

From: [REDACTED]
Sent: 04 January 2023 09:13
To: Planning Policy
Subject: Axminster
Attachments: Title Plan View - DN630834.pdf; 1629_P102E Proposed Site Plan Inc. Southern POS.pdf; Emerging LP Inset Map.pdf; Adopted LP Inset Map.pdf; Devon County Highway Comments.pdf

Categories: Reg.18 consultation

Dear Sir/Madam

There is not an opportunity to make a rep specific to the land shown in the attached (Title ref: DN630834) using the online Commonplace method. My log in details did not pick up the East Devon LP.

I act on behalf of Summerfield Homes, which has a legal interest in the land shown on the attached Title Plan. Summerfield Homes submitted a full application for 30 dwellings in December 2021. This has an application reference 21/3025/MFUL. This application was made on the basis of the land forming part of a wider allocation in the adopted Local Plan (E105 under Strategy 20 – Axminster) and an application for residential development on this land is, in broad terms, acceptable in principle as it would accord with the development plan. We have marked the site on the attachments labelled 'Adopted LP Inset Map' and 'Emerging LP Inset Map' along with a detailed layout for an amended scheme of 29 dwellings that East Devon District Council's development management team is currently considering.

The subject site was not submitted to the call for sites in 2021 as Summerfield Homes did not have an interest in the land at that point. Land adjoining the subject land (also within the existing allocation) was assessed following the call for sites. These sites are shown as GH/ED/80 and GH/ED/81 and were discounted. The assessment for both discounted sites that was presented to Strategic Planning Committee in December 2021 stated the following.

"Part of existing local plan eastern urban extension so considered to be suitable for development as set out in adopted plan. However, access is likely to be difficult if developed in isolation and not considered suitable for development unless part of comprehensive scheme"

We attach comments from the local highways authority with regard to the current application. These conclude that *"the CHA has reviewed the amended and additional plans submitted, including the cross-sections, long-sections and visibility splays, as well as the provided Transport Statement. **We are now happy to raise no objection to this planning application**"*.

The concerns expressed in the Council's assessment relating to the discounted land being able to be developed and accessed in isolation do not apply to the subject land as Devon County Council, as Highway Authority, has stated that it has no objection on highway or accessibility grounds to the development of the subject site for residential development.

With regard to the spatial strategy as set out in the Emerging Local Plan, we support policy text stating that *"significant development at the Principal Centre of Exmouth and the Main Centres of Axminster, Honiton, Ottery St Mary, Seaton, and Sidmouth to serve their own needs and that of the wider surrounding areas"* will be promoted. Axminster's identification as a Main Centre should make it a focus for housing and employment related growth. As such, deliverable sites, especially the subject site which is currently allocated for housing in adopted development plan policy, should be reconfirmed as being suitable for housing growth and thus allocated.

Text found in “19. Strategic Policy – Axminster and its future development” should be amended to include reference to the subject site as being allocated for ‘around 30 dwellings in the northern half of the site with new publicly accessible open space provided in the southern half’.

The settlement boundary for Axminster should be amended to encompass the subject site on the relevant Inset Map.

We are working through drainage issues at present, but this issue is easily resolvable. In addition, we have worked closely with the planning officer and the landscape officer to arrive at an improved proposal that responds to comments made. This has resulted in the layout shown attached for 29 dwellings.

I trust you will take these comments into account as the Council moves towards the Regulation 19 version of the Local Plan for examination. Should you require additional information concerning the deliverability of the subject site, please do not hesitate to get in touch.

Regards



Neal Jillings BSc(Hons) MA MRTPI

T: [REDACTED]

E: [REDACTED]

Jillings Hutton Planning
72 Paris Street
Exeter
EX1 2JY