

3.0 CONTEXT

In order to understand how the development proposals should interact with the town, an evaluation of the various levels of context which affect both the town and the site must be undertaken.

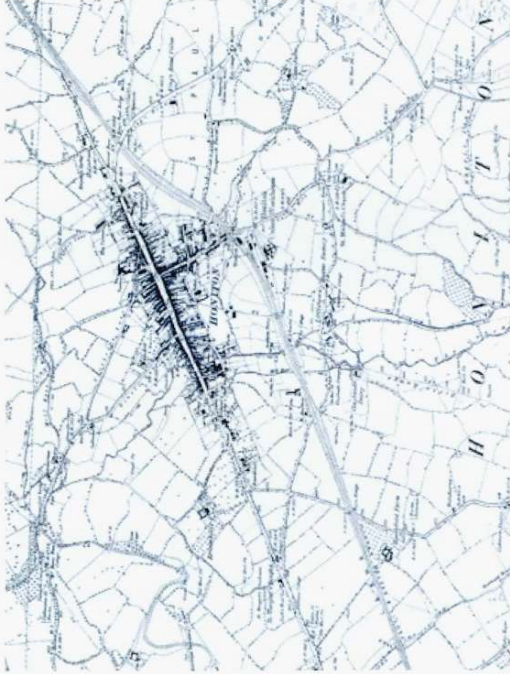
3.1 Regional and Local Context

Honiton is a market town and civil parish in east Devon, located adjacent to the River Otter, 17 miles north-east of Exeter. It has a population estimated at approximately 11,820 (based upon mid-year estimates for the two Honiton Wards in 2009).

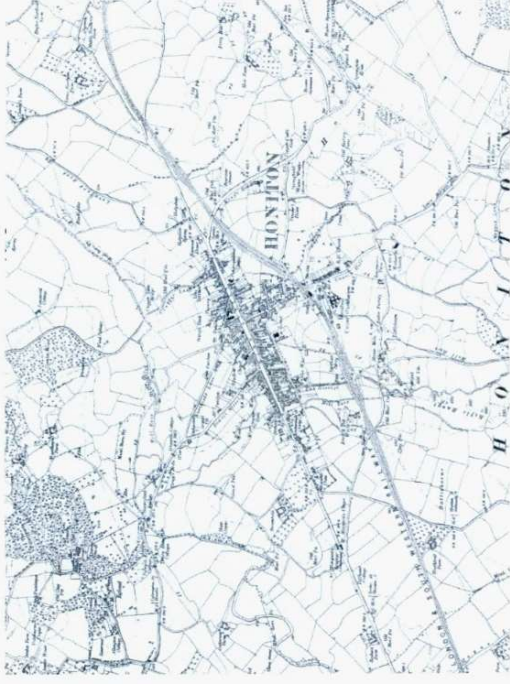
The town grew along the line of Fosse Way, an ancient Roman road linking Exeter to Lincoln, upon which it was an important stopping point. The location is referred to within the Domesday Book at Hornetone, meaning a farm belonging to Huna. It became an important market town and well regarded for its lace making, which was introduced by Flemish immigrants in the Elizabethan era. In the 1600's thousands of people produced lace products in their homes, and later Queen Victoria had her wedding dress made from Honiton lace.

In the mid 18th century the town was largely destroyed by fire. Georgian houses were built to replace many of those that had perished.

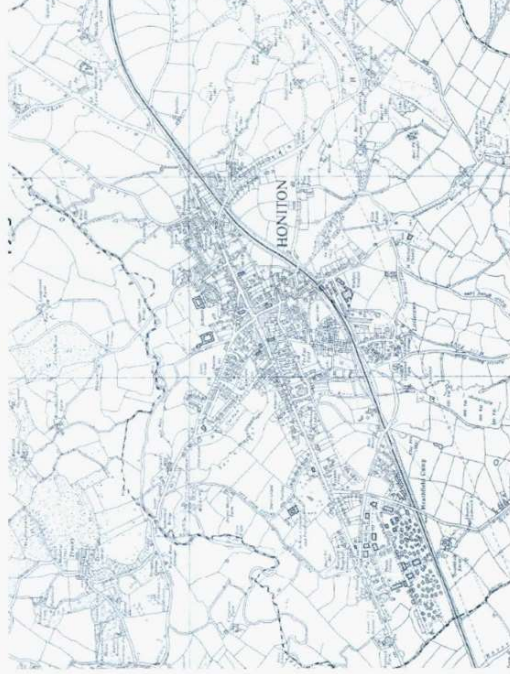
Honiton over doubled in size between the 1960s and 2005 with the majority of development occurring south of the Exeter to Waterloo railway line. Therefore whilst there is a strong historic heart to the settlement, the majority has been developed during the post war years, with a range of building densities. A wide range of densities are noted from 17 dph (Hill Crescent) upto approx. 50 dph (Manor House area), with most of the suburbs between 25 and 45 dph. Images indicate how the town has grown since the mid/late 1800's, complementing the east-west nature of it's topography.



Honiton, 1870



Honiton, 1938



Honiton, 1963



Honiton, 1990