

East of Axminster, East Devon



Client: THE CROWN ESTATE



THE PROJECT

Rapleys has provided planning strategy advice to The Crown Estate since the site acquisition stage. Having promoted the site via the East Devon Local Plan, the site was allocated for mixed-use development, alongside adjoining land parcels, in January 2016. A hybrid planning application and Environmental Impact Assessment was subsequently submitted for mixed use development, including up to 441 dwellings, a local centre, employment floorspace, public open space, and a section of the proposed north-south relief road to the east of Axminster.

The Crown Estate application sits alongside two applications on adjoining land parcels, which together will deliver the east Axminster urban extension and associated relief road envisaged by Strategy 20 of the adopted Local Plan.

OUR SOLUTION

The site was successfully promoted by Rapleys on behalf of The Crown Estate via the various stages in the preparation of the East Devon Local Plan. Following adoption of the Local Plan, Rapleys worked collaboratively with East Devon District Council and adjoining land promoters to secure a comprehensive Masterplan document for the site, increasing the overall allocation development quantum from 650 to 850 dwellings to support key road infrastructure delivery in light of viability considerations. The Masterplan was endorsed by the Council in February 2019.

Rapleys acted as lead consultant in the preparation and submission of a hybrid application, including co-ordination and preparation of an Environmental Impact Assessment. Negotiation of the hybrid application is ongoing, working closely with the Council and stakeholders to deliver the allocation. This includes collaboration in relation to a Nutrient Management Plan for the site to mitigate phosphate impacts associated with the development.

Sector

Residential

Services

Town Planning

Environmental Impact Assessment

Strategic Land

Lead Partner

Sarah Smith

“ Secured a comprehensive Masterplan document for the site, **increasing the overall allocation development quantum from 650 to 850 dwellings.** ”

Rapleys Town Planning team are **big enough to deal, small enough to care**, with a commercially focussed strategy.