

“A high quality sustainable community, through the creation of a place that is economically, socially and environmentally sustainable.

Social cohesion and interaction brings pride, ownership and opportunity to create a unique proposition for Axminster through the provision of homes for everyone and multi-functional public and natural open space.

New and existing residents will benefit from excellent connections to the Axe Valley and Mill Brook, areas which promote nature and outdoor living for the new community. Local facilities and conveniences within Axminster Town Centre are on the doorstep for this new community, enhancing sustainable connections and access is intrinsic to creating sustainable place.”



Vision objectives



Create a **high quality, sustainable and viable development of homes** (*private and affordable*), community and open spaces on the fringes of the Blackdown Hills and East Devon Area of Outstanding Natural Beauty (AONB).



Deliver a **significant area of multi-functional public and natural open space for all**, which can provide phosphate/nutrient mitigation to unlock the delivery of homes and addressing existing issues within the River Axe catchment.



Enhance community interactions and connections to nature, whilst encouraging active lifestyles through enhanced public access between indoor and outdoor destinations.



Protect, improve and **enhance existing hedgerows and woodlands**.



Rewild open spaces where built development is not proposed, creating an exemplar landscape within Axminster and Devon.



Substantially **improve biodiversity** within the Axe Valley and along Millbrook.



Support the carbon neutral targets for East Devon.

Holistic approach to Sustainability

Within a world where the environmental impacts are continuously being acknowledged and exemplified in natural disasters and countries and towns are identifying **Climate Emergency**, it is increasingly important that new development follows strict sustainable initiatives.

If this ambition is to be achieved then bold actions are required. As a significant development site for the town of Axminster, this has a clear role to play in reaching this goal and in setting a precedent for future development within the town and East Devon.







The **Crown Estate** has identified its own sustainability initiatives;

- Climate Action
- Valuing Resources
- Enhancing Biodiversity
- Healthy People and Places

The United Nations and Royal Institute of British Architects have identified their own sustainable development goals, *seen below*.

These goals can be distilled into comprehensive agendas for the Land East of Axminster, *seen below*.

Land East of Axminster Development Sustainability Goals

-  Net Zero Carbon
-  Enhancing Biodiversity
-  Social Value
-  Sustainable Water Cycle
-  Sustainable Development
-  Health and Wellbeing

UN Sustainable Development Goals

- | | | |
|-------------------------------|--|----------------------------|
| 1. No Poverty | 8. Economic Growth | 13. Climate Action |
| 2. Zero Hunger | 9. Innovation and infrastructure | 14. Life Below Water |
| 3. Good Health and Wellbeing | 10. Reduced Inequality | 15. Live on Land |
| 4. Quality Education | 11. Sustainable cities and Communities | 16. Peace and Justice |
| 5. Gender Equality | 12. Responsible Consumption and Production | 17. Partnerships and Goals |
| 6. Clean Water and Sanitation | | |
| 7. Affordable Clean Energy | | |

RIBA Sustainable Outcomes

1. Good Health and Wellbeing
2. Sustainable Water Cycle
3. Net Zero Operational Carbon Emissions
4. Sustainable Life Cycle Cost
5. Sustainable Connectivity and transport
6. Sustainable Communities and Social Value
7. Net Zero Embodied Carbon Emissions
8. Whole Life Carbon Emissions
9. Sustainable Land Use and Ecology



The Sustainability Objectives

Active travel

Promote active travel by enhancing and improving pedestrian and cycle crossings and access into Axminster town centre.

People focused

Create a safe and accessible environment for all.

Materiality

Use sustainable and good quality materials in the built form and public realm.

Circular Economy

Consider future re-use and recycling, reducing waste and supporting a circular economy.

Carbon Neutral Homes

Minimising whole life carbon emissions through a fabric-first approach to reduce energy demand combined with the specification of low carbon and renewable technologies.

Net Zero Carbon



Active travel routes through green spaces and along water edges



Green Infrastructure

Provide functional amenity space such as pocket parks within the streets and spaces. There is opportunity for rewilding and natural capital enhancement.

Sustainable Urban Drainage Strategy (SuDS)

A SuDS and swales will provide further stable natural environments to help reverse the loss of habitats for wildlife.

Ecological Corridors

Retain healthy and attractive hedges and trees and utilise them to create ecological corridors to preserve and reinforce important habitats and extend them to the surrounding parks.

Enhancing Biodiversity



Community education about wildlife in the natural environment



Community Activator Projects

- There is future potential to create community projects, involving the local groups.
- Opportunity to create a people focused development, engaging the new community with existing activity in Axminster town centre
- Opportunity for growing resources (fuel i.e. timber, and food) for the community

Resources

- Water stations for the community
- Sustainable lighting through the development which is sensitive to the surrounding wildlife and community, changing through the seasons to adapt to changes in natural light
- Digitally connect the new community

Social Value



Community assets incorporated into new development, opportunity for local food stores selling local produce



Slow, hold and filter

- Integrate a treatment train solution within the new development.
- Implement roof water storage and slowed run off, integrated into a filtration system, connected to the Mill Brook.
- Integrate water storage opportunities within the development to encourage grey water usage.
- Monitor water usage in homes.

Nutrient mitigation wetlands

- Opportunity for wetlands BNG.
- Potential to incorporate educational tours, and integrate with local schools and education facilities to study the wetlands.

Sustainable Water Cycle



Development is sensitively designed around attenuation features, incorporating existing green infrastructure



Urban and social investment

- Provide mixed tenure homes for all (including affordable homes).
- Connect and promote the employment opportunities within Axminster town centre.
- Active access routes into Axminster Town Centre and surrounding assets to create a 15 minute neighbourhood within the new development.
- Implement school outreach and inclusion into the new community.

Sustainable procurement

- Eliminate waste during all processes of development, from implementation, construction of homes, final delivery and throughout the development's lifetime.
- Provide homes of high sustainable value, implementing sustainable technologies.

Sustainable Development



Example of sustainable development (*The Avenue, Saffron Walden*), which provides green streets with significant amounts of attractive green infrastructure



Play

Opportunities for formal and informal play, high quality cycle and pedestrian routes and formal sports facilities such as kick around areas will encourage physical activity.

Footpaths and cycle networks

Footpaths and cycle networks will be accessible for all and will enable families and individuals to walk or cycle to Axminster.

Outdoor growing and attractions

Allotments and leisure gardens will provide opportunities for households to grow food, encouraging outdoor activity and healthy eating while reducing the environmental impact associated with food transportation. Outdoor attractions such as Sec Tor, the Jurassic coastline, Blackdown Hill AONB, and East Devon Area of Outstanding Natural Beauty will become accessible to the surrounding community.

Health and Wellbeing



Example of play opportunities incorporated into green streets with green infrastructure



The Site

TCE owns 31ha of land on the eastern side of Axminster, extending either side of Beavor/Evil Lane and as far south as Sector Lane.

The land is currently in agricultural use, both arable and pastoral, and is characterised by existing hedgerows and trees and an undulating topography, with the land rising steeply either side of the Millbrook in the valley floor.

The southern and western boundaries of the land are formed by the existing built-up area of Axminster. The eastern boundary is open countryside interspersed with occasional individual dwellings and/or farmsteads.

The TCE land is located approximately 1.6km from Axminster town centre where there is a wide range of retail, service, community and employment facilities. Axminster itself is the largest settlement in the eastern part of East Devon, an important and sustainable town (Tier 2 in the East Devon settlement hierarchy) benefitting from a train station with an hourly service to Exeter, some 45km to the west.

- Key
- TCE nutrient mitigation land / public open space (19.82 ha)
 - TCE development parcel (12.09 ha)
 - Third party development parcel (4.5 ha)



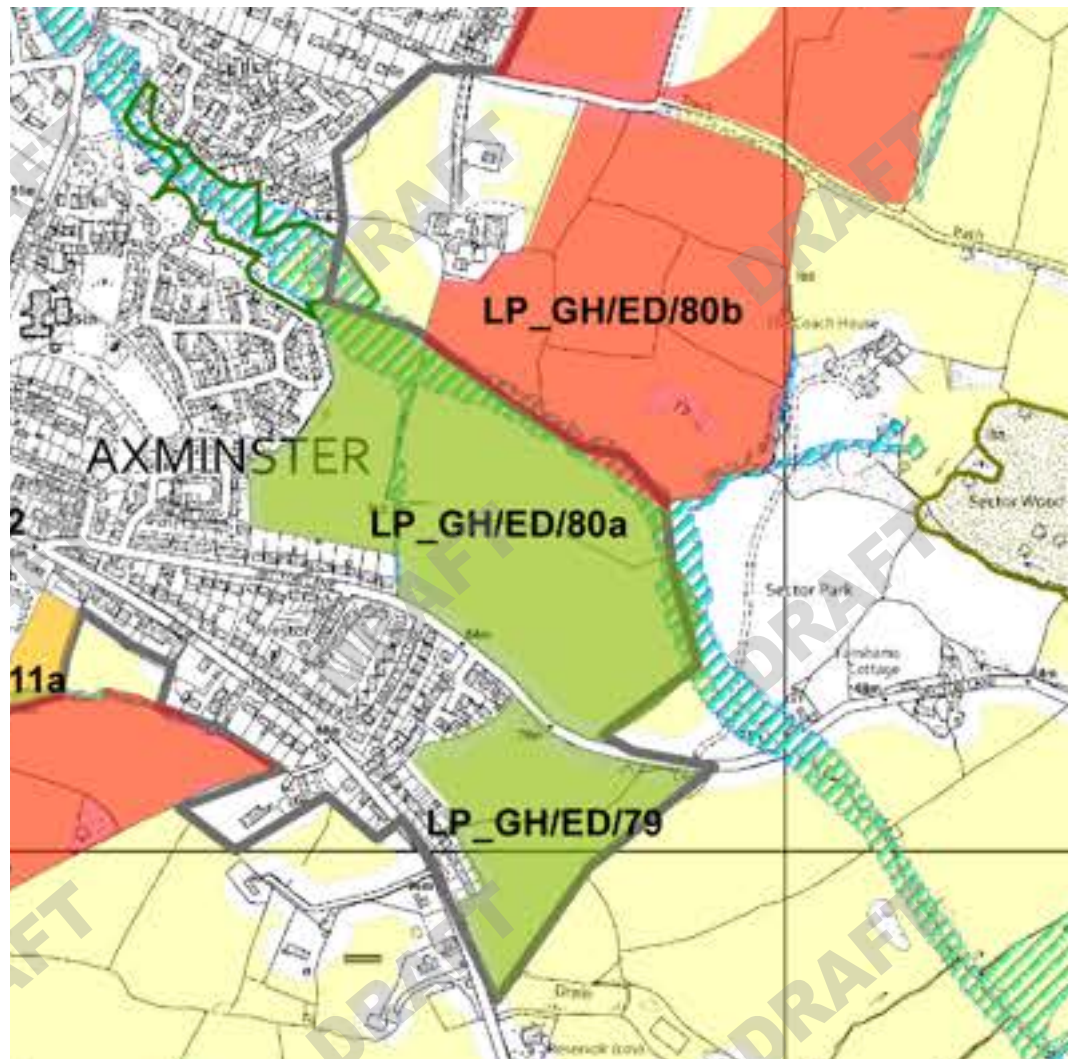
Site aerial including the application boundary for the Axminster masterplan

The Planning Context

In November 2022, EDDC published its **Regulation 18 Local Plan 2040** identifying the southern-most parcel of the TCE land, together with the Persimmon owned land (*some 17 ha in total*) or a mixed use allocation for circa 293 dwellings and 1ha employment space.

The proposed allocation reference is LP_GH/ED/79 and 80a.

- Key**
 Housing and Mixed Use Allocations Preference:
- Preferred
 - Second choice
 - Rejected
 - Settlement Boundaries
 - Areas considered suitable for solar energy
 - Land of Local Amenity Importance
 - Floodzone 2
 - Floodzone 3




 Settlement Map,
 Axminster

Planning History

The 31ha of land owned by TCE currently forms part of the allocation for a 650 dwelling mixed use development, including a relief road, under Strategy Policy 20 of the adopted East Devon Local Plan 2038. The remaining land in the adopted allocation was under option to Persimmon Homes. As part of Policy 20, a Strategic Masterplan for the allocation was produced by Hyas, in conjunction with EDDC, TCE and Persimmon, which, for viability reasons was expanded to allow for 850 dwellings and identified the key design principles that were to be incorporated within any planning application for the development – this included the fundamental principle of designing the residential development to follow the site topography and contours, maximising views across the valley and retaining and enhancing the existing landscape features to provide a natural setting for the development.

In 2018, both TCE and Persimmon submitted three planning applications for the comprehensive development of the allocation (some 443 dwellings on the TCE land and 409 on the Persimmon land) including the creation of a relief road accessing onto the A358 Chard Road in the north and Lyme Road in the south.

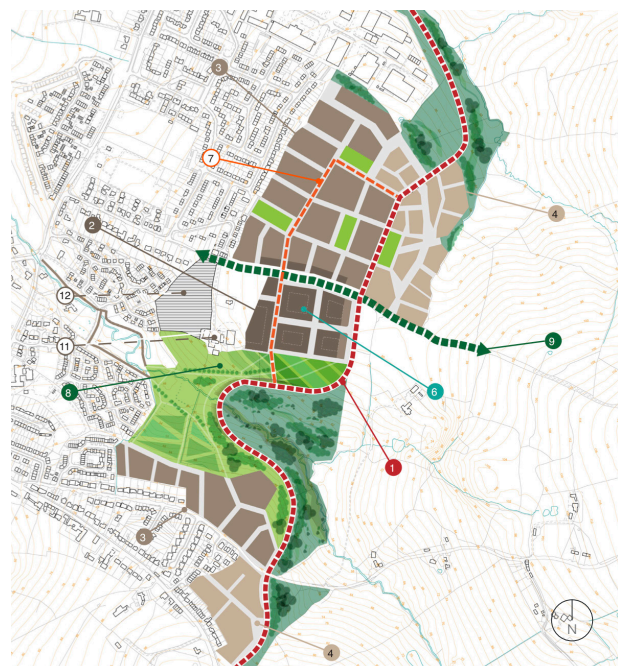
However there have been difficulties securing funding for the relief road and issues of phosphate mitigation required to be provided by all development proposals within the River Axe catchment, therefore the viability and deliverability of the allocation for 850 dwellings is considered undeliverable as currently drafted. A major contributor to this position was the viability

and deliverability of the allocation arising from the difficulties of securing funding for the relief road and issues of phosphate mitigation required to be provided by all development proposals within the River Axe catchment.

EDDC has recognised that it is highly unlikely that, in its current form, the adopted Plan allocation will come forward. The review of the Local Plan to 2040 over the past year has provided a legitimate opportunity for EDDC to reconsider all potential new sites and existing allocations and determine what may or may not realistically be delivered in the next plan period, particularly given the following key changes in circumstances in relation to the TCE/Persimmon adopted allocation: –

- The unsuccessful application for Housing Infrastructure Fund monies originally identified to assist with the delivery of the site,
- The lack of alternative funding for the relief road,
- Questions over the need for the relief road,
- The acquisition of the southern-most parcel of the allocation off Lyme Road by Persimmon coupled with the fact that Persimmon has not renewed its option agreements in respect of the northern and central parcels of the allocation land.

- 1 Road has a variety of characters along its route in response to the different types of development and open space through the masterplan
- 2 Housing at the centre of the urban extension enjoys the best access to facilities and open space. This housing would include some apartments (above shops or offices), terraced housing and smaller units.
- 3 Housing outside of the centre but not at the edge is formally arranged around streets and regular open spaces and providing a spacious and green feel. Housing will be a mixture of terraces and semi-detached houses with private gardens. The majority of housing will be 2 storeys with occasional 3 storey buildings on corners.
- 4 Housing at the edge of the settlement, generally on the steepest sloping ground and principally only two storeys high incorporating a mixture of short terrace, semi detached and detached houses with parking, overlooking green space.
- 5 3.3ha of Employment space is located adjacent to existing industrial area to allow for potential expansion of existing business.
- 6 2.5ha of Employment space provided within a mixed local centre and likely to be office, workshop and retail space.
- 7 Secondary route
- 8 A Variety of Green space throughout the masterplan includes utilising undevelopable areas as large open spaces, improving biodiversity, small local green spaces, green corridors, hedges and tree planting and providing facility for water attenuation and SUDS.
- 9 Eivil lane retained as a green link. No vehicular access should be allowed along the existing green route but provided parallel if required.
- 10 Planting to the north creates a green edge to the north where views of the new employment buildings may be had.
- 11 Farm retained
- 12 Future phase development



Axminster North Eastern Urban Extension Masterplan
January 2019, by Hyas

Strategic Location

Axminster is a market town located in East Devon and is within close proximity to the Blackdown Hills Area of Outstanding Natural Beauty (AONB), the East Devon AONB and the Dorset AONB.



Axminster is 45km east of Exeter and benefits from easy access by train, with trains running every hour from Axminster Station to Exeter St David's. The town lies 8km inland from the Jurassic Coast World Heritage Site. The Site is located approximately 1.6km from Axminster town centre.

- Key**
- TCE nutrient mitigation land / public open space
 - TCE development parcel
 - Third party development parcel
 - Areas of Outstanding Natural Beauty
 - Waterbodies
 - Wider Development Area
 - Railway
 - Road Network
 - 5km, 7km, and 9km radial circles
 - Local centres



Strategic Location of The Site