

Site Considerations



Key

- TCE nutrient mitigation land / public open space
- TCE development parcel
- Third party development parcel
- Listed Building
- Public Right of Way (Part of Footpath)
- 19 that runs through the valley will be diverted. Final Position to be confirmed at detailing planning stage
- Flood Zone Two
- Flood Zone Three
- Category A Trees/Hedge of High Quality and Value
- Category B Trees/Hedge of Moderate Quality and Value
- Category C Trees/Hedge of Low Quality and Value
- Category U Trees/Hedge Recommended for Removal
- Tree Shadows
- Root Protection Areas (RPAs)
- Local Amenity Importance
- Tree Group
- One Metre Contour Lines
- Lime Kiln

# Design Principles

The Land East of Axminster has the opportunity to provide high-quality, attractive and mixed tenure homes which are sensitively designed to preserve and enhance the existing landscape features, and to provide natural capital enhancement through a significant amount of multi-functional public and natural open space.

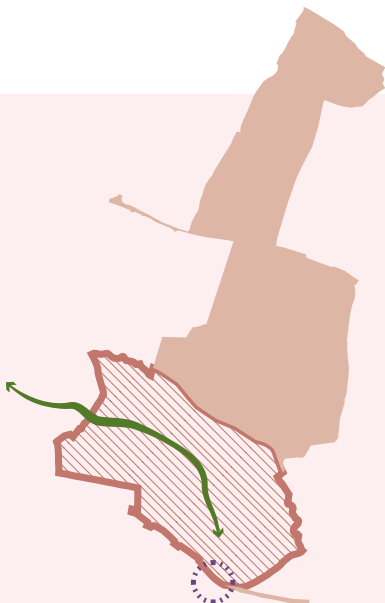
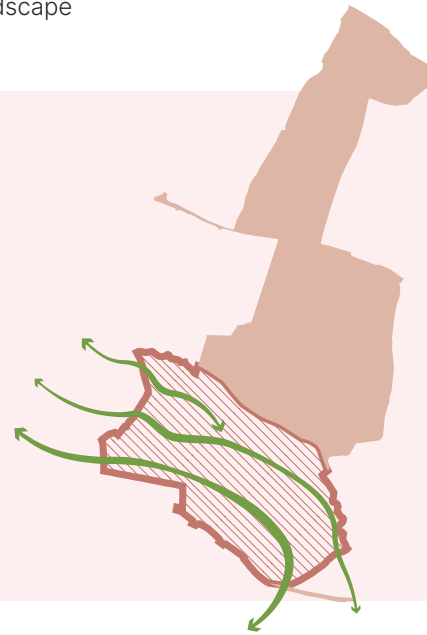
The use of strong linear green boulevards, combined with curving residential streets focused on new green parkland spaces, are defining features of the scheme, to ensure consistency in overall character and layout.

The land to the land off Sector Lane also brings;

- Working with steeply sloping topography
- Retention of existing hedgerow and trees distinctive to the valley
- Creating opportunity for nutrient neutrality
- Bio-diversity Net Gain opportunity
- Walkable neighbourhood with access to footpaths, countryside and local green spaces
- Additional footfall to the town centre
- Potential community hub which could include a café, workspace, meeting rooms, interpretation for nature conservation/BNG opportunities
- A new play space which integrates into the landscape

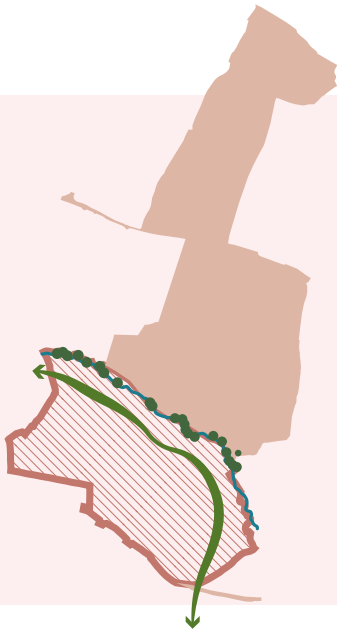
## Green Streets and views

The proposed Green Streets create a strong urban structure, linking through the development and allowing views in and out of the development to the wider landscape. Defining these open corridors between development parcels and views to the Axe Valley, the extension of these routes could provide the opportunity for further Sustainable Urban Drainage systems within the scheme.



## Access and movement

Creation of an attractive entrance approach to the site will help identify the new development site for vehicular traffic and pedestrian movement.



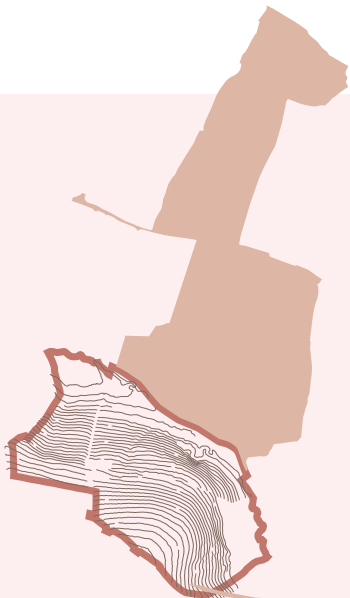
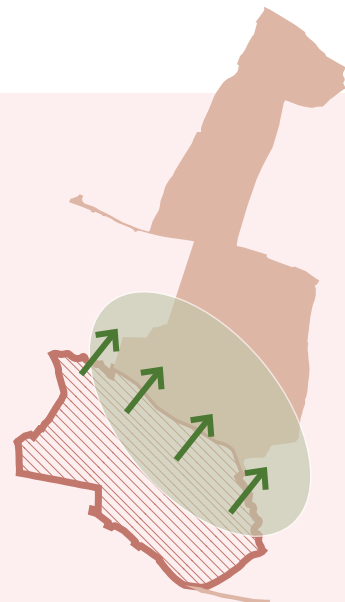
### Settlement Edge

A soft settlement edge broken by areas of open space and green infrastructure which weave through into the development. Development must not project beyond the defined building line.

### Open Space

Creation of significant areas of green open space along the proposed northern edge of development. The Millbrook boundary creates a buffer and natural edge to the development.

Open space to the north of the Millbrook will provide nutrient mitigation, Bio-diversity Net Gain woodland and orchards.



### Approach to topography

Development needs to respond to the dramatic changes in contours across the southern parcel of land. Opportunity to address significant views from the wider landscape, PROW and surrounding streets and development areas.

# Overall Opportunity

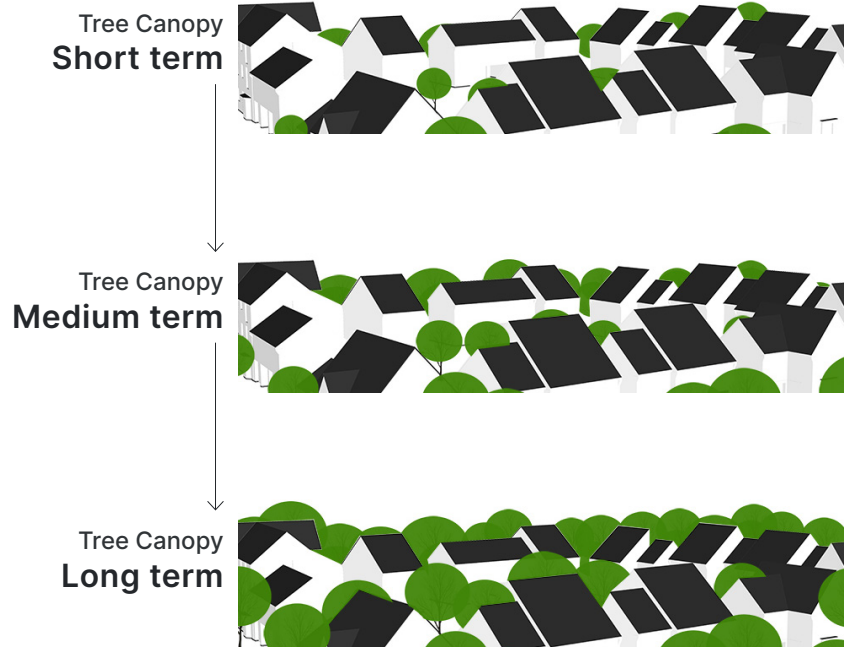
## Landscape Character

The development, when viewed from both higher levels and within the site should:

- Reflect the scale of the surrounding fields in both the built form and the supporting landscape infrastructure;
- Contain new boundaries and field patterns that create containment and partial screening;
- Introduce informal settlement edges that blend with natural landscape features and boundaries;
- Retain controlled distant views to the surrounding hillsides; and
- Seek to retain the characteristic of the informal organic settlement structure within the context, incorporating East Devonshire village principles

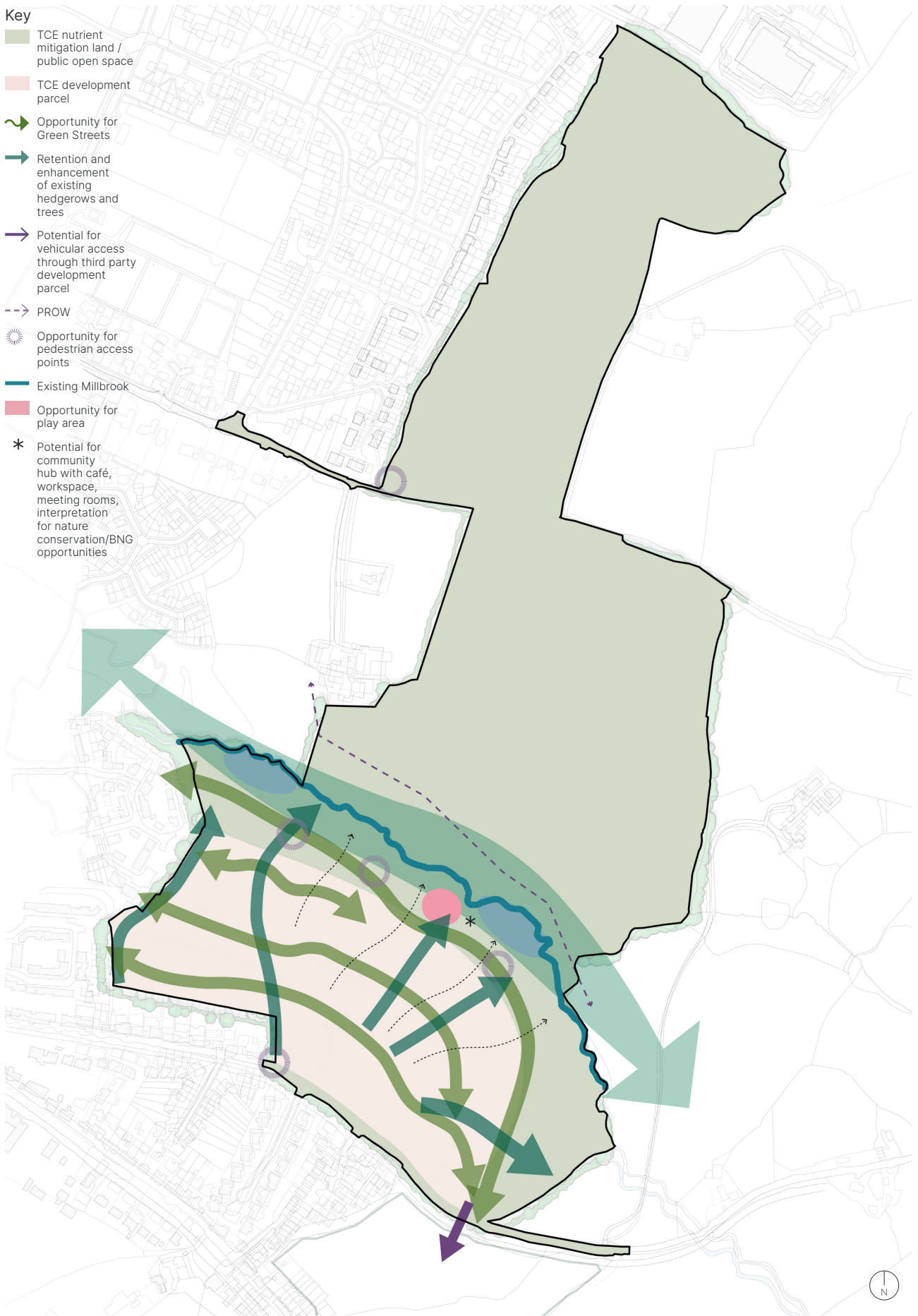
## Key Opportunities include;

- Green linear spaces knit into the surrounding landscape;
- Pedestrian connections to wider landscape and PROW;
- Green linear fingers combined with layers of street trees and planting along contours, mitigate impact on sensitive views and soften roofscape;
- Skyline layering/filtered views over time;
- Oblique view of the development and a planting strategy that corresponds with topography - planting along contours, pockets of trees in rear gardens and strategic positioning of tree belts to provide screening. Views of the built form are increasingly filtered over time, with only glimpses of buildings visible; and
- Creating a positive perception and sense of a green neighbourhood when viewed from afar/elevated position.



Key

- TCE nutrient mitigation land / public open space
- TCE development parcel
- Opportunity for Green Streets
- Retention and enhancement of existing hedgerows and trees
- Potential for vehicular access through third party development parcel
- PROW
- Opportunity for pedestrian access points
- Existing Millbrook
- Opportunity for play area
- \* Potential for community hub with café, workspace, meeting rooms, interpretation for nature conservation/BNG opportunities



Overall Site Opportunity principles

## The Masterplan

Positioned between the urban edge of Axminster and wider countryside, the development is designed to form a transition between the urban area and the countryside.

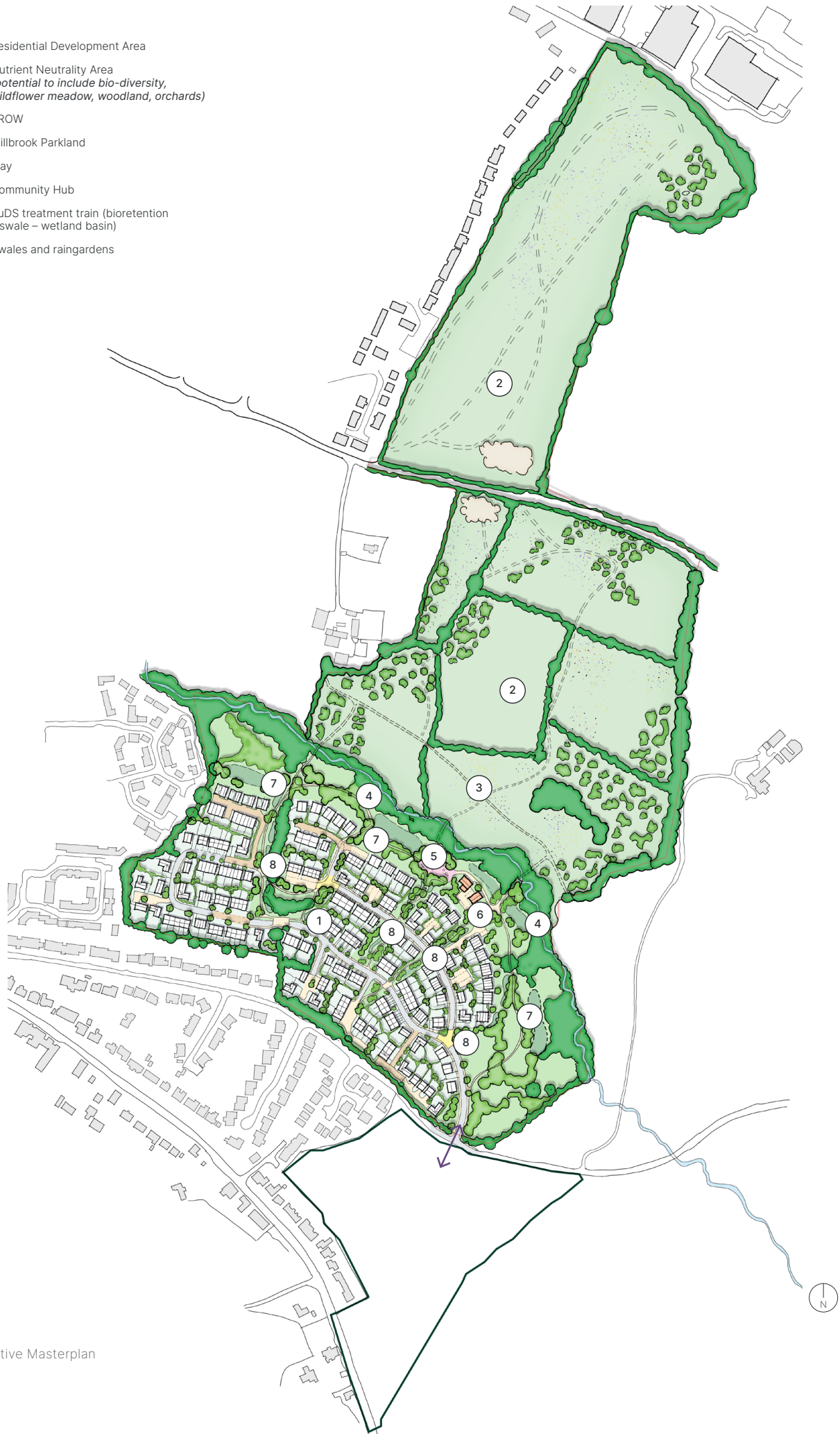
The illustrative masterplan shows how the development could be accommodated within the site. The new residential development is designed to connect to the surrounding residential area and knit into the wider landscape setting.

The development will be sensitively designed to respond to views and the steeply sloping topography of the Millbrook Valley. The site is on the edge of AONB and there is an opportunity to create a wider landscape strategy within the northern areas of the site to enhance the landscape setting on the edge of AONB and benefit the wider community.

Millbrook community hub will benefit the community, promote circular economy and dual trips, with potential to include a café, workspace, meeting rooms, interpretation for nature conservation/BNG opportunities, on the doorstep of orchards and woodland.

Its a destination for families, a place where you can play, eat and drink and learn about the local wildlife before heading off for a walk in the woodland and countryside.

1. Residential Development Area
2. Nutrient Neutrality Area  
*(potential to include bio-diversity, wildflower meadow, woodland, orchards)*
3. PROW
4. Millbrook Parkland
5. Play
6. Community Hub
7. SuDS treatment train (bioretention – swale – wetland basin)
8. Swales and raingardens



# The Masterplan

Development is nestled into the valley, a network of cascading green linear fingers, knits the residential development into the wider landscape setting.

1. **Access** is provided through third party development land.
2. **A sense of arrival** - A green space is located at the entrance to the development to create an attractive and inviting environment.
3. **Green fingers** penetrate landscape through the development to mitigate impact on views from the PROW and the northern valley. To promote recreation and an active lifestyle, a network of footpaths are located within green linear corridors that run north south, connecting to the PROW and the wider countryside. Swales are incorporated within the green fingers and designed to cascade and run north south towards the lower valley.
4. **Millbrook Community Hub** is located within the Millbrook Parkland area. This will be nestle into the landscape and screened with trees to appear to be nestle into the woodland. A circular economy will be encouraged with the potential inclusion of a café, workspace, meeting rooms, interpretation for nature conservation/BNG opportunities.
5. A play area is located at the lower part of the valley an located to benefit both the local community and new residents. Located within close proximity of the PROW, this will promote access by walking and increasing footfall. Play is located adjacent to the community hub to encourage dual use of the facilities son offer.
6. **Millbrook Edge** - A softer green edge is proposed to Millbrook, detached and semi-detached homes are proposed to allow glimpse view to permeate the development. Parking will be accessed to the rear of homes, to protect the setting of Millbrook edge as a green zone.
7. **Responding to topography** - The sloping topography underpins the layout and organisation of the streets and buildings. Terraced homes are proposed to follow the contours, avoiding awkward gardens, access issues and reducing the requirement for cut and fill where possible.
8. **Self-build Opportunities** - There is potential for clusters of self build homes, especially where the topography is particularly challenging and an imaginative and sensitive design approach will be encouraged.
9. There is opportunity for **modern barnstead typologies** framed around small courts, to be situated at key locations and pockets within the development.
10. The development **responds to the existing surrounding residential development**. The building line does not protrude beyond the existing residential development to the west.
11. Pedestrian access is designed to **connect with the surrounding movement network**, along Sector Lane and the PROW that runs along Millbrook.
12. **Road Layout and street pattern is designed to follow the contours** - The road layout will be tested in detail at planning stages to ensure that the gradients of roads, servicing and refuse collection complies with the industry standards.
13. **Layers of landscape** including trees within rear garden and streets will be designed to break p the roof-scape and allow built form to nestle into the valley.
14. **A range of typologies** respond to corners, topography, street hierarchy and location within the development to create a variety of character and richness.
15. **Enhancing the landscape with a multi-functional approach** - The northern land incorporates nutrient mitigation, new public footpaths/cycleways, areas for wild flower meadows and re-wilding. There is an opportunity to provide food growing, orchards and allotments, new green spaces and tree planting.
16. **SuDs and attenuation drainage** areas are provided at the flatest part of the site, along Millbrook.