

EXECUTIVE SUMMARY

Land North and South of Chapel Street, Honiton- Development Brief

This guidance supplements Local and Structure Plan Policy and provides a framework for the consideration of planning applications for new development on land to the North and South of Chapel Street, Honiton. This provides guidance to developers on the constraints which apply and the uses and forms of new development which may be acceptable or encouraged.



The site can be divided into 5 broad areas:

- Area A The eastern end of the site, currently overgrown and used for parking and light industry. Most buildings are in a poor state of repair and access is very poor. Approximately half of this area lies within the Conservation Area*
- Area B An adjacent pair of domestic gardens to the rear of 60 and 62 High Street. Both are well maintained, lie within the Conservation Area and represent the best example of Medieval burgage plots in the town*
- Area C Currently in commercial use by the Post Office, this part of the site benefits from direct vehicular access from Chapel Street and a wider access to Queen Street via Area D. The Old Coach House, an attractive stone building, occupies one corner of the site*
- Area D A tarmaced area currently used for car parking with direct access onto Queen Street. In addition to the parking area there is some storage of BT equipment and also a wide roadway providing the main access from Area C to Queen Street (as mentioned above) in frequent use by Post Office traffic.*
- Area E The telephone exchange and surrounding buildings with single width access onto Chapel Street and partial access to Queen Street via area D.*

Following an appraisal of each section the following uses and/or new development are considered appropriate:

- Area A This area is surrounded by residential development and, given the poor vehicular access and lack of town centre open space, would be most suitable for a small residential development and a public garden*
- Area B The domestic gardens form an attractive visual amenity and should be protected as Land of Local Amenity Importance*
- Area C This part of the site benefits from the best access points and existing business activity, therefore employment or retail uses would be most appropriate*
- Area D The use of this site for car parking should continue, with spaces reserved for disabled visitors and in association with the use of Areas C and E. There may be an opportunity to provide a more suitable vehicular access to properties in Chapel street than the current access and widen the narrow section of footpath outside the Old Coach House.*
- Area E Given the diversity of surrounding activities, employment, residential or mixed uses would be equally appropriate on this section of the site, the use is likely to be influenced by poor access*

This approach would enable a development scheme to be undertaken without the need for agreement from all landowners and would enable existing uses to continue on parts of the site. Various uses could be implemented independently and would not be reliant upon all parts of the site becoming available simultaneously.

Alternatively, Areas C,D and E may be suitable a comprehensive commercial, retail and residential redevelopment scheme focused around a Town Square

This approach would provide an exciting opportunity to develop a pedestrianised Town Square surrounded by vibrant retail, cafe and commercial development. Residential and commercial development at first floor level and above could increase the viability of the scheme and increase the likelihood of attracting a developer. The scheme would be private-sector led and could only be implemented if it is commercially viable but the District Council may become involved to help assemble the land and possibly acquire land for the Town Square/ Public Open Space. The land is within a number of separate ownerships and includes several commercial enterprises which are unlikely to come forward at the same time. Alternative sites would have to be found for the tenants at similar rents to those currently paid.

It should be noted that no formal approaches have been made to landowners to test their reaction to the proposals.