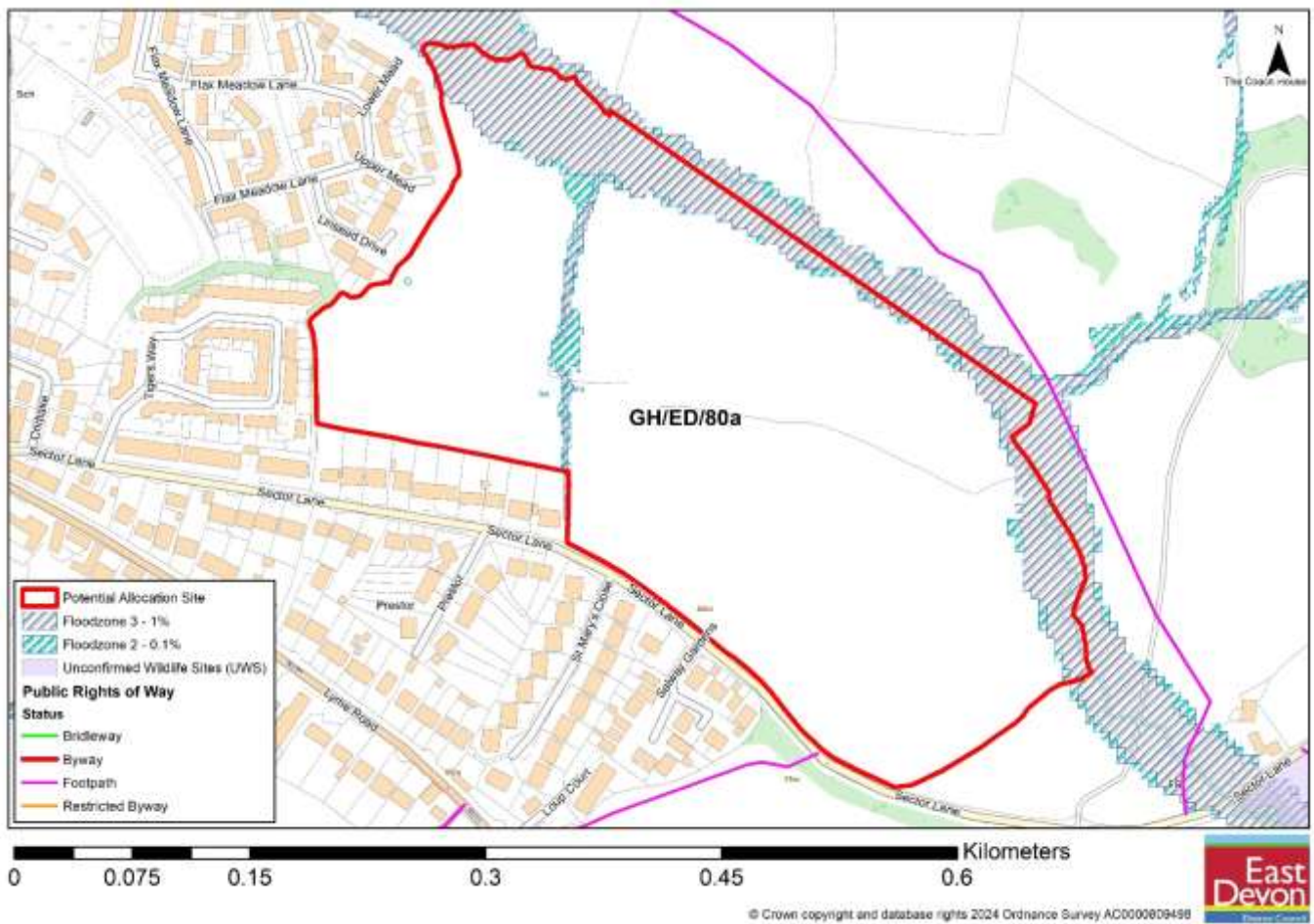
Site area (ha): 30.96

Address: Prestaller Farm, Beaver Lane, Axminster

Proposed use: housing

Site map





Photos

Looking north across site from field gate to Sector Lane



Site Assessment Summary and Conclusion (for allocated part of site)

Infrastructure

Devon County Council advise that site access can be achieved via Sector Lane; this is steep and narrow. Best access would be from Axminster itself so should be signposted from this direction. Near the site itself, Sector Lane is too narrow for two vehicles to pass and therefore would need to be widened. An access road could be built through the existing housing estate next to development. The link road would need to come through this development and either delivered by the development or land set aside for it. The intersection between Sector Lane and Lyme Road is of particular concern.

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 GH/ED/80/a only – assessment of GH/ED/80/b was not undertaken because built development is not proposed.

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. 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 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 Belvour 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 GH/ED/79.



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 on GH/ED/80/a with around 20 hectares of multi-functional public open and natural space on the rest of the site.

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?

GH/ED/80/a - Yes

GH/ED/80/b - No

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 allocation (Axmi_22). The scheme included in the [vision](#) document masterplan proposes 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 GH/ED/80/a only for housing is acceptable.

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

Yes - GH/ED/80/a

Landscape Sensitivity Assessment

Reference number: GH/ED/80

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

GH/ED/80 forms part of Landscape Character Type (LCT) 3B: Lower Rolling Farmed and Settled Valley Slopes. Key characteristics of this LCT shown on the site are a gently rolling landform sloping up from the valley floor, pastoral landscape and semi natural habitats including streams.

Local landscape character of site and immediate surrounds

The site comprises several irregular shaped fields of varying sizes together with a farm complex and wooded stream. Most of the fields are pasture with arable use to the north. The site lies on the eastern edge of the town with housing to much of the southern boundary and industrial units to part of the northern boundary. To the west is rolling countryside with a mix of fields and small woodlands.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure on the scale of the whole site would change the character of the eastern edge of Axminster. There are some steep slopes, particularly around the small valley to the south of the site that would be likely to require significant earthworks/ retaining structures. Existing accesses to the site are along two narrow lanes and provision of a new road to link to main roads to the north or south would require significant engineering works.

Analysis

Physical and natural characteristics	
Medium high	The landscape makes a strong contribution to local landscape character through a distinctive landform in parts of the site, and intact, intricate areas with hedgerows, trees and watercourses.
Cultural and historic associations	
Medium	A landscape with visible historic elements.
Relationship to existing settlement edge	
Medium	Development in the landscape has a generally good relationship with the settlement edge in that it lies adjacent to it, but the scale of development would have its own impact on the overall settlement pattern,
Experiential landscape character	

Medium high	A landscape with scenic quality/ rural character but with some intrusive elements.
Views	
Medium high	The landscape is semi-enclosed or has some open areas; it has some intervisibility with surrounding landscapes. There are clear views from the settlement edge and public rights of way in the immediate vicinity, to which the site makes a positive contribution.
Overall landscape susceptibility	
Medium/ high	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Slight	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: GH/ED/80

Notes on history of area

According to the Axminster Heritage Centre the origins of the town date back to the Bronze and Stone Ages.

Axminster lies on two major Roman roads and there was a Roman fort on the crossroads at Woodbury Farm just to the south of the town. By the 8th Century there was a monastic church to the south of the town and the Axminster became a fortified stronghold. The right to hold weekly markets was granted in 1210, establishing Axminster as a busy market town. In 1246 land was given to Cistercian monks, who built an abbey at Newenham. The monks allowed Axminster to establish burgage plots, which extended the settlements boundaries and marked a tradition between a village and a town.

In 1644 Axminster was burnt to the ground during the English Civil War, the most complete damage of any English town in that conflict. At least 200 houses and workshops were rebuilt by the manorial lord at a cost of £10,000. From 1658 Axminster was an important stop on the

coaching route between Exeter and London and The George Inn was built on its current site in 1759. The Axminster Carpet Manufactory was started in 1755, but declared bankrupt in 1835.

The railway reached Axminster in 1860, boosting commercial opportunities. The carpet industry was restarted in 1937.

Axminster, only 8 miles from the coast, was completely encircled by defences during the Second World War forming an anti-tank island on the Taunton Stop Line.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	yes 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Although Sector Hall is within 100 metres of part of site GH/ED/80, it is around 250 metres from the proposed allocation at GH/ED/80a and therefore no further assessment has been undertaken. The non-designated assets are not assessed further as they relate to areas potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: GH/ED/80

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	900	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7650	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	900	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	175	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	167	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	710	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

A small part of the site is adjacent to a core nature area (woodland) to the east. A stream passes through the site. Significant moderate adverse effect predicted.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes, stream and areas of woodland.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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

3 Site Reference GH/ED/83

Site details

Settlement: Axminster

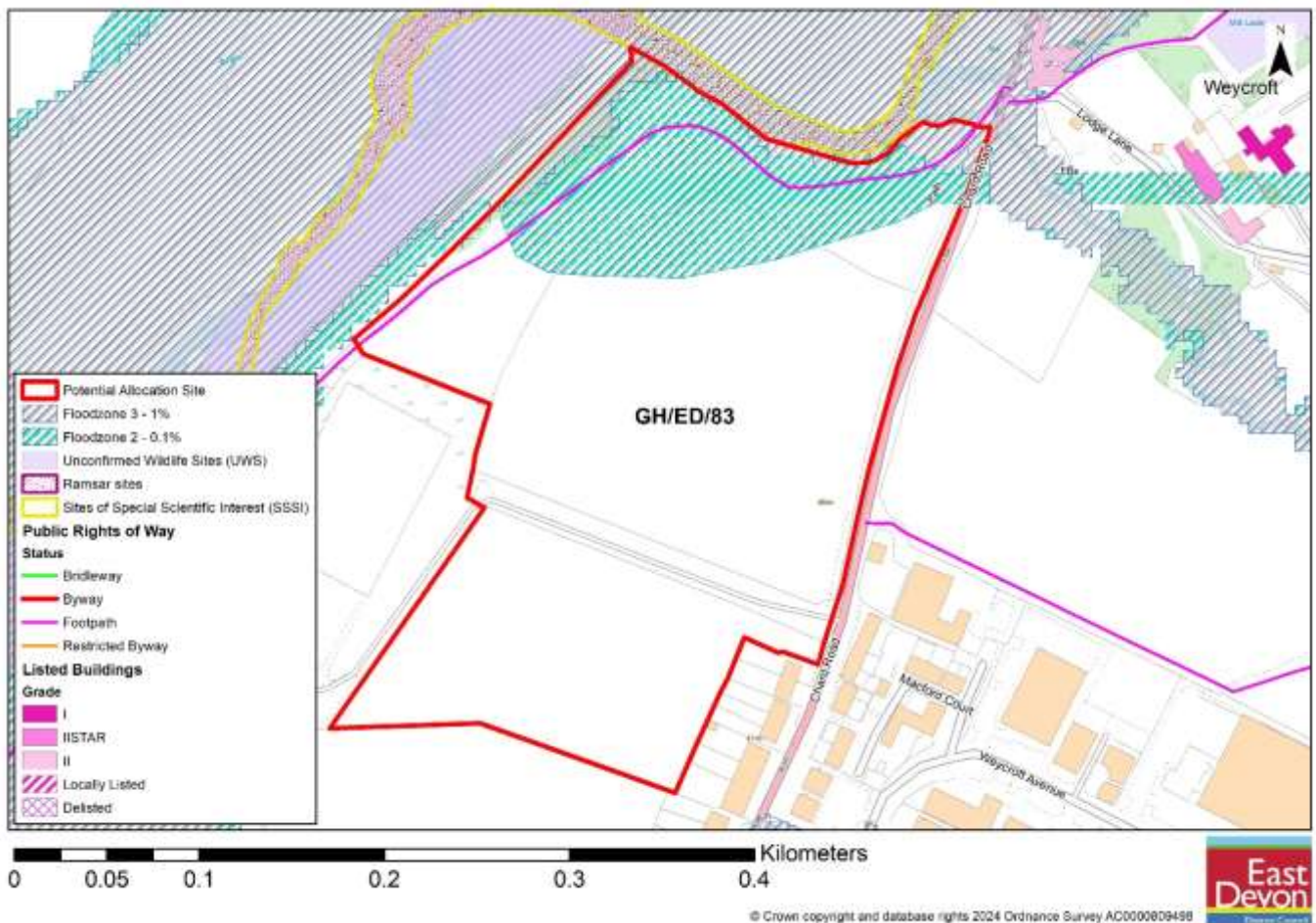
Reference number: GH/ED/83

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 roads at existing residential development site could be extended for further development. Access from Chard Road to the main road would be good, but there may be scope to widen this which would then improve access further.

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

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

Landscape Sensitivity Assessment

Reference number: GH/ED/83

Context

Landscape designation context

Site is not in a designated landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

Adjacent to River Axe SSSI and SPA and there is a group of Grade I, II* and II Listed Buildings to the north east.

Landscape Character Type and relevant key characteristics

GH/ED/83 forms part of Landscape Character Type (LCT) 3B: Lower Rolling Farmed and Settled Valley Slopes. Key characteristics of this LCT shown on the site are a gently rolling landform sloping up from the valley floor, pastoral landscape and semi natural habitats including streams. The extreme north of the site, together with the land to the north and west, falls within the LCT 3C: Sparsely Settled Farmed Valley Floors. Key characteristics of this LCT type are open, flat landform, often with distinct vegetated floodplain edge, pastoral land use, historic bridges and very sparsely settled.

Local landscape character of site and immediate surrounds

The site comprises fields to the north of the town and is also bounded by the River Axe and A385 Chard Road. The landscape character to the west of the site is of the floodplain of the River Axe and beyond that low hills that form part of the Blackdown Hills National Landscape.

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

Yes

General and site-specific affects that could arise from development

Introduction of built-form and impact on boundaries.

Analysis

Physical and natural characteristics	
Medium	The boundary hedges and riverside vegetation contribute to local landscape character.
Cultural and historic associations	
Medium	The site has some historic character from a WW2 pill box and forms part of an area with historic character.
Relationship to existing settlement edge	
Low	Development in the landscape would have a good relationship with the existing settlement pattern to the south and partly to the west and east and the remainder of the site would be contained by the river, railway and road.
Experiential landscape character	
Low medium	An area with some scenic character, particularly in the north but also influenced by modern development and some intrusive road noise.
Views	
Medium	The landscape is semi-enclosed and short views into the site tend to be filtered by vegetation. There are open areas within the site with intervisibility with surrounding landscapes, particularly from the northwest.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	

Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
Reinforce landscape buffer to river.

Historic Environment Site Assessment

Reference number: GH/ED/83

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	<p>Yes</p> <p>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.</p>
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes</p> <p>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 and here is a pill box within the site.</p>
List any heritage assets potentially affected.	<p>1. Weycroft Hall, a Grade I Listed Building. 2. Weycroft Manor, a Grade II* Listed Building. 3. Weycroft Hall Cottage, a Grade II Listed Building. 4. Weycroft Mill, a Grade II Listed Building. Weycroft Bridge, a Grade II Listed Building. 5. Pill Box S35, a non designated heritage asset.</p> <p>Further assessment work has not been undertaken because the Conservation Officer considered a planning application for the site and concluded that permission should be granted subject to conditions.</p>

No further work has been undertaken given the resolution to grant planning permission.

Ecological assessment

Reference number: GH/ED/83

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	0	Significant major adverse effect predicted
Special Protection Area (SPA)	International	22000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8600	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	0	Significant major adverse effect predicted
National Nature Reserve (NNR)	National	6500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	600	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	5	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

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.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment – this was not undertaken due to the conclusion of the Council's ecologist that a planning application was generally acceptable in terms of the effect of the development on the on-site ecology.

Conclusion

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.

4 Site Reference Axmi_01

Site details

Settlement: Axminster

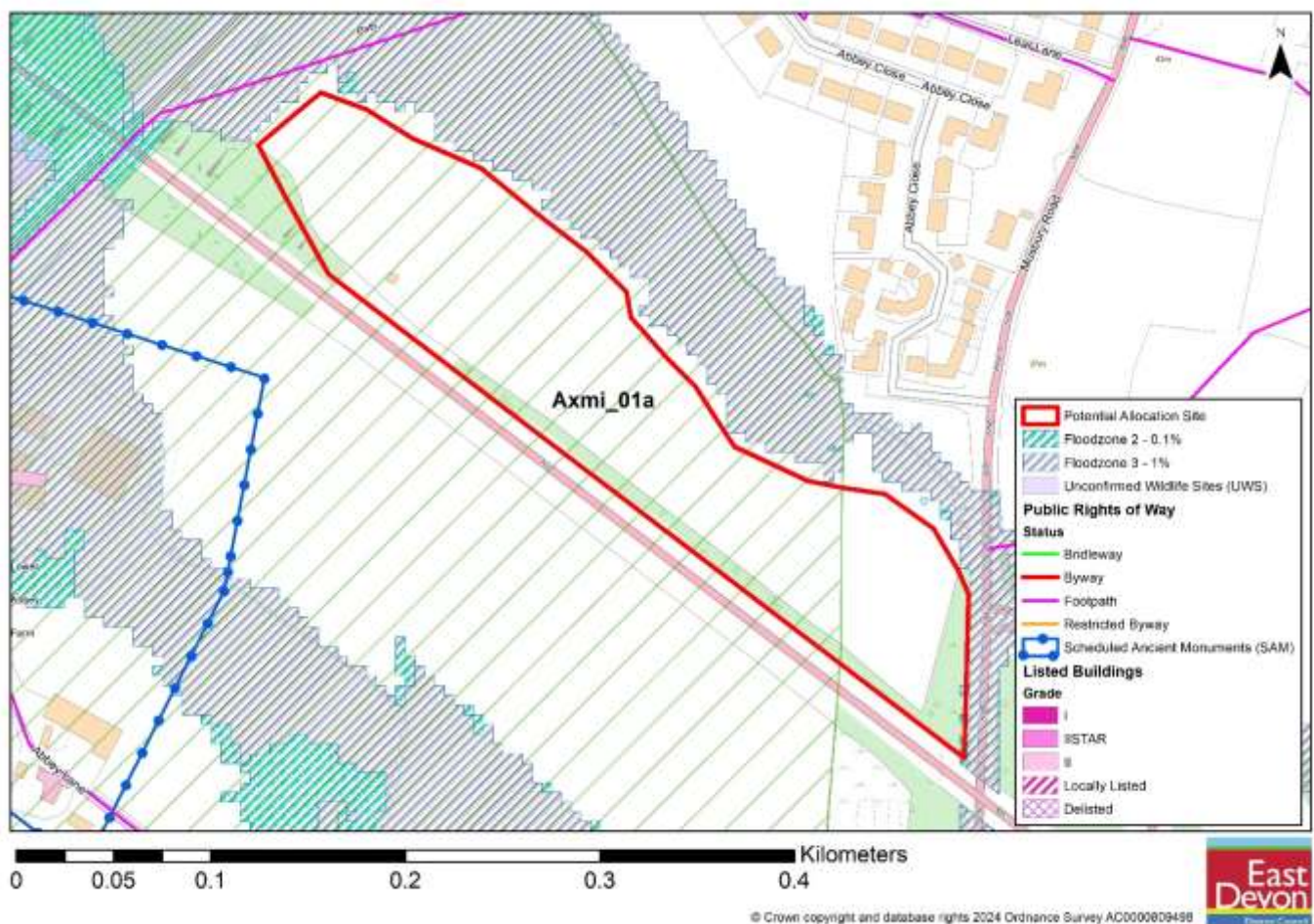
Reference number: Axmi_01

Site area (ha): 8.79

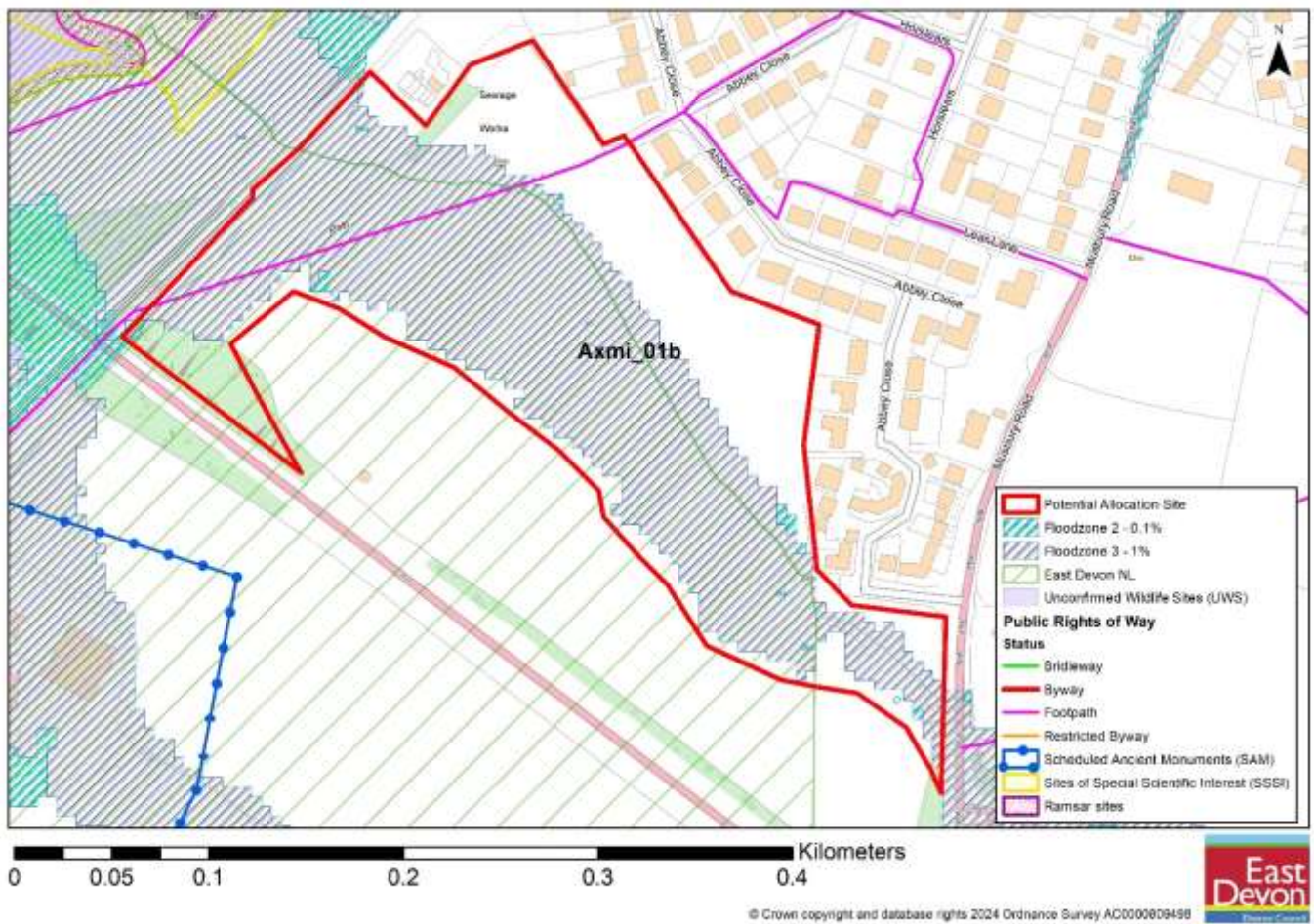
Address: Land off Musburry Road, Axminster, Devon

Proposed use: Housing

Site map



It should be noted that site Axmi_01 comprises of all of the area shed olive green and defined by the blue line, on the map above. In this assessment we refer to the stream that bisects the site and defined land to the north of it as Axmi_01b and land to the south as Axmi_01a.



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 levies 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 to 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. The allocation is not considered to constitute major development in the context of a national landscape for the reasons set out in Topic Paper SAL – 039 Major Development in National Landscapes.

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 the land has been included in the settlement boundary.

Landscape Sensitivity Assessment

Reference number: Axmi_01

Context

Landscape designation context

Parts of the site are in the East Devon National Landscape (EDNL). These are the only areas of EDNL that extend to the north of the A35.

For sites within AONB, applicable special qualities

River Axe SSSI and SAC; Second World War pillboxes within floodplain form a distinctive landscape feature.

Other relevant biodiversity, historic environment and/or geological designations

As AONB special qualities.

Landscape Character Type and relevant key characteristics

Axmi_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. The only key characteristics of this LCT shown on the site is a gently rolling landform, although the site is quite flat.

Local landscape character of site and immediate surrounds

Axmi_01 is on the edge of the broad flat floodplain of the River Axe and includes the narrow channel of one of its tributaries. Quite an open and exposed landscape with very large field in bottom of wide valley. Sparse vegetation and long distance views of hills. However, there is a bank of mature landscaping (mainly deciduous trees) to the A35 trunk road.

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

Yes

General and site-specific affects that could arise from development

Axmi_01 is located between the edge of the existing built form, Musbury Road, the railway and the A35 Trunk Road. Slopes are gentle and there are few trees and hedgerows. A small stream runs through the site in, what appears to be, a largely artificially created channel. The majority of the site is within the East Devon National Landscape.

Analysis

Physical and natural characteristics

Low-medium	A landscape with large scale fields of modern origin with a gently rolling/flat landform. There are some reasonable hedgerow boundaries and a stream runs through the site.
Cultural and historic associations	
Medium	Although the Devon Historic Environment Record shows that there is a rich history to the site, including prehistoric finds, two Roman roads, a Medieval farmstead and works associated with the Taunton Stop Line, there are few features of a historic landscape except two WW2 pill boxes.
Relationship to existing settlement edge	
Low	The settlement edge is quite modern and the site forms a wide gap between settlement and A35 trunk road, which is elevated. Development could have a good relationship with the settlement edge, although the relationship between the housing and larger format employment buildings would need careful consideration.
Experiential landscape character	
Medium	The site has some scenic quality but also some intrusive elements from road noise and urban edge.
Views	
Medium	Axmi_01 has an open character within the large field that forms the site. Views outside of the site are limited, although there are longer distance views up the hill to the village of Kilmington. There are clear views from the settlement edge and public rights of way in the immediate vicinity to which the site makes some contribution.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the proposed development.
Within nationally designated landscape?	
Part of the site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
That part of the site that is not in the national landscape has clear intervisibility with that within the NL.	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High / Medium	

Landscape guidance: opportunities in relation to development

Development should have regard to the setting of the WW2 pill boxes.
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Historic Environment Site Assessment

Reference number: Axmi_01

Notes on history of area

See GH/ED/83

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	<p>Yes</p> <p>Axmi_01 is around 65 metres from a Scheduled Ancient Monument around Newenham Abbey, which comprises the remains of a Cistercian abbey. The visible remains exist as ruined and adapted structures consisting of parts of the abbey church and west range incorporated into the buildings of Lower Abbey Farm, which is Listed Grade II. The buried remains are far more extensive and include a barn and a chapel beneath the buildings of Higher Abbey Farm, which is also Listed Grade II. The separation of these designated heritage assets from the site by the A35 Trunk Road means that development is highly unlikely to affect either the assets or their setting.</p>
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes</p> <p>Axmi_01 may contain archaeological artifacts from Prehistoric times to the mid C20th. The Historic Environment Record shows the site as being along the approximate line of a Roman road (Fosse Way) running north south and the course of a Roman road running east west just to the north of the site. Part of the site is within the area that formed an anti-tank island in WWII. There are two pill boxes in the site that formed part of the Axminster to Taunton Stop Line constructed in 1940 and an associated anti-tank ditch. The HER also shows a path that may</p>

	<p>reflect a Medieval track to Lower Abbey Farm, the site of a Medieval farmstead, the line of the Axminster and Lyme Regis Light Railway (closed in 1965) and one Prehistoric and one Medieval 'findspots'.</p> <p>Development of the site could affect the WWII pill boxes and their setting.</p> <p>The SAM and Listed Buildings south of the A35 have not been assessed because the visual barrier created by the road limits any potential impact on these heritage assets and their setting. Not all of the non-designated assets are included as they relate to areas potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.</p>
List any heritage assets potentially affected.	1. Pillbox SV.8 northwest of Lower Abbey Farm and Pillbox S.51 to northwest of Lower Abbey Farm (assessed together due to close proximity to each other and similar considerations involved
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Pillbox S.51 and Pillbox SV.8. HER - S.51 - One of two pillboxes in a field to the east of the railway. A large infantry-type pillbox of breeze block construction. West facing. Part of the Axminster fortified area on the Second World War Taunton Stop Line constructed in 1940. SV.8 - type 29 pillbox for heavy machine gun, with a baffle wall on south-west side. One of two pillboxes in a field to the east of the railway. Part of the Axminster fortified area on the Second World War Taunton Stop Line constructed in 1940.
Significance of asset and setting	Lesser Both pillboxes are considered to be non-designated heritage assets that contribute to the interpretation of the importance of the Axminster fortified area as part of the Taunton Stop Line during WW2. Whilst the assets are not designated, they form an integral part of the anti-invasion defences dating from 1940, which are of historical significance.
Relationship of site with heritage asset	The pillboxes were designed to cover the railway line, which lies some 140 metres to the west. They would have been designed to have a line of sight to the railway and

	maintenance of an open aspect to the west is highly significant.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate If the land to the west of the pillboxes were substantially developed it would sever the historic function of the pillboxes to provide small arms and machine gun cover from invasion from the west.
Could the site be developed in a way that minimised potential impact?	Yes, the 'line of fire' to the west could be kept open.
Would the development affect the heritage asset in other ways?	no
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Interpretation boards could be provided as part of the development. The site boundary could be amended to exclude the pill boxes, but it may be preferable to include them in an area of open space to be maintained as part of the development. Development could be restricted between the pillboxes and the railway. There are other development sites available in Axminster, but having considered the full range of constraints, this is considered to be the most appropriate location for employment uses. The development could be designed to take account of the pill boxes and their setting.

Ecological assessment

Reference number: Axmi_01

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	89	Significant major adverse effect predicted
Special Protection Area (SPA)	International	22599	Minor adverse effect predicted (not significant)
Ramsar site	International	26628	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6089	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	50	Significant major adverse effect predicted
National Nature Reserve (NNR)	National	6634	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1764	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1397	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1348	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	51	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and	County	0	Significant moderate adverse effect predicted

streams, excluding hedgerow)			
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Comments

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.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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.

5 Site Reference Axmi_02

Site details

Settlement: Axminster

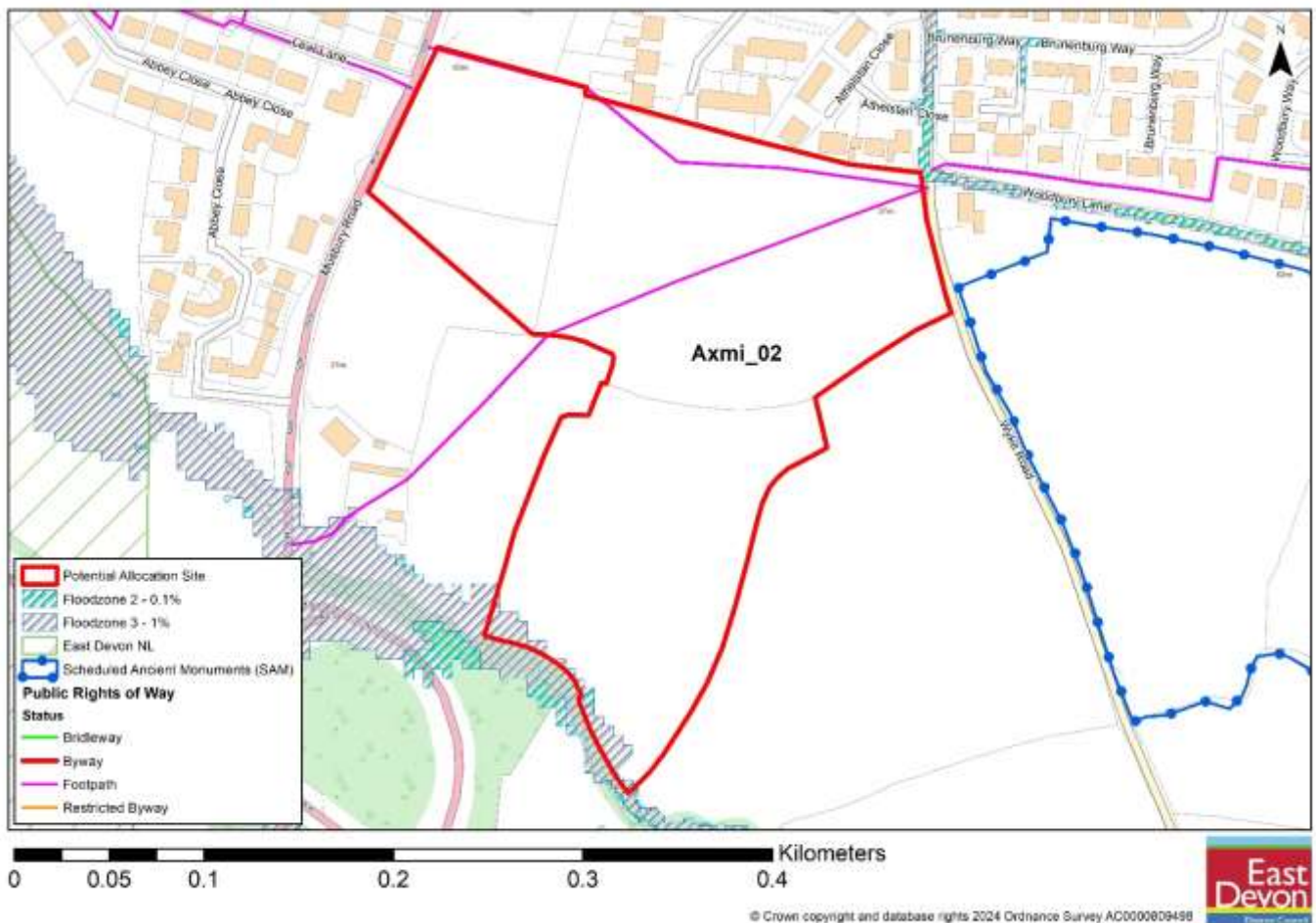
Reference number: Axmi_02

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 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.

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.

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 any development on parts 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 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 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

Well related to an excellent range of services and facilities within Axminster.

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

N/A

Landscape Sensitivity Assessment

Reference number: Axmi_02

Context

Landscape designation context

Site is not in a designated landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_02 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform, pastoral farmland and winding lanes.

Local landscape character of site and immediate surrounds

The site comprises two small fields immediately to the south of the urban edge of Axminster. There are hedges to most boundaries and a variety of boundary treatments to the gardens to the north. The land slopes away gently towards the west and Musbury Road (the A358).

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

Yes

General and site-specific affects that could arise from development

The built form and associated infrastructure could be incorporated fairly readily. Slopes are fairly gentle and unlikely to require significant earthworks/ retaining structures. Access to Musbury Road likely to require removal of hedge to facilitate provision of footway and visibility splays. Otherwise the existing boundary hedges could be largely retained.

Analysis

Physical and natural characteristics	
Medium	The field hedges and contribute to the local landscape character, but the landform is undistinctive and fairly typical of the wider area. The landscape has a mixture of large-scale, modern fields and some smaller, more historic enclosures.
Cultural and historic associations	
Medium	The landscape is part of a historic landscape and may have significant Roman remains, but these are buried underground and there are few visible historic features.
Relationship to existing settlement edge	

Medium	The urban area on this east side of the A358 Musbury Road is clearly defined, and the site clearly extends beyond this. However, the urban edge extends beyond Axmi_02 on the west side of Musbury Road.
Experiential landscape character	
Medium	The site has some scenic quality/ rural character but with some intrusive elements including the houses to the north and road noise to the west of the site adjacent to the A358.
Views	
Low medium	The landscape is semi-enclosed with some open areas and intervisibility with surrounding landscapes.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value. Although there are views into the site from higher ground in the national landscape, but these tend to be at a longer distance.	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Placing overhead power lines underground. Incorporating public footpaths into design.	

Historic Environment Site Assessment

Reference number: Axmi_02

Notes on history of area

See GH/ED/80

Overall conclusion

The potential importance of Roman remains associated with the 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 any development on parts 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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Axmi_02 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Development of the site could affect significant archeological remains associated with the adjoining SAM. The Historic Environment Record shows the course of a Roman road running east west through 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 site. The non-designated assests have not been assessed further at this stage as they relate to areas of potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.
List any heritage assets potentially affected.	1. Roman settlement at Woodbury Farm (SAM).
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Roman settlement at Woodbury Farm (SAM) Roman settlement of late second to early fourth century, overlying a first century Roman military fort at Woodbury Farm. The settlement extended to the west, and possibly to the south and east of the fort.
Significance of asset and setting	High Although not within the designated SAM area, the description specifically states that the settlement extended to the west and is therefore likely to include at least part of the proposal site.
Relationship of site with heritage asset	The site is on the opposite side of a narrow lane from the SAM.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major

	There is a high likelihood of archaeological remains related to the Roman settlement within the site.
Could the site be developed in a way that minimised potential impact?	Yes, the development of the site could be informed by archaeological investigation.
Would the development affect the heritage asset in other ways?	Yes, the development of the site would extend the town to the south this would increase the noise and activity associated with urban life to the detriment of the quiet, contemplative environment currently enjoyed around this side of the SAM.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Development of the site could enable further archaeological investigations that would help to establish the extent (in time and space) of the Roman settlement. This could show that development of part of the site would be acceptable in heritage terms and enable better public understanding of the history of the area through interpretation boards, street names and similar measures.

Ecological assessment

Reference number: Axmi_02

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	437	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23019	Minor adverse effect predicted (not significant)
Ramsar site	International	26578	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6275	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	412	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6518	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1627	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1307	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1118	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	460	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	130	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Although Axmi_02 is more tha 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 on nationally recognised site of conservation importance.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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.

6 Site Reference Axmi_07

Site details

Settlement: Axminster

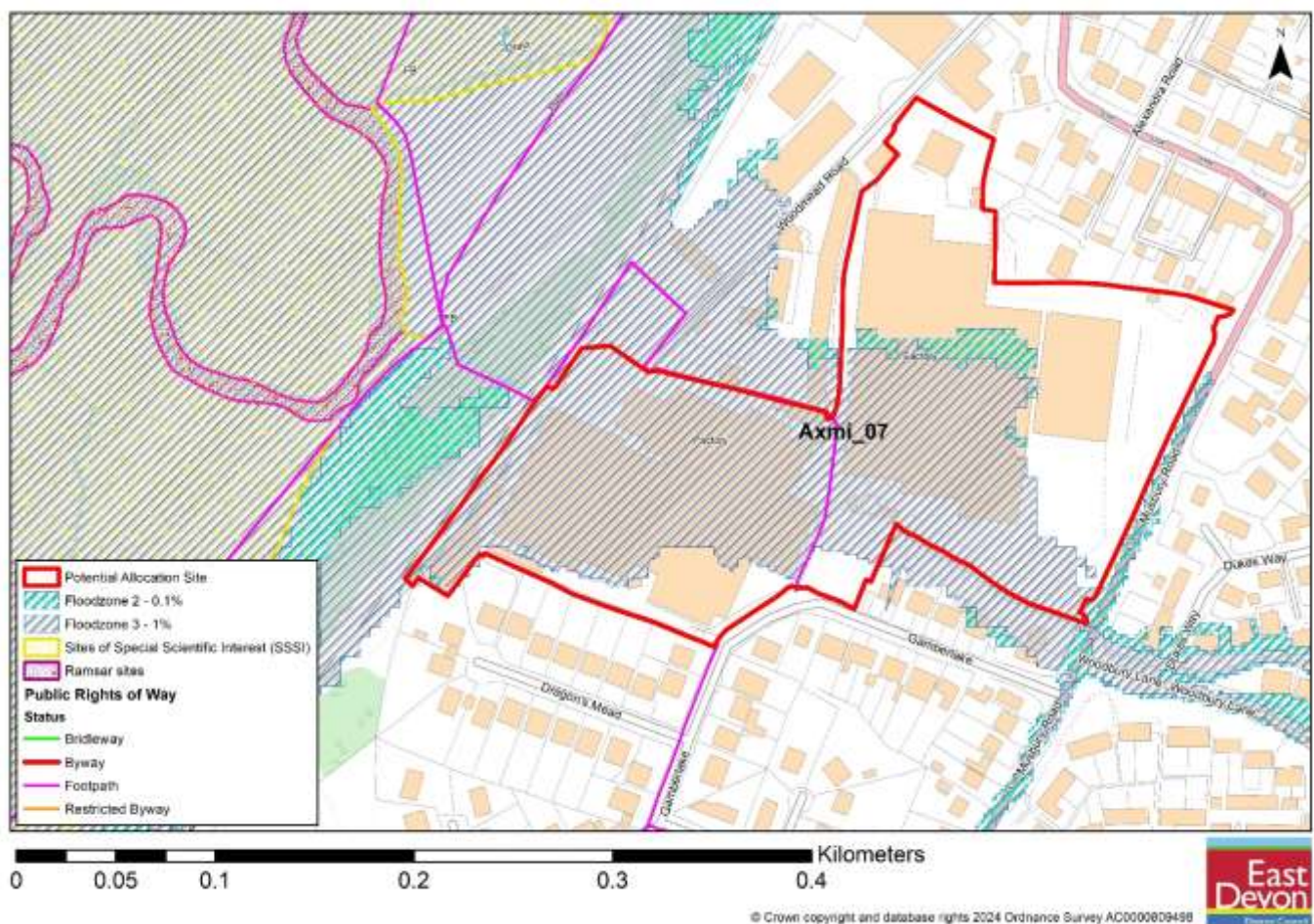
Reference number: Axmi_07

Site area (ha): 4.99

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

Proposed use: Housing

Site map



Photos

Looking north from Gamberlake



Looking south from Woodmead Road



Looking west from Musbury Road



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 in principle may be acceptable, wide frontage and existing access already/brownfield site. Mitigation may be required however, including offsite highway works.

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 on 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

Landscape Sensitivity Assessment

Reference number: Axmi_07

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axm_07 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

Yes – there is urban development on three sides. The railway line forms the western boundary and then the wide floodplain of the River Axe. The site is screened from views from the wider landscape to the west by a band of mature trees.

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

Yes

General and site-specific affects that could arise from development

A culverted stream runs through the site so there may be potential for uncovering this.

Analysis

Physical and natural characteristics	
Low	The site comprises a series of large format industrial buildings with extensive areas of concrete used for parking.
Cultural and historic associations	
Low medium	The site has no physical manifestation of historic associations, but the association of carpet making with Axminster is very strong.
Relationship to existing settlement edge	

Low	Redevelopment of the site would reflect the settlement pattern, and is within the existing settlement edge.
Experiential landscape character	
Low	The area has a disturbed landscape strongly influenced by modern development, infrastructure and activity.
Views	
Low	The landscape is visually contained and has a low degree of visibility from surrounding landscapes.
Overall landscape susceptibility	
Low	Redevelopment of site highly likely to result in landscape improvements.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Slight	Site may be viewed from higher land within a national landscape, but this is in the context of the wider urban area.
Landscape value	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community.	
Overall landscape sensitivity	
Low – Landscape and/ or visual characteristics of the assessment unit are robust or degraded and have a low susceptibility to change and it has a medium or low value. It can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high. Insert sensitivity rating and colour.	
Landscape guidance: opportunities in relation to development	
Improved footpath and cycling links across site. Linking landscape to watercourse within the site.	

Historic Environment Site Assessment

Reference number: Axmi_07

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes 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.
List any heritage assets potentially affected.	None considered for further investigation.

Ecological assessment

Reference number: Axmi_07

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	74	Significant major adverse effect predicted
Special Protection Area (SPA)	International	22926	Minor adverse effect predicted (not significant)
Ramsar site	International	26197	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6736	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	63	Significant major adverse effect predicted
National Nature Reserve (NNR)	National	7063	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2098	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1720	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1452	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	160	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	5	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

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. There are grassland and woodland core nature areas to the west of the site, on the opposite side of the railway line.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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. 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.

7 Site Reference Axmi_08

Site details

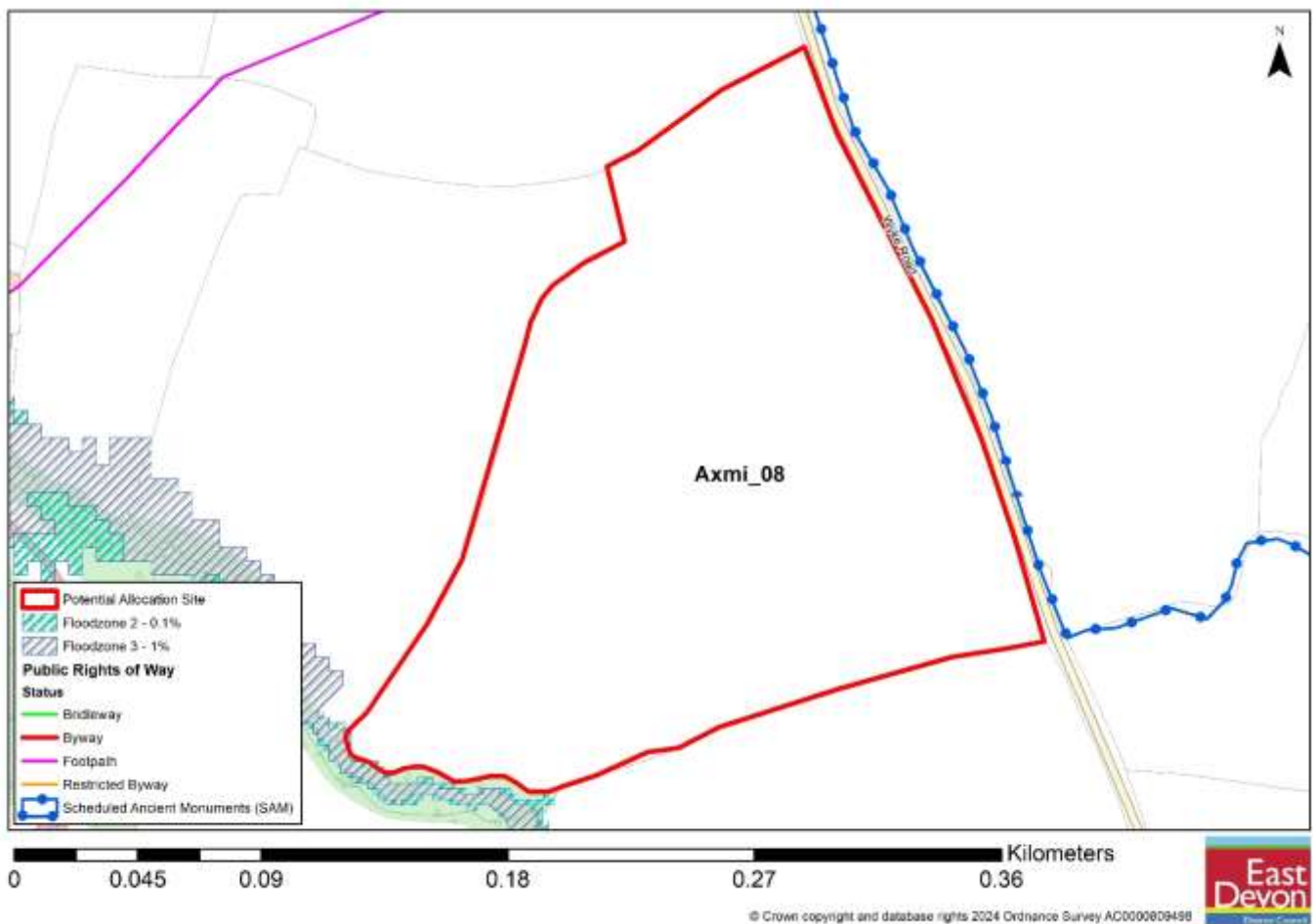
Settlement: Axminster

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

Devon County Council advise that 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.

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

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

Historic environment

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

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

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 residents tail road. Pedestrian access into the town centre along safe walking routes is available through the road network to the north of the site.

Other constraints

Axmi_08 comprises a 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

none identified

Yield (number of dwellings or hectares of employment land)

68

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 scale of development is consistent with the spatial strategy, good access to facilities and employment.

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

Not applicable

Landscape Sensitivity Assessment

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

Site is opposite Scheduled Ancient Monument.

Landscape Character Type and relevant key characteristics

Axmi_08 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform, pastoral farmland and winding lanes.

Local landscape character of site and immediate surrounds

Axmi_08 is comprises a field that slope gently from east to west. The field is bounded by well-kept hedges and there is an attractive line of trees that follows the watercourse along the southern site boundary. The field forms part of the wider pastoral landscape around the existing town.

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

Yes.

General and site-specific affects that could arise from development

The built form and associated infrastructure could be incorporated fairly readily. Slopes are fairly gentle and unlikely to require significant earthworks/ retaining structures. Wyke Road is very narrow and access would need to be taken through the adjacent fields (Axmi_02).

Analysis

Physical and natural characteristics	
Medium	The site has characteristics that contribute to local landscape character including hedges, trees and a watercourse.
Cultural and historic associations	
Medium	There is some sense of a historic landscape from the narrow lanes and field boundaries in the vicinity are largely unchanged since the 1888 –

	1890 map (with the exception of the A30 trunk road and slipway to the south of the site.
Relationship to existing settlement edge	
Medium	Axmi_08 has no direct relationship with the settlement edge, but would be developed after the fields to the north and west (Axmi_02) and would have a satisfactory relationship with the wider settlement pattern.
Experiential landscape character	
Medium	The landscape has some scenic quality/ rural character but with some intrusive elements from nearby roads and housing.
Views	
Medium	There are extensive views across the site and to the wider landscape beyond from the field gate to Wyke Road. Views to the site from the surrounding landscape are restricted by hedgerows, but there are longer distance views from higher vantage points.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
	The site is visible from some footpaths on higher ground in the East Devon National Landscape, but this is at some distance and in the context of the wider urban area.
None/slight/moderate/major	Slight
Landscape value	
Medium - an ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Access should be taken from Axmi_02. Hedges should be retained and development avoided on the land adjoining the watercourse.	

Historic Environment Site Assessment

Reference number: Axmi_08

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Axmi_08 is on the opposite side of a lane from a Roman fort and later Romano-British settlement,

	<p>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.</p>
<p>Could development of the site affect any heritage asset (designated or non-designated) or its setting?</p>	<p>yes 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. Not all of the non-designated assets are included as they relate to areas of potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.</p>
<p>List any heritage assets potentially affected.</p>	<p>1. Roman settlement at Woodbury Farm (SAM) 2. Anti-tank ditch on south side of Axminster (non designated heritage asset).</p>

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
<p>Description of asset</p>	<p>Roman settlement at Woodbury Farm (SAM) Roman settlement of late second to early fourth century, overlying a first century Roman military fort at Woodbury Farm. The settlement extended to the west, and possibly to the south and east of the fort.</p>
<p>Significance of asset and setting</p>	<p>High Although not within the designated SAM area, the description specifically states that the settlement extended to the west and is therefore likely to include at least part of the proposal site.</p>
<p>Relationship of site with heritage asset</p>	<p>The site is on the opposite side of a narrow lane from the SAM.</p>
<p>Level of contribution (site to heritage asset)</p>	
<p>Further assessment required?</p>	<p>Yes Advice needed from DCC Archaeology due to significance of heritage asset and close proximity to site.</p>

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major There is a high likelihood of archaeological remains related to the Roman settlement within the site.
Could the site be developed in a way that minimised potential impact?	Yes, the development of the site could be informed by archaeological investigation.
Would the development affect the heritage asset in other ways?	Yes, the development of the site would extend the town to the south this would increase the noise and activity associated with urban life to the detriment of the quiet, contemplative environment currently enjoyed around this side of the SAM.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Development of the site could enable further archaeological investigations that would help to establish the extent (in time and space) of the Roman settlement. This could show that development of part of the site would be acceptable in heritage terms and enable better public understanding of the history of the area through interpretation boards, street names and similar measures.

Ecological assessment

Reference number: Axmi_08

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	25000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6200	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	681	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	14000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	770	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	50	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance	County	0	Significant moderate adverse effect predicted

(including rivers and streams, excluding hedgerow)			
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Comments

Although Axmi_08 is more tha 100m from the River Axe, it borders a watercourse that flows into the Axe and is around 750m 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 on nationally recognised site of conservation importance. It is also around 50 metres from a core nature area (woodland) that is bounded by the A35, the A358 and the slip road between the two.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes – watercourse and associated line of trees.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes – to watercousre only.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Although Axmi_08 is more than 100m from the River Axe, it borders a watercourse that flows into the Axe and is around 750m 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 50 metres from a core nature area (woodland) that is bounded by the A35, the A358 and the slip road between the two.

8 Site Reference Axmi_09

Site details

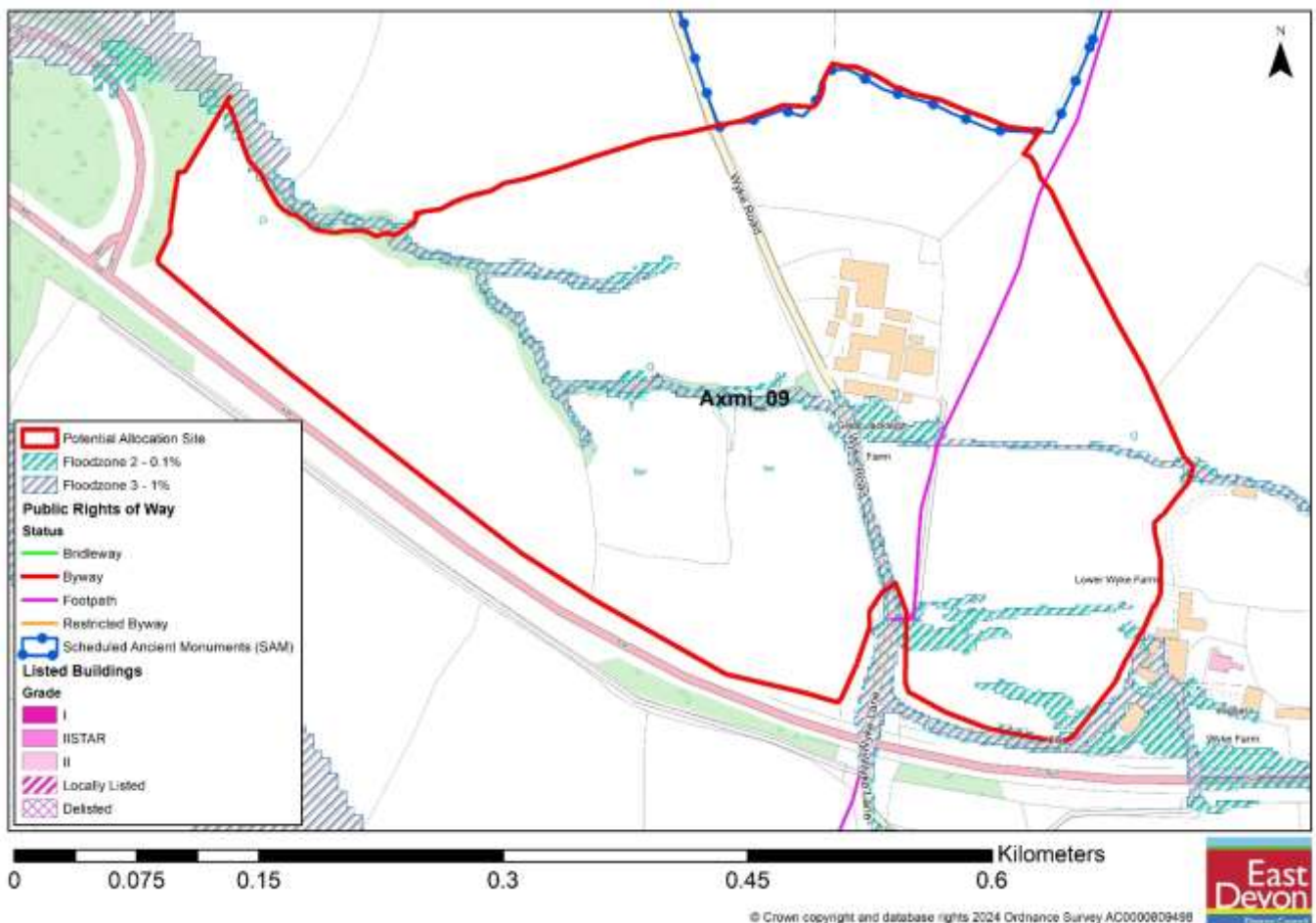
Settlement: Axminster

Reference number: Axmi_09

Site area (ha): 15.34

Address: GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN

Proposed use: Housing **Site map**



Photos



Looking northwest from Wyke Road by Great Jackleigh Farm



Looking southwest from Wyke Road by Great Jackleigh Farm



Looking east from Wykes Lane towards Higher Wyke Farm

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that 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.

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 is medium.

Historic environment

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 archeological remains associated with this.

Ecology

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

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 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

none identified

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

An allocation would be consistent with the spatial strategy and site has good access to facilities and employment. Careful design will be needed to mitigate the impacts on landscape and heritage assets.

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

Not applicable.

Landscape Sensitivity Assessment

Reference number: Axmi_08

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_08 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform, pastoral farmland and winding lanes.

Local landscape character of site and immediate surrounds

The site comprises a series of quite small fields that radiate out from a farm complex. Wyke Road cuts through the site. To the south is the A.30 trunk road, which has three carriageways in this section and is elevated above the western part of the site, but falls to be set below the eastern part of the site.

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

Yes

General and site-specific affects that could arise from development

The introduction of buildings and infrastructure on sloping ground may require earthworks/ retaining structures. Hedgerows, trees and watercourses within the site will need suitable protection in the layout and design.

Analysis

Physical and natural characteristics	
Medium high	The landscape has some characteristics that contribute to local landscape character, including areas with a partially intact, semi- natural landscape with historic field pattern, hedgerows, trees and watercourses. The landform also forms a distinctive feature, particularly in the south of the site, where it perceptively forms part of the wider valley slope.
Cultural and historic associations	
Medium high	A landscape with a strong, intrinsic historic character that forms part of a wider historic landscape that includes listed buildings and Scheduled Ancient Monuments.
Relationship to existing settlement edge	
Medium high	The site adjoins allocations at Axmi_02 and Axmi_08 so will have some relationship with the extended settlement edge. However, development of the southern parts of the site will be seen largely in relation to the wider countryside and particularly the sloping ground along the A35.
Experiential landscape character	
Medium	A landscape with scenic quality and rural character but also traffic noise from the A35.
Views	

Medium	The landscape is semi-enclosed and has some open areas with intervisibility with surrounding landscapes including the distinctive valley setting of Honiton.
Overall landscape susceptibility	
Medium high	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? Yes / No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	Slight
Landscape value	
Medium - An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_09

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes Development of the site would affect significant archeological remains associated with the adjoining SAM and nearby Listed Building.
List any heritage assets potentially affected.	1. Roman settlement at Woodbury Farm (SAM) 2. Higher Wyke Farm, Wyke Road
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	

Description of asset	Roman settlement at Woodbury Farm (SAM) Roman settlement of late second to early fourth century, overlying a first century Roman military fort at Woodbury Farm. The settlement extended to the west, and possibly to the south and east of the fort.
Significance of asset and setting	High Although not within the designated SAM area, the description states that the settlement possibly extended to the south and it may therefore include at least part of the proposal site.
Relationship of site with heritage asset	The SAM abuts the proposed development site.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major There is a high likelihood of archaeological remains related to the Roman settlement within the site.
Could the site be developed in a way that minimised potential impact?	Yes, the development of the site could be informed by archaeological investigation.
Would the development affect the heritage asset in other ways?	Yes, the development of the site would extend the town to the south this would increase the noise and activity associated with urban life to the detriment of the quiet, contemplative environment currently enjoyed around this side of the SAM.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes

Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Development of the site could enable further archaeological investigations that would help to establish the extent (in time and space) of the Roman settlement. This could show that development of part of the site would be acceptable in heritage terms and enable better public understanding of the history of the area through interpretation boards, street names and similar measures.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Higher Wyke Farm, Wyke Road Grade II listed farmhouse, no longer in use. Circa early-mid C17 reconstruction and enlargement of an earlier house; remodelled circa early C19. Remains of cob walls, reconstructed in stone rubble with dressed stone quoins and footings. Gable-ended roofs, formerly thatched, reclad in corrugated-iron sheets. Gable-end stone stack with short brick shaft and truncated stone lateral stack. The early-mid C17 reconstruction is a good example of a unheated central room plan house, remodelled in about the early C19 and little altered since.
Significance of asset and setting	High Higher Wyke Farm is a Grade II listed building. It forms part of a farm complex within a rural landscape, although the A.30 Trunk Road is around 60 metres to the south.
Relationship of site with heritage asset	The proposed development site includes the field just to the west of the farm complex, around 50 metres from the listed building, although there are buildings between the two.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate Development would have limited impact on the heritage asset and its immediate setting, but it would have a significant impact on the wider rural setting for the farm complex of which it is a part.
Could the site be developed in a way that minimised potential impact?	Yes, an open buffer could be maintained around the farm complex to minimise, but not remove the impact of development on the site.

Would the development affect the heritage asset in other ways?	Yes, the development of the site would extend the town into the countryside that provides the wider setting for the listed building. This would result in additional human activity and would change the ambiance of the land to the west of the heritage asset
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Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Providing appropriate landscaping between the housing and heritage asset and careful design of buildings and spaces could reduce the impact on the setting on the listed building. However, the rural setting of the farm complex would inevitably be eroded if the site were to be developed.

Ecological assessment

Reference number: Axmi_09

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact

Special Area of Conservation (SAC)	International	700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	25000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	667	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1050	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	900	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	770	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	40	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

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 on 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.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes – mature trees, hedges and watercourses.

Presence of veteran or ancient trees

Yes

Large numbers of mature trees within hedgerows or otherwise

Yes, along the watercourse.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

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.

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



Photos



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 levles beyond those set out in current local plan. Devon County Highways advise access available from A358 Chard Rd, good pedcycle 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)

10 – standard density increased to reflect urban location near to the town centre.

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

Landscape Sensitivity Assessment

Reference number: Axmi_10

Context

Landscape designation context

Site is not in a designated landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axm_10 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

The site is within the urban area.

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

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Low-medium	Urban site with some trees to boundary and trees protected by a TPO to the east of the site.
Cultural and historic associations	
Low	Few cultural or historical influences.
Relationship to existing settlement edge	
Low	The site is surrounded by buildings and is in the urban area.
Experiential landscape character	
Low	A disturbed landscape strongly influenced by modern development, infrastructure and activity.
Views	
Low	Views tend to be 'short' from urban areas around the site, although there is some intervisibility with the hills to the west of the town, which are in the Blackdown Hills National Landscape.
Overall landscape susceptibility	
Low	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with	If outside designated landscape, factors which may raise or lower value from moderate

designated landscape	
Slight	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Low – Landscape and/ or visual characteristics of the assessment unit are robust and have a low susceptibility to change and it has a medium or low value.	
Landscape guidance: opportunities in relation to development	
Boundary trees should be retained and reinforced with additional planting.	

Historic Environment Site Assessment

Reference number: Axmi_10

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes The Axminster Conservation Area and Oak House have not been included due to the distance (around 100 metres), the nature of the intervening built form, which obscures views and the character of these designated heritage assets, which is urban in character. 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. These non-designated heritage assets are unlikely 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.
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Axmi_10

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	300	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	25000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7700	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	294	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2660	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	350	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	100	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams,	County	200	Minor adverse effect predicted (not significant)

excluding hedgerow)			
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Comments

Axmi_10 is around 100 metres from a grassland nature area. Significant moderate adverse effect predicted

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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).

10 Site Reference Axmi_11

Site details

Settlement: Axminster

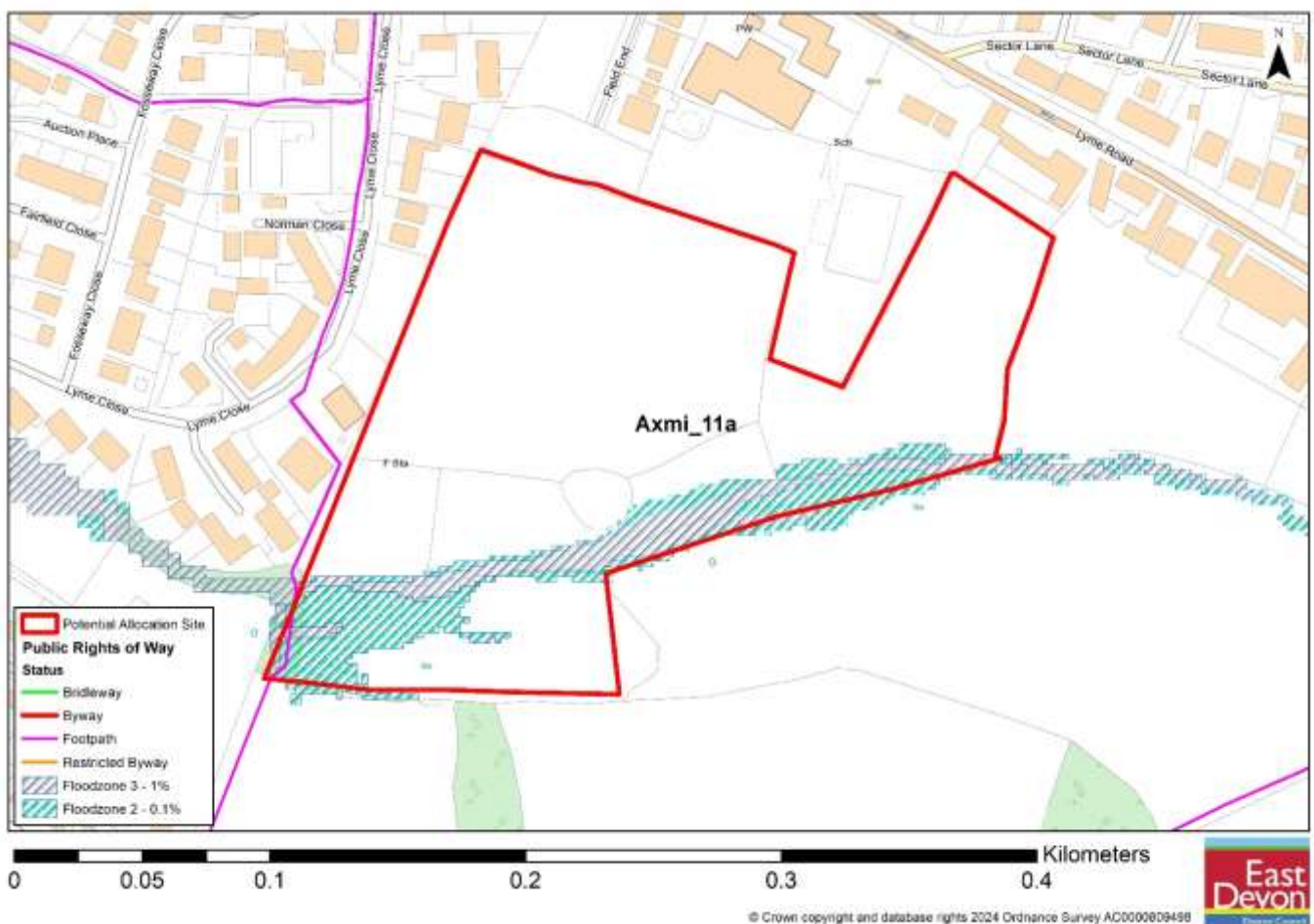
Reference number: Axmi_11

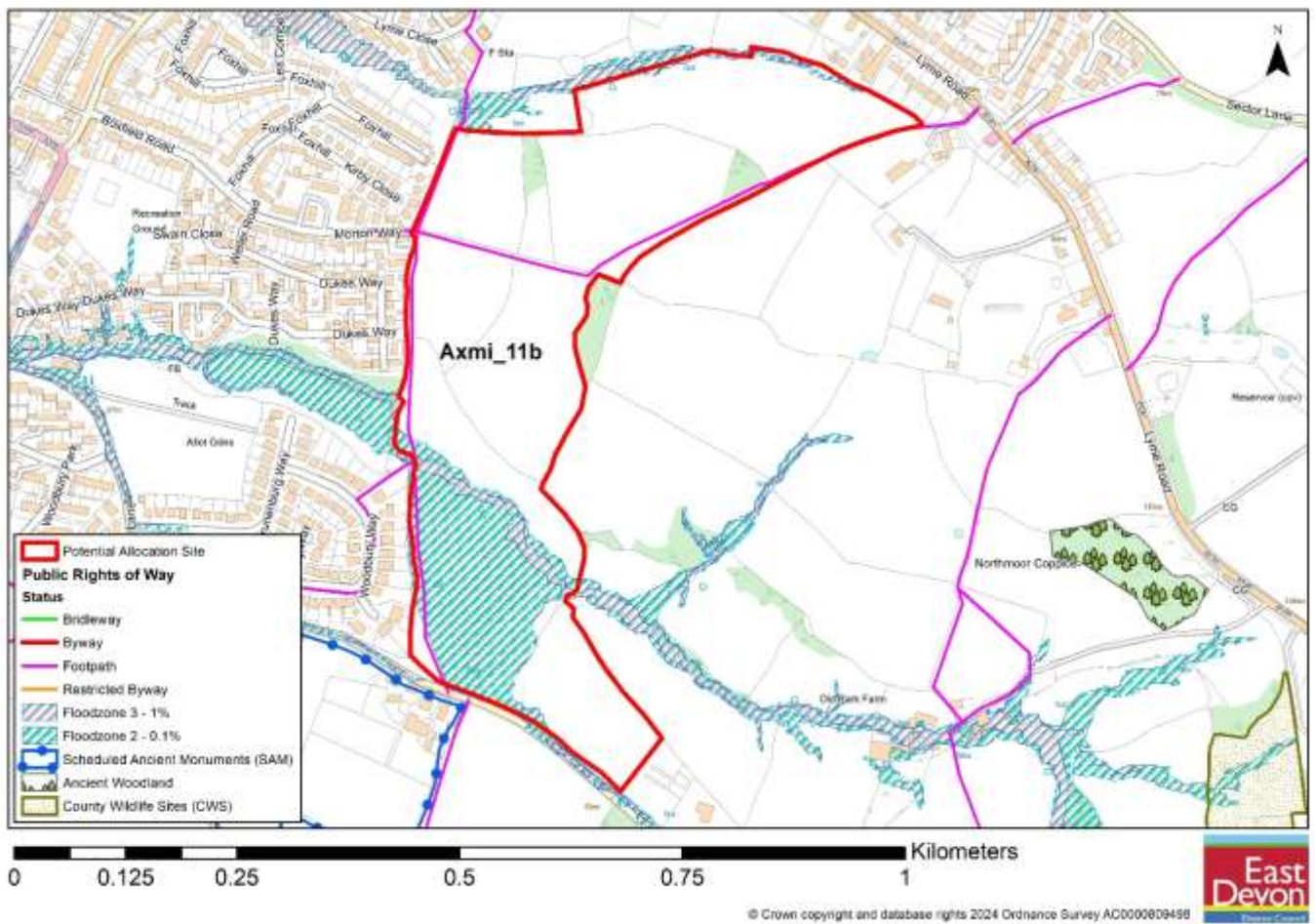
Site area (ha): 21.7

Address: Land on the south east side of Axminster

Proposed use: Housing

Site map







Photos



Looking north west 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 levles beyond those set out in current local plan. Devon County Highways advise In principle may be acceptable, wide frontage and existing access already/brownfield site. Mitigation may be required however, including offsite highway works..

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 this 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 are 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 but 50 on Axmi_11c (see map below for 11c – an area defined by officers in assessment work)

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?

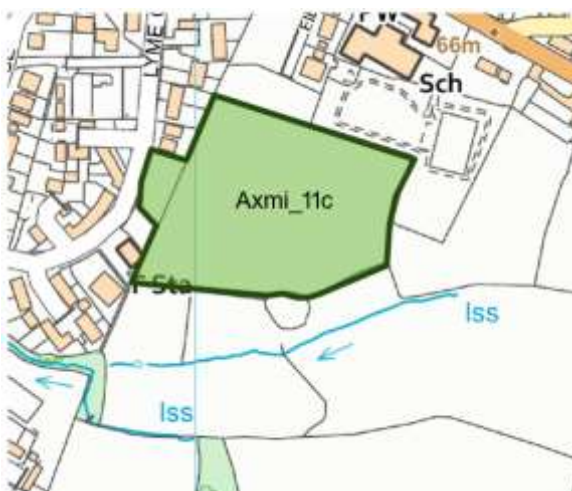
No

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. Parts of the site are at risk of flooding.

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.



Landscape Sensitivity Assessment

Reference number: Axmi_11

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_11 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform, pastoral farmland, hedgerow trees, semi natural habitats and winding lanes.

Local landscape character of site and immediate surrounds

The site comprises a number of agricultural fields to the immediate east of the urban area of the southern half of Axminster. The land slopes in a complex pattern of fairly steep and more gentle hills that form valley sides to small watercourses and the wider river valley. Fields are divided by mature hedgerows with some small copses.

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

Yes

General and site-specific affects that could arise from development.

The introduction of built form and associated infrastructure would be likely to have a detrimental impact on topography with steep slopes requiring significant earthworks/ retaining structures. Any access from Woodbury Lane would reduce levels of tranquillity and site access requirements could entail major landscape changes to accommodate level differences and visibility splays.

Analysis

Physical and natural characteristics

Medium high	The landscape makes a strong contribution to local landscape character due to its distinctive landform and intricate field pattern with hedgerows, trees and watercourses.
Cultural and historic associations	
Medium high	The landscape is part of a historic landscape with visible historic elements.
Relationship to existing settlement edge	
Medium high	The eastern edge of the urban area in this part of Axminster is very consistent and tends to follow established physical features, particularly in the south of the site. Development to the west of this would appear as an encroachment into the wider landscape setting of the town. To the north of the site there are some attractive views to the church tower, which is a key feature in the town. The northern part of the site has development both to the north and the west and development here would have a better relationship with the settlement edge.
Experiential landscape character	
Medium high	Whilst the site adjoins the urban area, the landscape has a high scenic quality with some rural character. There is a high degree of tranquillity and a sense of remoteness, notwithstanding proximity to the town.
Views	
Medium high	The landscape is semi-enclosed but has some intervisibility with surrounding landscapes. There are clear views from the settlement edge and public rights of way in the immediate vicinity, to which the site makes a strong contribution.
Overall landscape susceptibility	
Medium/ high	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Moderate	
Landscape value	
High	
Overall landscape sensitivity	
High medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_11

Notes on history of area

See GH/ED/80

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes 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. The non-designated assest have not been assessed further as they relate to areas of potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.
List any heritage assets potentially affected.	1. Roman settlement at Woodbury Farm (SAM) 2. Loup House, Lyme Road, Grade II Listed Building
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Roman settlement at Woodbury Farm (SAM) Roman settlement of late second to early fourth century, overlying a first century Roman military fort at Woodbury Farm. The settlement extended to the west, and possibly to the south and east of the fort.
Significance of asset and setting	High The site is located to the north and east of the SAM and is separated from it by a narrow lane. The description does not refer to the possibility of the Roman settlement extending to the north (unlike the south and

	west), but given the close proximity archaeological finds may be expected.
Relationship of site with heritage asset	The SAM is on the other side of a narrow lane from the potential development site.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate It is likely that there are artefacts related to the Roman settlement within the site.
Could the site be developed in a way that minimised potential impact?	Yes, the development of the site could be informed by archaeological investigation.
Would the development affect the heritage asset in other ways?	Yes, the development of the site would extend the town to the east, which could increase the noise and activity associated with urban life to the detriment of the current rural character to this part of the SAM (notwithstanding the existing buildings in the northeast corner of the SAM).
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	Development of the site could enable further archaeological investigations that would help to establish the extent (in time and space) of the Roman settlement. This could show that development of part of the site would be acceptable in heritage terms and enable better public understanding of the history of the area through interpretation boards, street names and similar measures. Axmi_11 extends for some 850 metres to the north of the SAM and the impact of

	development on the SAM of development is likely to reduce the further it is from the SAM.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Loup House, Lyme Road, Grade II Listed Building Early C19 stuccoed house. Low pitched hipped slate roof with wide oversailing bracketed eaves. Two storeys. Three bays. Round-headed sash windows with radiating glazing bars to first floor. Ground floor rectangular sashes with glazing bars. Central doorway with round-arched moulded architrave, panelled reveals and door, and semi-circular traceried fanlight. Listing NGR: SY3052998071
Significance of asset and setting	High Loup House is a Grade II listed building that fronts onto a fairly busy B road with on-street parking in front of it. There is a garden area to the north western side of the house with a 1.2 metre stone wall and hedge above separating it from the road and adjacent track/public right of way. This helps to provide an attractive setting for Loup House when viewed from Lyme Road. Loup House has an attractive facade facing this garden area which forms an attractive feature in the street scene.
Relationship of site with heritage asset	The site has a negligible visual relationship with the heritage asset, being separated by other housing.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes - the corner of the site nearest to Loup House could be left undeveloped and the existing trees retained.
Would the development affect the heritage asset in other ways?	no
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes

Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	
Could design avoid harm?	Yes
Notes	

Ecological assessment

Reference number: Axmi_11

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	650	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	25000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6900	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	649	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1285	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	750	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	660	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted

Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted
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Comments

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.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes – wooded areas and watercourses.

Presence of veteran or ancient trees

Yes

Large numbers of mature trees within hedgerows or otherwise

Yes

Presence of ponds not identified on aerial imagery

No

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

Yes

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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).

11 Site Reference Axmi_12

Site details

Settlement: Axminster

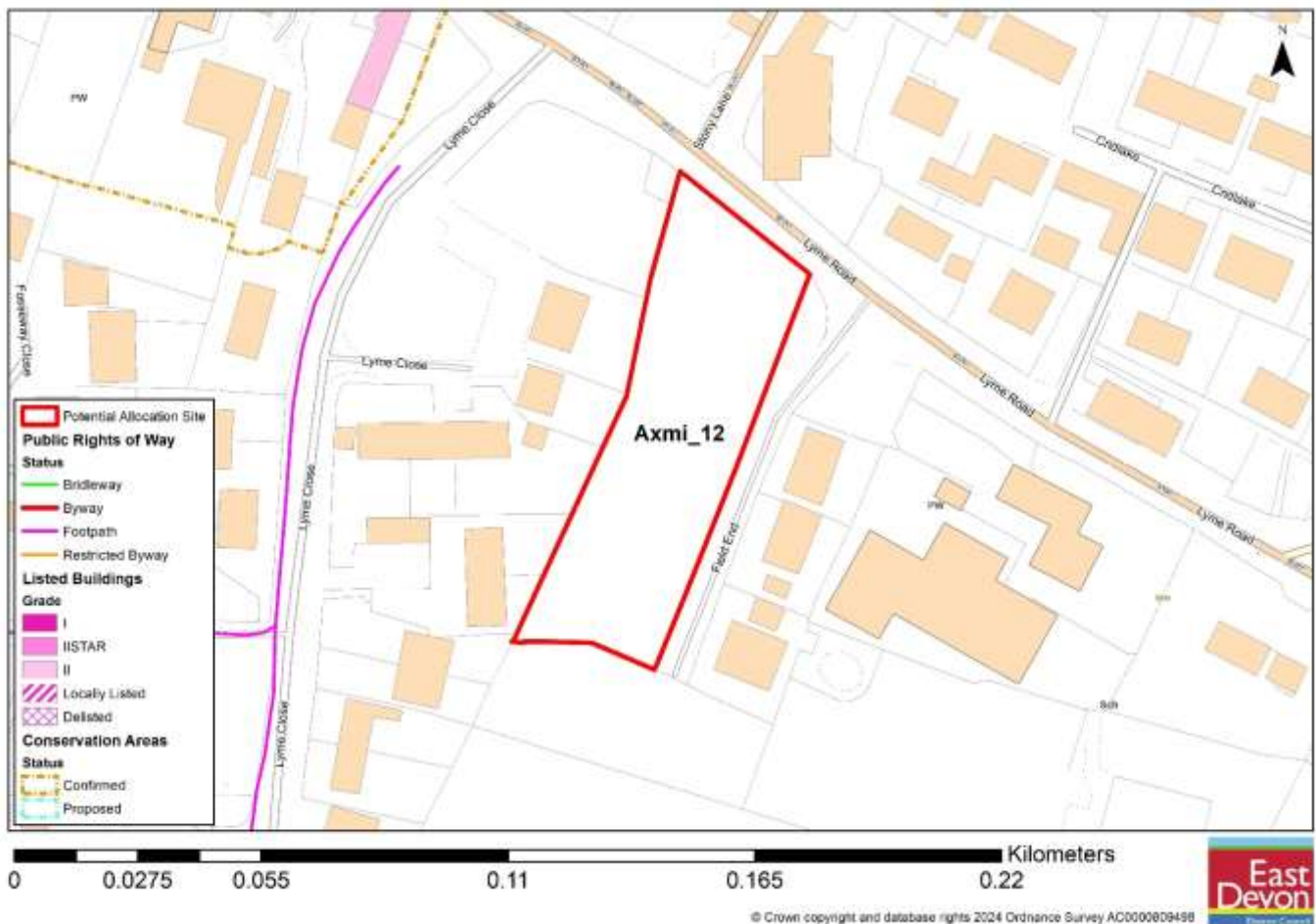
Reference number: Axmi_12

Site area (ha): 0.31

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

Proposed use: Housing

Site map



Photos



Looking south across site from Lyme Road.

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 levles 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

Landscape Sensitivity Assessment

Reference number: Axmi_12

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

Axm_12 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

The site forms a small green area in an otherwise urban street scene.

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

Yes

General and site-specific affects that could arise from development

Loss of trees to boundary.

Analysis

Physical and natural characteristics	
Medium	The site forms an attractive feature due to the boundary trees and open characteristics within an urban environment.
Cultural and historic associations	
Medium	There is a listed building diagonally opposite the site.
Relationship to existing settlement edge	
Low	The site is within the urban area.
Experiential landscape character	
Low	The site is adjacent to a busy road within the town.
Views	
Low	The site is quite visually enclosed, although there are views in from the road.
Overall landscape susceptibility	

Medium low	The open character of the site will be lost through development, but it is in the context of an urban area.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None	
Landscape value	
Insert sensitivity rating and colour Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium low.	
Landscape guidance: opportunities in relation to development	
Retain boundary trees and keep some open space to road frontage.	

Historic Environment Site Assessment

Reference number: Axmi_12

Notes on history of area

See GH/ED/80

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes The Laurels, a grade II listed building is not identified for further assessment due to the construction of a housing on the corner of Lyme Road and Lyme Close that obscures views between the site and the heritage asset to the

	<p>extendt that there will be no discernable impact on the setting of the listed building. The same is true for the Axminster Conservation Area.</p> <p>There are also non-designated heritage assets to consider. 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. These non-designated assest are not included for additional assessment as they relate to areas of potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.</p>
List any heritage assets potentially affected.	1. Pippins, Lyme Road, a Grade II Listed Building.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Pippins, Lyme Road</p> <p>Terrace Lodge (Pippins Centre) II Early C19 stuccoed building. Tarred slate hipped roof with paired brackets to deep eaves soffit. Stone quoin pilasters with Greek key motif design. Two storeys. Three bays, centre slightly recessed. Sash windows with glazing bars. Centre first floor with elliptical arch and intersecting glazing bars. Ground floor right and left in elliptical arched recesses. Central Doric portico in antis with two stone columns and columns and entablature with triglyphs. Listing NGR: SY3008698472</p>
Significance of asset and setting	<p>Medium</p> <p>Pippins is Grade II listed and is of high significance due to its architectural and historic interest. It is located on a narrow, though busy through road diagonally opposite the proposed site.</p>
Relationship of site with heritage asset	There is a visual relationship between the heritage asset and the site, although they are separated by a busy road.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	

What impact would development have on the heritage asset and its setting?	Minor The undeveloped nature of the site, with an attractive group of trees diagonally opposite the heritage asset, make a positive contribution to the wider setting of the listed building. However, the trees are subject to a Tree Preservation Order and the setting of the listed building is largely urban, which is appropriate to the historic and architectural importance of the heritage asset. The 1888 O.S. map indicates that there were buildings fronting Lyme Road on the proposed development site.
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No The design and massing of development could minimise any detrimental impact on the setting of the listed building. Development would not result in any material increase in activity that could affect the wider environment of the listed building.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No

Ecological assessment

Reference number: Axmi_12

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	600	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)

Ramsar site	International	25000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6900	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	612	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2200	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	900	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	670	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	150	Minor adverse effect predicted (not significant)

Comments

Axmi_12 is around 25 metres from two grassland nature areas (to both the east and the west).
Significant moderate adverse effect predicted

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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.

12 Site Reference Axmi_16

Site details

Settlement: Axminster

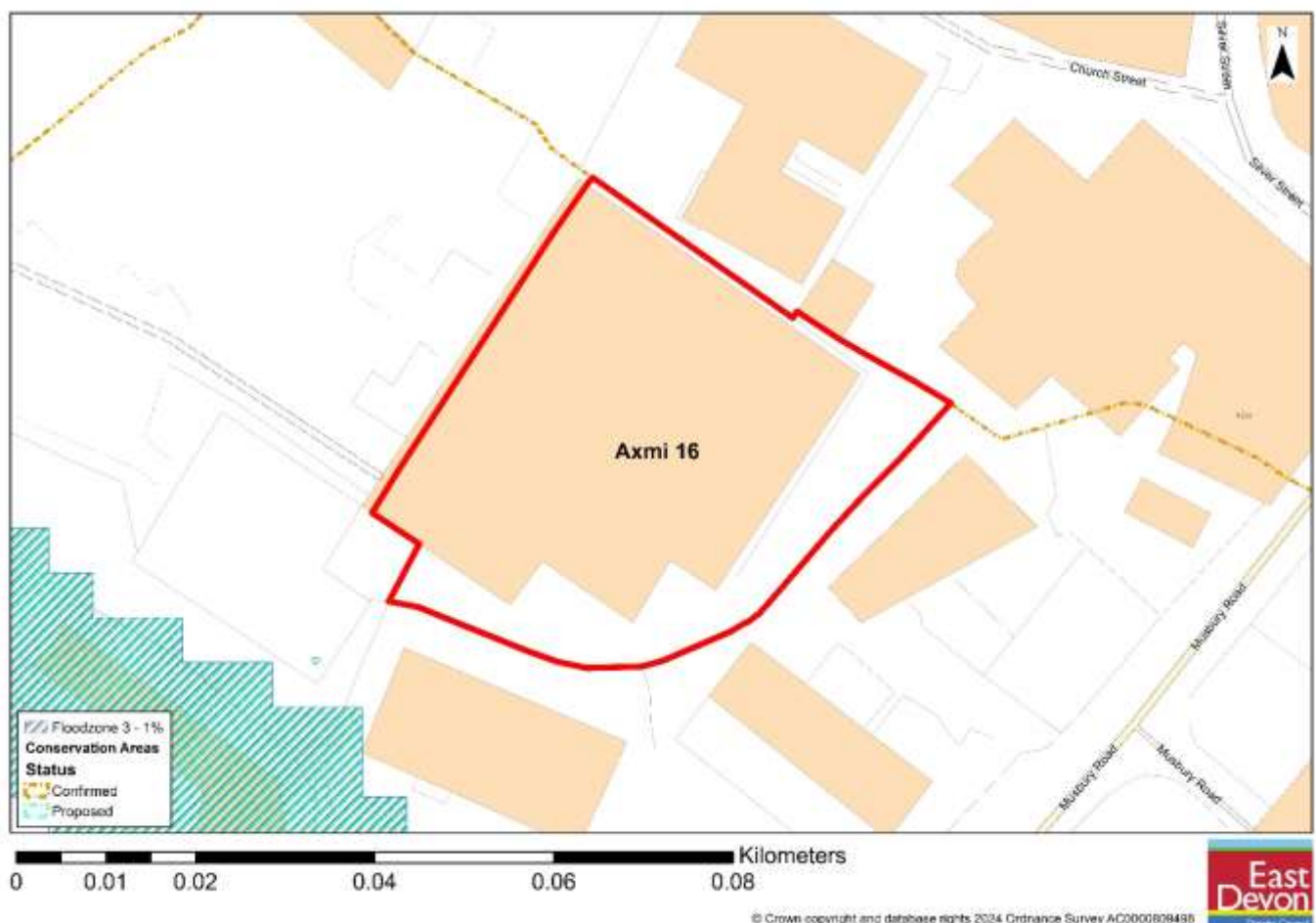
Reference number: Axmi_16

Site area (ha): 0.2

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

Proposed use: housing

Site map



Photos

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

Landscape Sensitivity Assessment

Reference number: Axmi_16

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

N/A

Landscape Character Type and relevant key characteristics

Axmi_16 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

The site comprises a supermarket with pitched roof with surface car park to the front. The site is in the urban area.

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

Yes

General and site-specific affects that could arise from development

No further appraisal undertaken due to urban location and lack of allocation.

Historic Environment Site Assessment

Reference number: Axmi_16

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes St. Mary's Church, a Grade II* Listed Building lies around 90 metres to the north. There are several Grade II listed buildings along Church Street and West Street between 28 and 73 metres from the site. These are Rest Harrow and Old Police Station (on Church Street) and Swans Winebar and Windsor House on West Street. There are two Grade II listed buildings on Silver Street around 90 metres to the north of the site: Thomas Whitty House and Bevis and Beckingsale Law Chambers. 80 metres to the north east is South View, a Grade II Listed Building on South Street. Around 40 metres to the south is 1 Purzebrook House, Musbury Road, a Grade II listed building. The Axminster Conservation Area adjoins the north of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. St. Mary's Church, a Grade II* Listed Building 2. Rest Harrow, a Grade II listed building 3. Old Police Station, a Grade II listed building 4. Swans Winebar a Grade II listed building

	<p>5. Windsor House, a Grade II listed building 6. Thomas Whitty House, a Grade II listed building 7. Bevis and Beckingsale Law Chambers, a Grade II listed building 8. South View, a Grade II Listed Building 9. 1 Purzebrook House, a Grade II listed building 10. The Axminster Conservation Area</p> <p>No further assessment work has been undertaken on the basis that there is already a large format building on the site so there are no in principle heritage concerns. Should development occur, design details will be necessary to assess heritage impact.</p>
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Ecological assessment

Reference number: Axmi_16

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	250	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	22000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	250	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1500	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	1500	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	280	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	50	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	20	Significant moderate adverse effect predicted

Comments

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.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Commercial building

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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.

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



Photos



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

Landscape Sensitivity Assessment

Reference number: Axmi_17

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_17 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

The site forms part of a 'green' and visually 'open' space within the urban fabric of the town comprising the grassed former sports pitch with a cemetery to the south and allotments to the east. This area is set within a wider context of residential development.

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

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Medium	Site forms a 'green' and visually 'open' space within the urban fabric of the town. It is bounded by mature hedges.
Cultural and historic associations	
Low medium	A landscape with few cultural or historical influences.
Relationship to existing settlement edge	
Low	Within settlement
Experiential landscape character	
Low	Adjacent busy road
Views	
Low medium	Views across the stie are available from the field gate to Chard Road with filtered views through the hedge during the dormant season.
Overall landscape susceptibility	
Low/ Medium	Few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_17

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Devon Historic Environment Record shows that the site formed part of a second world war United States military hospital. This non-designated heritage asset is not assessed further as it relate to the areas potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Axmi_17

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	22000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	7500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	600	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	900	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	450	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	150	Minor adverse effect predicted (not significant)

Comments

Axmi_17 is an nature recovery network site (grassland). Significant moderate adverse effect predicted

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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.

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



Photos

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

Landscape Sensitivity Assessment

Reference number: Axmi_18

Context

Landscape designation context

Site is not in a designated landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_18 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Low	Urban garage court.
Cultural and historic associations	
Low	No cultural or historical influence or associations.
Relationship to existing settlement edge	
Low	Within urban area.
Experiential landscape character	
Low	Strongly influenced by modern development, infrastructure and activity.
Views	
Low	Enclosed and visually contained.
Overall landscape susceptibility	
Low	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change from the development proposed.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
The site comprises a garage court and parking area surrounded by housing and industrial buildings.	
Landscape value	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_18

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Devon Historic Environment Record shows that the site formed part of a second world war United States military hospital. This non-designated asset is not assessed further as it relate to the areas potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Axmi_18

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	600	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	22000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	500	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	900	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	130	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	300	Minor adverse effect predicted (not significant)

Comments

No issues identified

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes – most of the site has a tarmac surface or prefabricated garages, but there is a rough grassed area and some boundary tree planting to the north.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Within River Axe SAC Nutrient catchment zone.

15. Site Reference Axmi_22 (GH/ED/79)

Site details

Settlement: Axminster

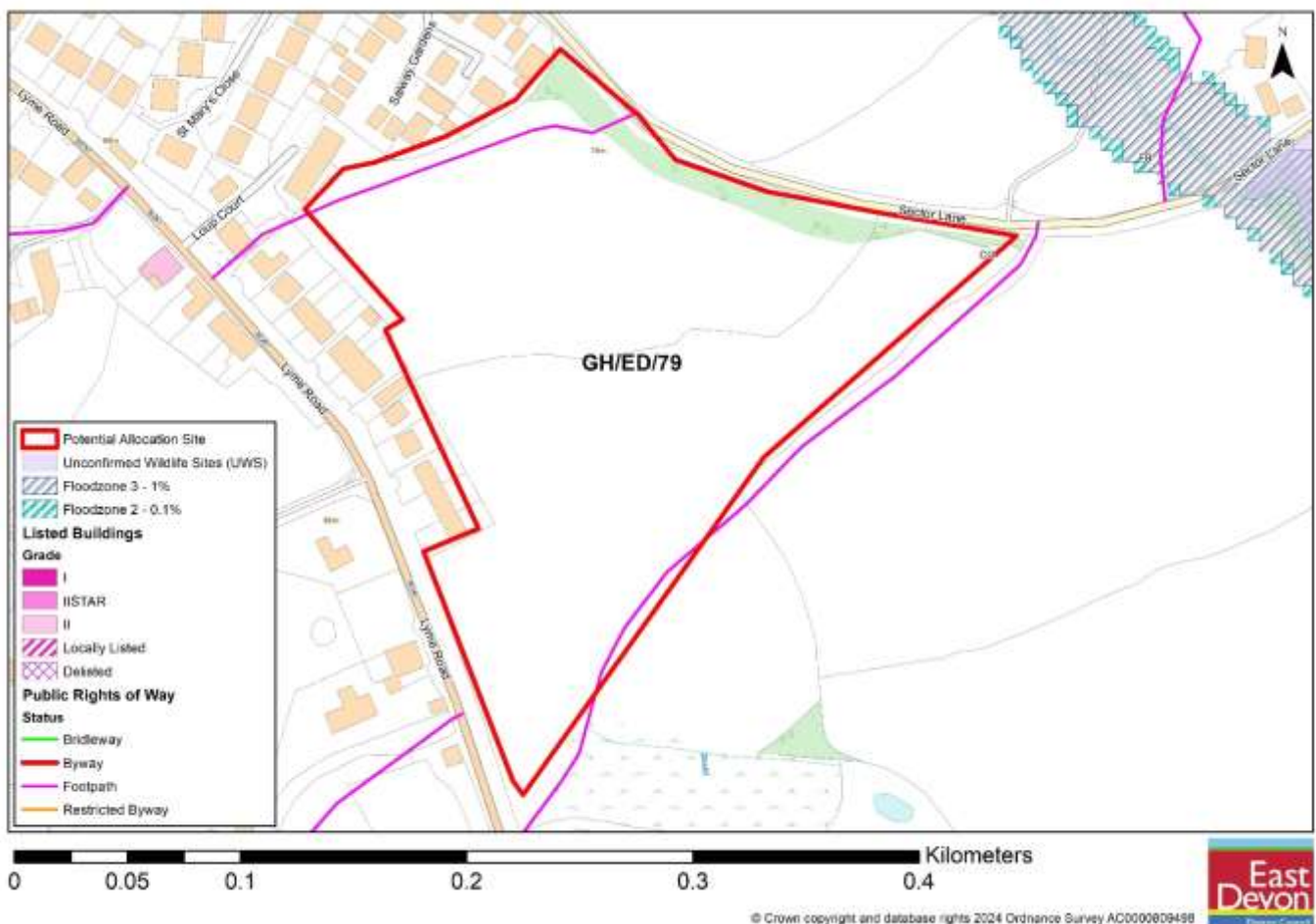
Reference number: GH/ED/79

Site area (ha): 4.32

Address: Land east of Axminster

Proposed use: housing

Site map



Photos



Looking east from field gate to Lyme Road.

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

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 constraints

GH/ED/79 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

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

Landscape Sensitivity Assessment

Reference number: GH/ED/79

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

The site is in LCT 3B: Lower Rolling Farmed and Settled Valley Slopes. Key characteristics of this LCT are gently rolling landform, sloping up from valley floor (although slopes are quite steep in this case), many hedgerow trees, copses and streamside tree rows and predominantly pastoral farmland.

Local landscape character of site and immediate surrounds

Yes

General and site-specific affects that could arise from development

The introduction of built form and associated infrastructure on steep slopes is likely to require significant earthworks/ retaining structures. Site access requirements could result in loss of hedge to Lyme Road.

Analysis

Physical and natural characteristics	
High	The landscape makes a strong contribution to local landscape character through its distinctive landform.

Cultural and historic associations	
Medium	A landscape with some historic character.
Relationship to existing settlement edge	
Medium	The existing settlement edge adjoins the northern and part of the western site boundary. Land level differences mean that development of the site may adversely affect the settlement edge.
Experiential landscape character	
Medium	The landscape has a scenic rural quality, but intrusive elements from modern development and road noise.
Views	
Medium high	The landscape has a high degree of visibility from surrounding landscapes and the undeveloped character of the landscape contributes to the quality of views from outside of the site.
Overall landscape susceptibility	
Medium high	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Slight	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: GH/ED/79

Notes on history of area

See GH/ED/80

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes.

	Loup House, Lyme Road, a Grade II Listed Building is around 60 metres to the west of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes.</p> <p>Loup House is within 100 metres of the proposed development site, but the housing inbetween it and the site restricts any potential impact so a further assessment is not considered to be necessary.</p> <p>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.</p> <p>The non-designated assests have not been assessed further as they relate to areas potential archaeological interest and could be adequately covered with a suitable condition at planning application stage.</p>
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: GH/ED/79

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1200	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	23000	Minor adverse effect predicted (not significant)
Ramsar site	International	30000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1200	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	207	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	1800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	690	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	300	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

There is a narrow wooded area to the north of the site along Sector Lane that is considered to be a Section 41 Habitat of Principle Importance.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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

16.Site Reference Axmi_23

Site details

Settlement: Axminster

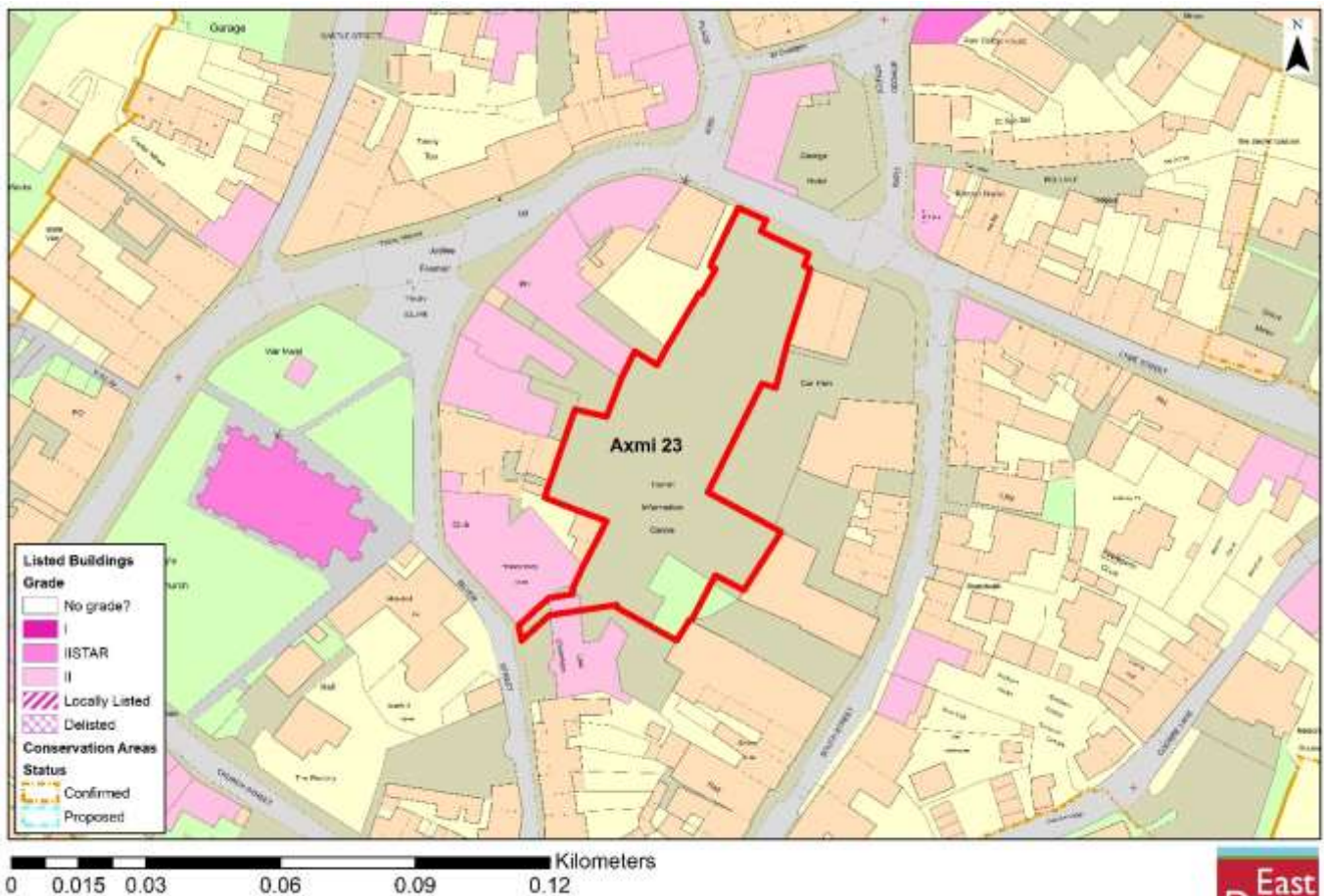
Reference number: Axmi_23

Site area (ha): 0.27

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

Proposed use: housing

Site map



Photos

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

Landscape Sensitivity Assessment

Reference number: Axmi_23

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_23 forms part of the Landscape Character Type (LCT) 7 Main cities and towns.

Local landscape character of site and immediate surrounds

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.

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

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Low	Urban area
Cultural and historic associations	
High	Strong built heritage environment
Relationship to existing settlement edge	
Low	Urban area
Experiential landscape character	
Low	Busy location by main road
Views	
low	Surrounding buildings prohibit views into site except from open frontage.
Overall landscape susceptibility	
Low	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change from the development proposed.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
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.	
Landscape value	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_23

Notes on history of area

See GH/ED/80

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The site is adjacent to 5 Grade II listed buildings to the west. These are: Forbouys Newsagents, Victoria Place; Flat 1, Trinity Square; Thomas Whitty House, Silver Street; Lloyds Bank House, Trinity Square and Beviss And Beckingsale, Law Chambers, Silver Street The site is within the Axminster Strong Point on the Taunton Stop Line.
List any heritage assets potentially affected.	No further assessment has been undertaken due to the nature of the site and the importance of detailed design to assess impact on the surrounding heritage assets. There are not considered to be any reason in principle to rule out redevelopment of the site due to any impact on the setting of listed buildings. Archaeological investigations are being undertaken as part of a planning application.

Ecological assessment

Reference number: Axmi_23

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	25000	Minor adverse effect predicted (not significant)

Ramsar site	International	450	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	450	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	30	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	300	Minor adverse effect predicted (not significant)

Comments

Axmi_23 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) an adverse impact is not anticipated.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Surface car park.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Axmi_23 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) an adverse impact is not anticipated. The site is within the River Axe SAC Nutrient catchment zone.

17. Site Reference Axmi_24

Site details

Settlement: Axminster

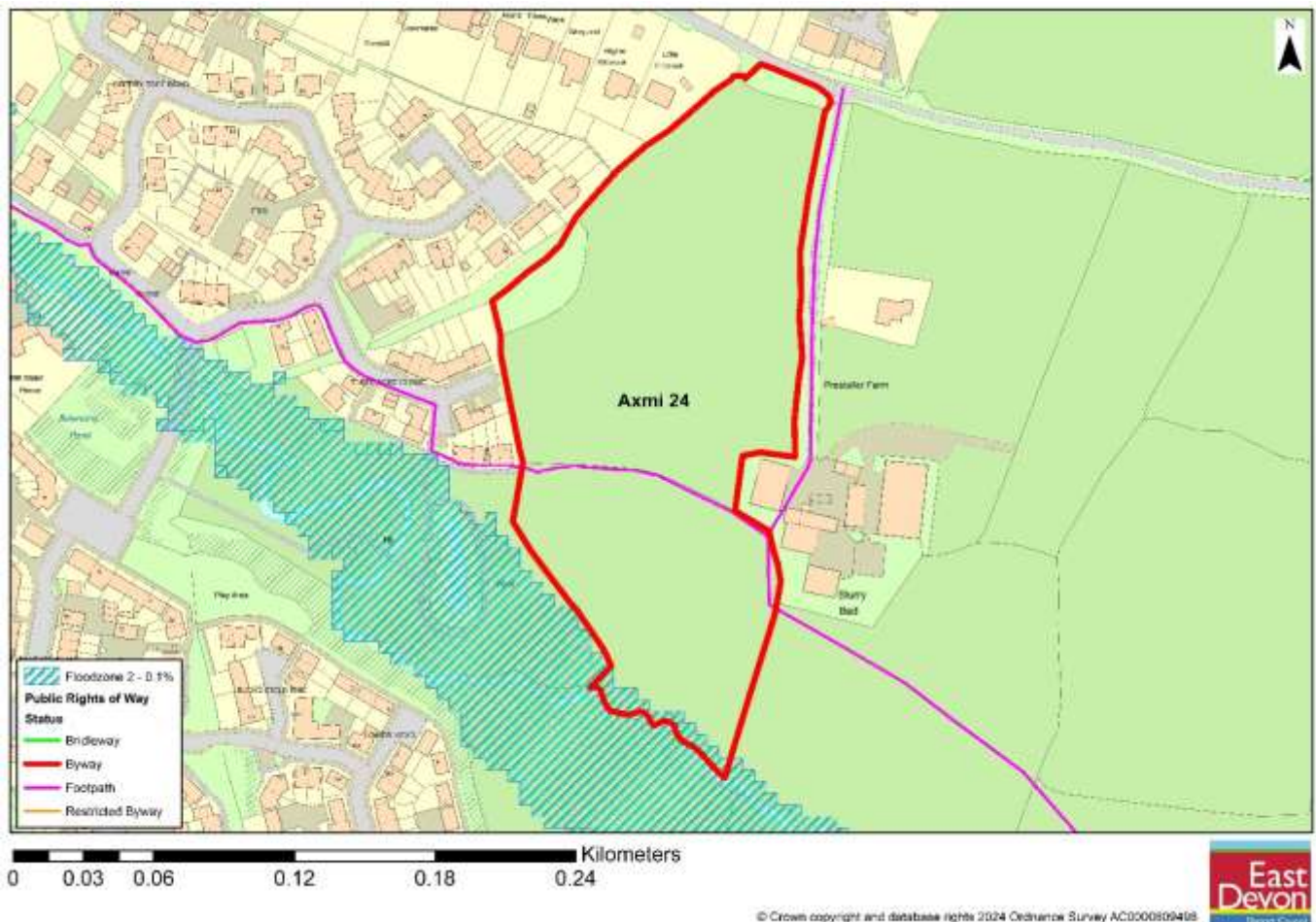
Reference number: Axmi_24

Site area (ha): 2.65

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

Proposed use: housing

Site map



Photos

Site Assessment Summary and Conclusion

Infrastructure

No DCC highway or education comments available.

Landscape

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

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

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.

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

N/A

Landscape Sensitivity Assessment

Reference number: Axmi_24

Context

Landscape designation context

Site is not in a designated landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Axmi_24 forms part of LCT Lower rolling farmed and settled valley slopes.

Local landscape character of site and immediate surrounds

Site comprises a small field with hedges to boundaries, including some mature trees. The land falls towards the watercourse to the south of the site.

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

Yes

General and site-specific affects that could arise from development

There are houses on two sided of the field, which forms the current countryside edge to the town. Beavor Lane to the north of the site is a narrow lane.

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Medium	The hedges and boundary trees contribute to the landscape character, but this is influenced by development to the west of the site.
Cultural and historic associations	
Medium	Landscape forms part of a wider area that has some historic character.
Relationship to existing settlement edge	
Low-medium	Site has reasonable relationship with settlement edge and could integrate quite well.
Experiential landscape character	
Medium	Edge of settlement
Views	
Low-medium	The landscape is quite enclosed and visually contained.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Axmi_24

Notes on history of area

See GH/ED/80

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Devon historic record shows an irregularly shaped earthwork pit, visible on aerial photographs taken from the 1940s onwards, that is interpreted as a post-medieval or nineteenth century extractive pit within the site to the west.
List any heritage assets potentially affected.	

Ecological assessment

Reference number: Axmi_24

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	25000	Minor adverse effect predicted (not significant)
Ramsar site	International	850	Minor adverse

			effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	850	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	600	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	600	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	130	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	300	Minor adverse effect predicted (not significant)

Comments

no issues identified

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

NO

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

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