

EAST DEVON LOCAL PLAN

2006 to 2026



CONSULTATION ON THE INSET MAP AND POLICIES FOR:

HONITON

Consultation - 11 May 2012 to 11 June 2012

From 1 December 2011 to 31 January 2012 East Devon District Council consulted on a draft Local Plan for the District. This plan had policies specifically for Honiton but it did not show all policy boundaries and sites on a clear map. On 8 May 2012 the Development Management Committee of the Council approved an amended draft of the plan and also proposed inset maps for each of the seven main towns of East Devon, including Honiton.

This new consultation document is specifically concerned with the Honiton map and the policies that apply to sites shown on it. We would welcome your comments on the Honiton map and the policies that relate to it. If you wish to make comments you can:

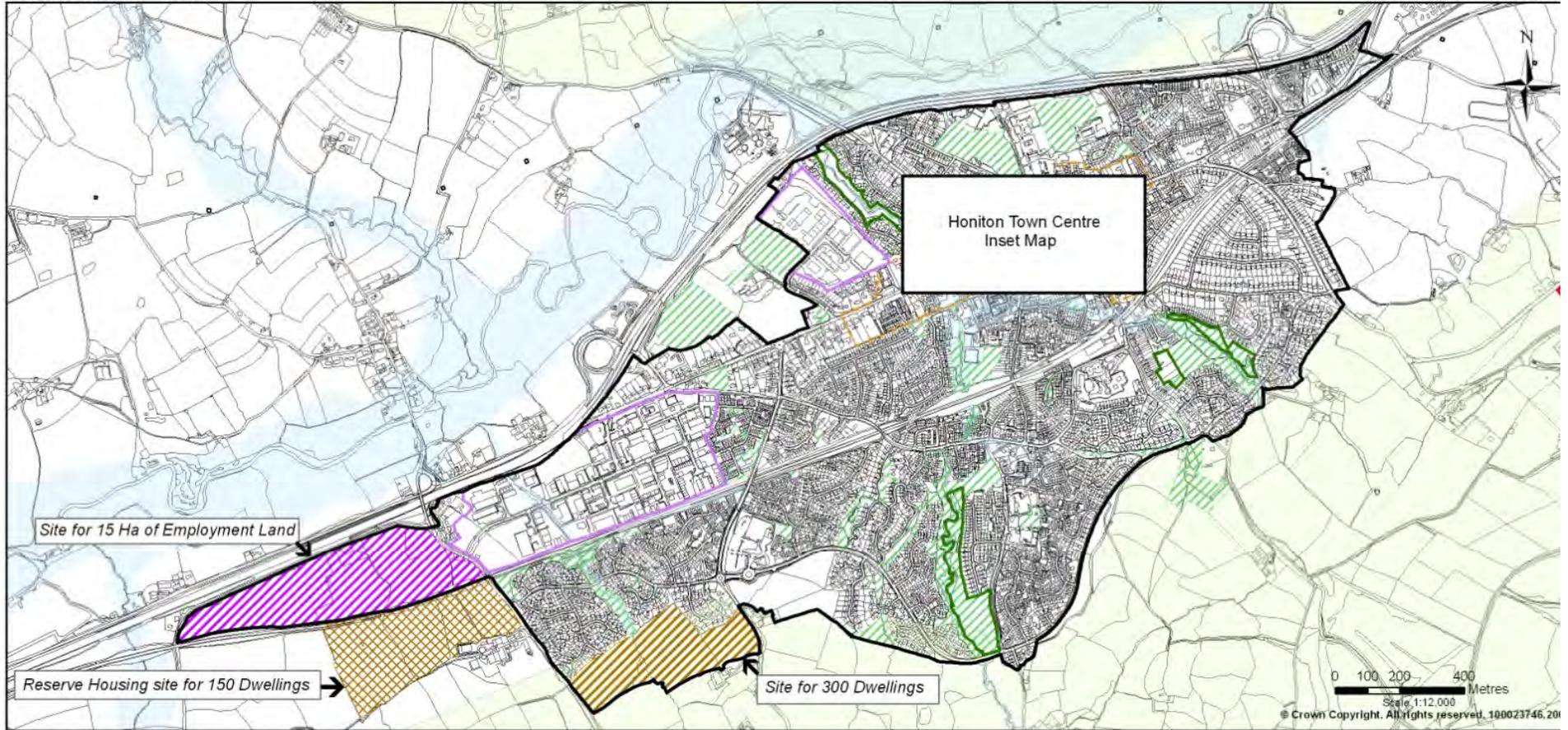
- email us at:
Localplan@eastdevon.gov.uk
- Or post comments to:
The Planning Policy Section
East Devon District Council
Knowle
Sidmouth EX10 8HL

Comments must be received by 12 Noon on Monday 11 June 2012. The next draft of the Local Plan will be considered by Council in July 2012.

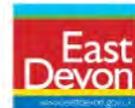
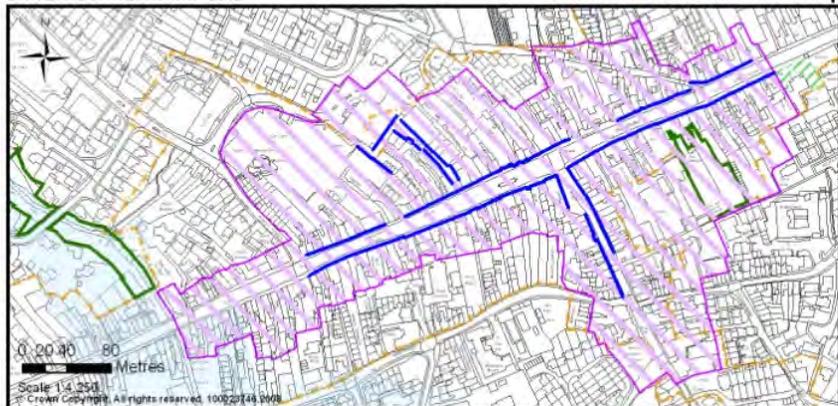
Please note that this document contains Honiton specific extracts that form just part of the Local Plan. We have produced consultation reports for all of the seven main towns of East Devon.

All comments received on the plan to date, along with feedback to this consultation, will be used to help inform the next draft of the plan. If you wish to see the draft of the plan, as considered by Committee on 8 May 2012, and policies in their full context, or view consultation documents for other towns or background reports please visit the Council web site at:

<http://www.eastdevon.gov.uk/nextstages.htm>



Honiton Town Centre Inset Map



Draft East Devon Local Plan - 2012
 Honiton - Urban Inset Map
 and
 Town Centre Map

POLICIES AND PROPOSALS FOR INFORMATION

- | | |
|------------------------------------|---|
| Proposed Built-Up Area Boundary | Recreation Areas, Allotments, Accessible Open |
| Proposed Primary Frontage | Boundary Existing/Proposed Employment Area |
| Proposed Town Centre Shopping Area | County Wildlife Sites |
| Proposed Residential Allocation | Conservation Area |
| Reserve Housing Allocation | Floodzone 2 |
| Proposed Employment Allocation | Areas of Outstanding Natural Beauty |
| Land of Local Amenity Importance | |

Kate Little, Head of Economy, East Devon District Council, Council Offices, Knowle, Sidmouth, EX10 8HL

The key strategic policy for Honiton in the plan is:

Strategy 23 - Development at Honiton (formerly DS18):

Honiton will see a moderate scale of development through the Local Plan. Working with our partners in Honiton we will focus development on the existing urban fabric and particularly improvements to the existing town centre to help sustain a vibrant and economically active town, meeting its own needs and those of the wider countryside. Honiton's aspiration is to remain compact enough to minimise car travel and not to extend into a ribbon development. Proposals for development in Honiton should be consistent with the strategy which is to:

1. **New Homes** – Encourage the building of an additional 450 new homes promoting additional housing within the Built-up Area Boundary defined for Honiton and the site at 'Heathfield Manor', which is located to the South between Hayne Lane and the A375. The site is located within the East Devon Area of Outstanding Natural Beauty, partly in Honiton Parish and partly in Gittisham Parish.
2. **Jobs** – make provision for up to 15 hectares of additional employment land through a strategic site allocation for B class use only.
3. **Town Centre** – give priority to the enhancement of the environment and promotion of business opportunities in the town centre shopping area defined on the inset plan to provide the focus for jobs, shops, tourism, leisure and recreation.
4. **Social and Community Facilities** – support the schools, health and other service providers to meet their accommodation needs and local aspirations for new and improved facilities.
5. **Infrastructure** - require new developments to meet their own infrastructure requirements, including developer funded improvements at the Turk's Head junction to support the strategic housing and employment allocations.
6. **Environment** – support schemes which enhance the quality of the town's environment.

Strategic Land Allocations at Honiton – as part of the delivery mechanism strategic sites are allocated and shown on the Proposals Map for development:

- a) **at Heathfield Manor**, South West of Honiton for up to 300 new homes. A masterplan will be required to guide the development of the site to reflect the topography and AONB location.
- b) **On land West of Hayne Lane** and North of the railway line for employment (B Use Classes), with a phased delivery: initially 5 hectares will be released with a second 10 hectares to be released if needed after a 5 year plan review.

It is recognised that it may be difficult to deliver the additional 150/200 homes needed within the town boundary (no specific allocations feature in the Development Management policies). A 'reserve' site is therefore indicated on the Proposals Map for land West of Hayne Lane and South of the railway. This site remains outside of the Built Up Area Boundary and will only be released for housing development if monitoring and future projections indicate (after the completion of the 2011 to 2016 phase of the plan) that there is likely to be a shortage of deliverable housing land in the plan period.

There are a series of additional policies in the plans that are directly relevant to sites and boundaries specifically defined in the plan for Honiton. These are:

Strategy 6 - Development within Built-Up Area Boundaries (formerly S4):

Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:

1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement.
2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion.
3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests.
4. It would not involve the loss of land of local amenity importance or of recreational value;
5. It would not impair highway safety or traffic flows.
6. It would not prejudice the development potential of an adjacent site.

E1 - Provision of Employment Land (formerly E1):

In accordance with strategic policy of the plan and in addition to strategic allocations the following smaller scale employment development sites are allocated in the towns of East Devon as shown on the Proposals Map:

Town	Site	Area - Hectares
Honiton	Land at Heathpark Industrial Estate / Business Park	5.1
	Land at Ottery Moor Lane	1.5

E9 - Town Centre Shopping Areas (formerly SH1):

Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:

1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre.
2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter.
3. It would not cause traffic problems.

Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.

The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

E10 - Primary Shopping Frontages (formerly SH2):

Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.

EN1 - Land of Local Amenity Importance (formerly EN3):

Development of land shown on the Proposals Map as being Land of Local Amenity Importance will not be permitted unless a clear community need for the proposal has been identified and where the development cannot be accommodated elsewhere and would either complement or not undermine the open character of the area.

Additional shaded in areas on the inset map, under the heading 'For Information', are locations to which policies elsewhere in the plan may apply but sites or areas are not specifically designated by or through the Local Plan. For example the Local Plan does not designate Conservation Areas but it does show their extent, as at May 2012, and policy will apply to Conservation Areas now and to any possible future boundary amendments. The 'For Information' policies are not reproduced in this consultation report and the full Local Plan text should be referred to.