

Welcome



Welcome to Devonshire Homes' public exhibition about its plans for the future of Axminster Town AFC's (the Club) Sector Lane Ground and the Club's proposed relocation to a site adjacent to Cloakham Lawns.

The Club has, for a number of years, been looking to improve its playing, training and supporting facilities as part of its overall development plan. Building on its existing relationship as a shirt sponsor, Devonshire Homes has entered into a development agreement with the Club to help realise the ambitions that it holds. Devonshire Homes has developed draft proposals which would help the Club to obtain the new facilities that it wants while also providing a highly attractive housing scheme on the current Sector Lane Ground.

Ahead of formally submitting planning applications to East Devon District Council for the proposals, Devonshire Homes wishes to provide the local community with an opportunity to view, discuss and provide feedback on its plans.

The following display will provide background information to the project and the Club's own ambitions alongside details about the draft proposals.

About Devonshire Homes

Devonshire Homes has been successfully operating in and around Devon since its inception in 2001. Originally focused on the area surrounding its base in Tiverton, Devonshire Homes is expanding its operations and the company's reach now extends into Cornwall, Somerset and towards Bristol.

In recent years, Devonshire Homes has won a number of awards for its work and is committed to working closely with local communities. The company seeks to engage and consult locally as schemes are developed and brought forward. Aside from its commitment to consultation, Devonshire Homes also seeks to contribute to local communities in other ways and Axminster Town AFC is just one local organisation which the company supports.



Thank you for your interest today and we look forward to receiving your comments.

Overview



Background

It has been a long held ambition of the Club to enhance and develop its potential as a community focused sporting organisation. However, Devonshire Homes understands that the Club has been unable to achieve its plans and targets in the last few years owing to a lack of suitable and appropriate facilities upon which to base its growth. In fact, the Club has had to rely on using the playing and training facilities of other sporting organisations in the area to maintain its current level of activity. This arrangement has not worked particularly well and has led to some of the teams that it runs being disbanded.

Aside from functioning as a competitive sporting organisation, the Club recognises its role within the wider Axe Vale community and understands the benefit that football, like many other sports, can deliver in youth development. At present, the Club currently operates two senior men's teams as well as an under 14's boys team although it has previously run a ladies team alongside youth teams at all levels, together with mini soccer for the under 10's.

It is from this position that the Club is now keen to move forward and progress with its development plan, which includes a new home ground with improved supporting facilities. This will firstly, allow the Club to develop and hopefully achieve success on the playing field and secondly, it will allow the Club to further develop its relationship with the local community. Devonshire Homes' proposals seek to provide a logical solution to the Club's wish to have better and improved facilities while making efficient use of the existing ground for new homes.

The future

The Club is focused not only in enhancing its status as a competitive and successful side but in becoming a strong community orientated sports organisation, which plays a lead role in contributing to Axminster and the wider area.

From having a stable base in the form of a new home ground, it is the aim of the Club to establish three senior men's teams, re-establish a ladies side alongside developing sides at under 18, under 16, under 14 and under 12 age groups. Mini soccer for both boys and girls at under 10 would also form part of the Club's development plan together with a girls youth team and a men's veteran team.

To support this on pitch activity, a dedicated Community Officer would be appointed to establish and nurture links between the Club and the wider community while a Youth Development Officer post would be created to serve as a link with local schools in the area.

The overarching aim is for the Club to become a more successful sporting organisation whose activities both on and off the pitch generate and deliver local benefit - from the local spirit that surrounds a successful club through to providing activities that help improve the wellbeing of local people of all ages.



Axminster Town 1937-38
Back row: Sid Bond, George Gould, Jack Sansom, Joe Jarvis, Charlie Goddard, George White, Bill Sweetland, Cecil Moulding, John Perry, Bill Bulled, Jim Chubb, middle row: Charlie Honeybun, Clifford Stock, Stan Manley, front: Graham Chubb, Wilf Connolly, Jack Gill, Don North, Reg Davis.



A new home for Axminster Town AFC

Scheme proposals

To enable the club to successfully move forward into the future, improvements in terms of facilities are much needed. Devonshire Homes proposes to relocate the club to a new home on land adjacent to the existing sports ground at Cloakham Lawns.

The proposals, if approved, would see the Club provided with:

- A new first team pitch and supporter stands
- A further full size pitch together with a junior pitch
- A 3rd generation all weather training pitch.
- Supporting facilities for the Club in the shape of office space, changing rooms and new clubhouse

Subject to the proposals obtaining planning consent, it is Devonshire Homes' plan to deliver the new home ground in time for the start of the 2013 season.



Site layout

A new home for Axminster Town AFC

The images below illustrate the proposals for the development of new club facilities on the land adjacent to Cloakham Lawns.



View of the proposed club house



View across main pitch



An aerial view of overall scheme

Proposals for the Sector Lane Ground

Scheme proposals

To help the Club achieve its ambitions, Devonshire Homes plan to redevelop the Sector Lane Ground with attractive, high quality new housing.

Recognising that Axminster has previously been identified as an area of growth with a need for additional new housing, Devonshire Homes' plans would see a varied mix and range of new homes delivered on the site, including both affordable and open market housing.

The plans for the Sector Lane Ground would feature:

- A mix of a 71 new 1, 2, 3 & 4 bedroom new homes including a provision of much needed affordable housing
- A total of 159 garages and parking spaces in line with adopted Devon County Council parking standards
- Associated landscaping and highway works
- Off site highways improvements to Sector Lane and Lyme Road



Site plan

Proposals for the Sector Lane Ground

Design, layout and landscaping

Devonshire Homes places much attention on the design of its developments working to ensure that the new homes it proposes respect and also complement the surrounding area in question.

The layout of this scheme would be focused around a landscaped housing square, from which there would be a simple looped arrangement of streets. Further to this, the layout of the scheme has been designed with emphasis on pedestrians and as such shared surfaces will link the two streets. To help enhance and soften the appearance of the development, both streets will feature tree planting at regular intervals.

With regards to appearance, the homes would be designed in a traditional manner, all of which would be two storeys in height. While the majority of the homes proposed would be houses, a number of apartments have also been included at corner locations or above garages. Importantly, the homes would be constructed with materials and in a manner, which reflect existing properties within the town.

The homes proposed would be constructed from a mixture of brick and render while both tiled and slate roofs would also feature within the scheme. In landscaping terms, there are a number of existing trees on the site, which, due to the current use are limited to the boundaries of the site. As a result, Devonshire Homes has undertaken a detailed tree survey and the proposed new homes have been located to ensure that these existing specimens are preserved, thereby contributing to both the appearance of the development for the benefit of occupiers and assisting with screening the scheme for the benefit of neighbours.



Scheme perspectives

Highways and Drainage

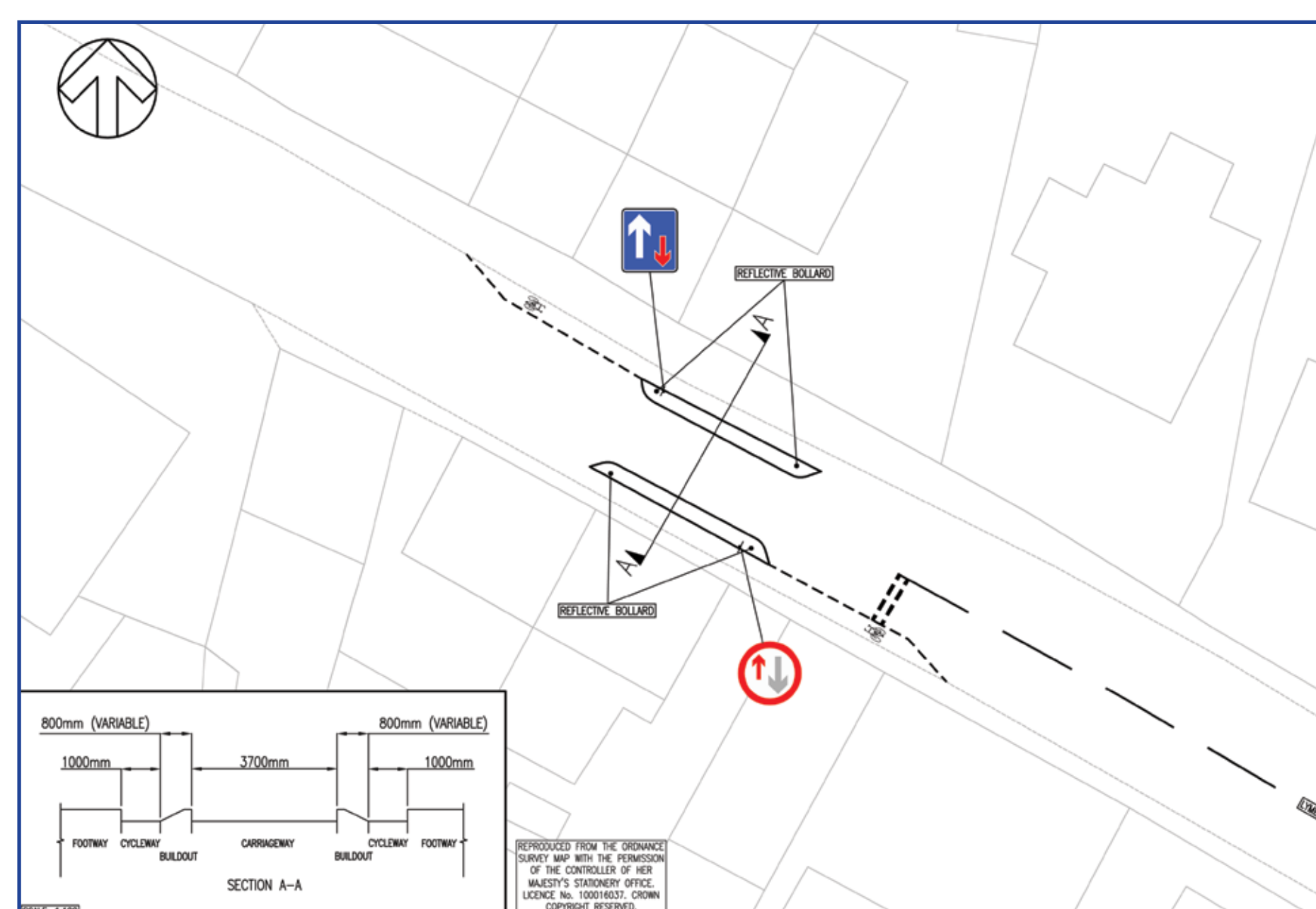
Highways, parking and access – Sector Lane

Highways and traffic impact are important considerations in any development proposals and in this instance, Devonshire Homes understand from initial studies undertaken by specialist highway consultants that there will be no adverse impact on the local highway network. Importantly, the residential redevelopment of the site would see a reduction in traffic at evening and weekend times, which would be of benefit to local residents.

As part of the overall proposals, Devonshire Homes plan to undertake a number of off-site works, which would be a positive enhancement to the highway network in the vicinity of Sector Lane.

Vehicular access to the proposed development is proposed from the existing site access point and this is a matter which has already been the subject of discussions with the local highways authority, Devon County Council.

The parking proposed for the development would be provided in a mixture of small parking areas adjacent to individual properties, as well in the form of courtyards, driveway spaces and parallel on street spaces. The 159 spaces proposed to serve the development is in accordance with council requirements.



Proposed traffic calming works to Lyme Way

Drainage

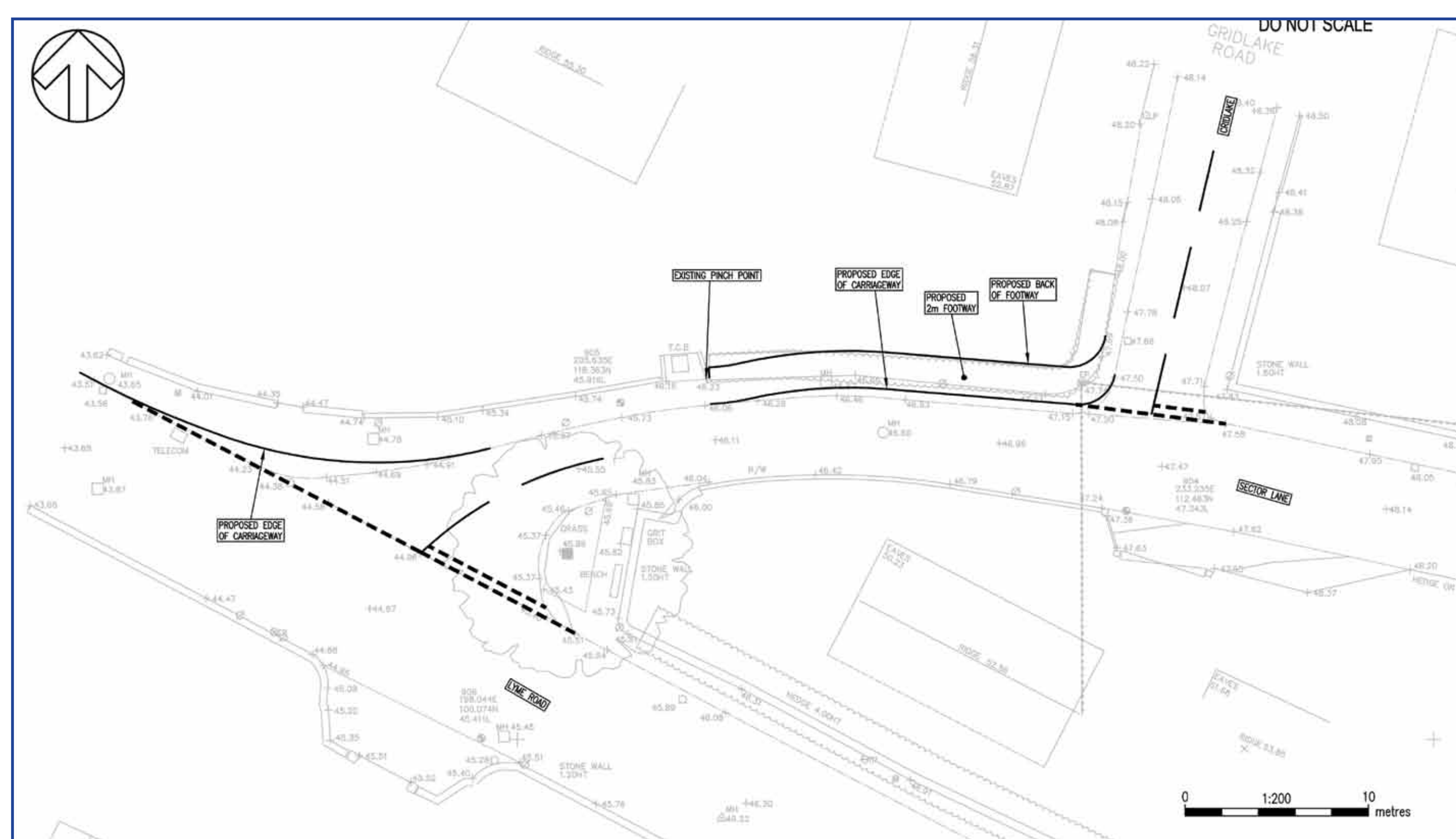
Sector Lane Ground

In terms of drainage, a strategy has been developed for the Sector Lane Ground, which would ensure that any water runoff from the development site would be no greater than the existing situation. Furthermore, a sustainable urban drainage system would also be incorporated as part of the proposals.

Cloakham Lawns

With regards to Cloakham Lawns, the pitch levels would be optimised out of the flood plain.

Further to this, there would be no undue impact on the flood plain as a result of the development and no increased risk to properties downstream.



Proposed widening to Sector Lane

Next Steps and Timescales

Following today's event, Devonshire Homes' project team will review all feedback received in order to better understand the views of the local community.

The proposals will then be developed further taking all feedback into account, where possible, ahead of the plans being finalised in readiness for the submission of a formal planning application.

Ultimately, Devonshire Homes considers that its proposals present a unique opportunity to facilitate the ambitions of the Club for growth and future success whilst helping to provide new homes to meet local housing needs.

We hope that you will continue to take an interest in the future of this project and the team would be pleased to hear from you following today should you have any further questions or comments.

Thank you

Project timescale

Early June	Review of feedback Further consultation with interested parties, including East Devon District Council
End of June/ Early July	Submission of final planning application
July – September	Ongoing discussions with East Devon District Council
October	Expected decision from East Devon District Council
Spring 2012	Start on site (subject to the granting of planning permission)

Questions, comments or further information

Contact Us

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Previously completed developments