



This strategic plan argues that the area deserves more and better recreation facilities, and more and better employment and business development opportunities. The scale of the needs and the lack of suitable land remaining in the town led us to look further afield. The two more rural views on this page show areas close to the town and the A30 that could offer the potential for creating:

- a public park with sports and other activity facilities (Project 1.C.) – see the top right photo showing, on the left, open land to the north of the A30
- a new business park (Proposal 2.E.) – see the bottom left photo, broadly highlighting in the foreground an area west of the Heathpark industrial estate

The town view (bottom right) shows how little land remains for developing new business premises and for public open-space recreation.

The publication of these photos and highlighting is illustrative only. It does not imply any agreed commitment by any interested party.



This annex gives references for policy and statistical authorities, agencies and documents, sources, internet addresses or links, and comment or background on points in the text. A selection of tailored tables and charts is on the Honiton MCTi web site - see 1.A directly below.

1. General

- A. MCTi:**
- **Honiton MCTi/Development Trust** is at www.honiton-mcti.co.uk Information on paper is also available at the Tourist Information Centre.
 - **Market & Coastal Towns Association** (MCTA) is at <http://www.mcti.org.uk/>

B. Honiton Town Council is at www.honiton.gov.uk

C. East Devon District Council (EDDC) is at <http://www.eastdevon.gov.uk/>
 The Planning page is http://www.eastdevon.gov.uk/index/council_services/planning.htm

from which the Local Plan can be accessed

- The Community Planning page is http://www.eastdevon.gov.uk/index/community/communitiy_plan.htm

from which the Sustainable Communities Plan can be accessed

D. Devon County Council (DCC) is at <http://www.devon.gov.uk/>

- The Planning page is <http://www.devon.gov.uk/index/environment/planning.htm>

from which the County Structure Plan and Local Transport Plan, amongst others, can be accessed

- Devon Town Profiles can be accessed from <http://www.devon.gov.uk/index/democracy/communities/neighbourhoods-villages/devontownprofiles.htm>
- The Honiton one is at <http://www.devon.gov.uk/honitonbaselineprofile.pdf>

- Profiles of relevant electoral divisions (which cover much larger areas than the wards of the same name) are at <http://www.devon.gov.uk/membersguidedivision-7.pdf> (**Honiton St Michael's** - Colyton, Farway, Honiton (South), Northleigh, Offwell, Southleigh, Widworthy)

<http://www.devon.gov.uk/membersguidedivision-8.pdf> (**Honiton St Paul's** - Awliscombe, Broadhembury, Combe Raleigh, Cotleigh, Dunkeswell, Honiton (North), Luppitt, Monkton, Payhembury, Plymtree, Sheldon, Stockland, Upottery)

<http://www.devon.gov.uk/membersguidedivision-9.pdf> (**Ottery St Mary Rural** - Buckerell, Feniton, Gittisham, Ottery St Mary, Sidmouth)

<http://www.devon.gov.uk/membersguidedivision-1.pdf> (**Axminster** - All Saints, Axminster, Chardstock, Dalwood, Hawkchurch, Kilmington, Membury, Musbury, Shute, Yacombe)

E. South West of England Regional Development Agency (SWERDA) seeks to improve the economy of the region and is at <http://www.southwestrda.org.uk/>

- The Regional Economic Development Strategy 2006-2015 documents can be accessed from <http://www.southwestrda.org.uk/what-we-do/policy/res-review2005/draft-res.shtml>

F. South West of England Regional Assembly (SWRA) seeks to promote the economic, social and environmental well-being of all who live and work in the region, and is at <http://www.southwest-ra.gov.uk/>

- Of particular relevance is the Regional Spatial Strategy 2006-2026; documents can be accessed at http://www.southwest-ra.gov.uk/nqcontent.cfm?a_id=538

G. South West Observatory (SWO) is a source of a wide range of statistics and is at www.swo.org.uk

- An overview of social statistics of the urban areas of the South West with a population of 2,000 to 25,000 (originally undertaken on behalf of the Market and Coastal Towns Association) is at www.swo.org.uk/MediumTownsSouthWest.pdf

2. Preamble (p2): The town action plan and a shortened version of the draft town design statement are at Annex C. The constitution & membership of the MCTi steering group are given at Annex B. Local consultations are itemised at Annex D. Relevant policies are referred to throughout the plan and at section 1. of this Annex.

3. Map (p3): the boundary of the market town area is inevitably arbitrary at the margins. Although Buckerell, Feniton & Gittisham might equally be included as part of Ottery St Mary's market town area, we've included them for natural reasons. For example, the A30 is a common link; Feniton and Honiton are neighbouring stations on the railway line; Gittisham's eastern boundary is Honiton's

western one; and part of Gittisham parish is in the electoral ward of Honiton St Michael's.

4. Chapter 2 - Community profile

A. (pp6-7): Census figures, deprivation and other statistics, including those for small 'population units', are available from <http://www.neighbourhood.statistics.gov.uk/dissemination/>

B. (pp6-7): parish areas (ha.) are given at http://www.devon.gov.uk/dris/admin/ed_warea.html

C. (pp7-8): population and associated statistics are mainly from

- 'Devon facts & figures' (county council) at http://www.devon.gov.uk/dris/demog/pop_mnu.html

- district council web site – for breakdowns on economic status, households, car ownership etc - at

http://www.eastdevon.gov.uk/census_2001.pdf

- Family Health Services Authority (FHSA) data, provided annually by the South Devon Health Informatics Service. They're the only source of parish and ward data between censuses – see

http://www.devon.gov.uk/dff_people_pop_estimates

The rounded figure of 12,000 used for the population of Honiton is derived from the FHSA figures, giving – for 2005 – 11,549 for the parish, and 11,893 for the total of the parish electoral wards of St Michael's and St Paul's, and includes an assumption about population increase since those figures were calculated.

Exmouth is by far the most populous (35,000) parish and town in East Devon. Sidmouth is the second most populous (14,000) parish, but its urban area is a small part of the total area of the parish, which extends to the boundaries of Gittisham and Honiton, includes several villages and is mainly rural. The parish of Honiton is much smaller in area, doesn't include any villages, and both of its wards would be regarded as urban. Thus it's the third most populous parish, but the second most populous town. The table below, showing FHSA electoral ward and parish estimates for 2005, assists in the comparison of the urban parish of Honiton with mixed urban/rural parishes.

	Ward	Parish
Axminster Rural	2534	
Axminster Town	4343	6363 Axm
Honiton St Michael's	7027	
Honiton St Paul's	4866	11549 Hon
Ottery St Mary Rural	4228	
Ottery St Mary Town	5132	8780 OSM
Sidmouth Rural	2223	
Sidmouth Sidford	6492	
Sidmouth Town	5388	14103 Sid

Note: Axminster Rural, Honiton St Michael's and Ottery St Mary Rural cover areas outside the relevant parishes

D. Health & well-being statistics (pp8-9) are from the PCT (NHS) 'Honiton, Sidmouth & Ottery St Mary Locality Profile' at

<http://www.eastdevon-pct.nhs.uk/docs/localityinfo/honotidsid.pdf>

- In October 2006 East Devon Primary Care Trust (PCT) ceased to exist; information for East Devon and Devon health matters is available from Devon PCT at

<http://www.devonpct.nhs.uk/>

- The profiles listed at 1.D & G are also relevant

F. Economic activity and income statistics (p9) are in the Town Profile (1.D). The figure for employment imbalance comes from EDDC's Corporate Director (Environment) in an email of 8 March 2006.

G. Children & Young People (pp.9-10)

- Children-in-need statistics are in the Honiton Town Profile (1.D above) and in the PCT Locality Profile (4.D)
- Youth offending statistics are in the Town Profile (1.D)

H. Learning & skills (p10) data is in the Town Profile (1.D), and for small 'population units' is in the neighbourhood statistics (4.A above).

I. Crime statistics (p12) are in the Town Profile (1.D)

J. Car ownership and travel statistics (p12) are in the Town Profile (1.D), East Devon census information (4.C), and SW Observatory report (1.G).

5. Chapter 3 – needs & challenges

A. Introduction

(p13) The East Devon Local Plan is referenced at 1.C above. The draft Town Design Statement is summarised at Annex C below.

B. Geography, population, housing (p14) Population, parish areas and deprivation statistics are referenced at 4.A-C above. Deprivation rankings are based on the national Index of Multiple Deprivation 2004 (see <http://www.communities.gov.uk/index.asp?id=112844>)

2) On the Honiton MCTI web site (1.A above) is a chart produced by DCC ranking all Devon market towns according to that Index. On the scale 1st=most deprived, 29th=least, Sidmouth is shown as the least deprived (29th). Then: Ottery St Mary 28th, Seaton 25th, Axminster 23rd, Exmouth 21st, Honiton 19th. (Budleigh doesn't appear in the chart.) In the SWO report referenced at 1.E above there's also a detailed table across 201 settlements with populations in the range 2,000-25,000 in the south west region showing deprivation rankings by each of the seven factors.

C. Community facilities & services (pp15-16)

- GP services across East Devon can be compared by referring to the three Public Health Profiles accessible from <http://www.eastdevon-pct.nhs.uk/default.asp?pg=40>
- Library services data is at http://www.devon.gov.uk/index/culturetourism/libraries/library_consultation_update_06.htm

The statements in the plan can be substantiated by various comparisons, eg:

Library	Reg'd users	Hrs/Days open	Stock value
Axminster	4,500	30.5 / 5	£117,000
Exmouth	17,600	48 / 6	£560,000
Honiton	12,400	37.5 / 5	£270,000
Ottery SM	1,900	29 / 5	£102,000
Seaton	5,800	32 / 6	£219,000
Sidmouth	8,500	42 / 6	£312,000

Sidmouth Primley (college library open to public 10 hrs a week)

- Adult & community learning - compare the contiguous areas of Honiton, Sidmouth/Ottery, Axe Valley, at <http://www.devon.gov.uk/index/socialcare/adultlearnin/g/aqua.htm>

All three areas are of roughly equal size and population. Honiton area: 3 venues offer courses

but they're all in the town - 47 courses in total. This compares with 6 venues across Sidmouth, Sidbury and Ottery - 98 courses; and 3 venues in Axe Valley (2 in Seaton and one in Axminster) - 85 courses.

- Community halls in East Devon - information can be accessed from <http://www.eastdevon.gov.uk/index/community/hire-of-halls.htm>
- Connexions Cornwall & Devon is at <http://www.connexions-cd.org.uk/>

The priority group of young people is those 16-19 year olds not in employment, education or training. In mid-October 2006 these were the figures for this group across East Devon, by postcode area.

Axminster	16	Colyton	3
Exmouth	54	Honiton	34
Ottery St M	9	Seaton	9
Sidmouth	16		

- Location and opening hours of public toilets are listed at http://www.eastdevon.gov.uk/index/council/services/street_scene/public_toilets.htm

(pp17-18)

- The District Council economic development strategy document can be accessed from <http://www.eastdevon.gov.uk/index/business/economic-development.htm>
- The employment land review is described at http://www.eastdevon.gov.uk/ed_business_matters_issue3-6.pdf

6. Chapter 4 – strengths and opportunities

(pp24-25) Passenger-interchange. The Local Plan is referenced at 1.C above. See para 13.67

of that Plan, which is quoted in the caption to the photo on p.36 of this document.

(p26)

'Town square'. EDDC's development brief for Land North and South of Chapel Street, Honiton, can be accessed from http://www.eastdevon.gov.uk/index/council/services/planning/local_plan/local_plan_spg.htm

(That page also gives access to supplementary planning guidance across the district, including those town and parish plans and design statements – some of them in the Honiton area – that have been adopted by EDDC.)

The water channels project is part of the town action plan – see Town Centre section of Annex C.1 below.

(p27)

The web sites of the two AONBs are <http://www.blackdown-hills.net/> <http://www.eastdevonaonb.org.uk/>

(p29)

Markets as sites for social interaction: Spaces of diversity by Sophie Watson with David Studdert, is published for the Joseph Rowntree Foundation by The Policy Press as part of the Public Spaces series. The findings are summarised at <http://www.jrf.org.uk/knowledge/findings/housing/1940.asp>

7. Chapter 5 – projects & proposals

Honiton Development Trust - membership application forms & information about the Trust can be picked up at the TIC or accessed at <http://www.honiton-mctj.co.uk/freepage.asp?ID=8>

STEERING GROUP MEMBERSHIP

- Bob Buxton (Chair)**
Co-Leader, Business/economy focus group
(Chair, Honiton Community Safety Partnership; Director, TIC; V-P, Chamber of Commerce)
- Vernon Whitlock (Vice Chair)**
Leader, Community facilities & housing focus group
(Town Councillor; Deputy Mayor 2004-06; Town Mayor 2006-)
- Robert Cross** (until Jan 2006)
(East Devon District Councillor; former Chair Honiton Regeneration Trust)
- Terry Farebrother**
(Former Chair, Chamber of Commerce; Manager, Honiton Street Market)
- Jeremy Gibson**
Leader, Sport & leisure focus group
(Honiton GP; former member Honiton Regeneration Trust)
- Peter Halse** (from June 2006)
(East Devon District Councillor)
- Sharon Holloway**
(Community College Governor; Town Councillor; Chair of Policy Committee 2006-)
- David Jackson**
(Vice-Chair, Blackdown Hills Partnership)
- Keith Luxton**
 Leader, Transport & infrastructure focus group
(Chartered Surveyor)

Malcolm Sherry
Co-Leader, Business/economy focus group
(Organisational consultant; Chair, E Devon Federation of Chambers of Commerce)

Michael Teare
(Town Councillor; Chair, Planning; Chair, Honiton Community Complex Project Team)

Margaret Williams
(Hockey Club, Honiton)

Colin Wright
(Chair, Board of Directors – TIC; member – Chamber of Commerce)

NON-VOTING MEMBERS/ADVISERS/CONTRIBUTORS

Rebecca Carmichael *(Deputy Director of Public Health, East Devon PCT)*

Nick Cornwell *(Community Agent; Secretary to Steering Group)*

Sarah Duffin *(Assistant County Community Strategy Officer Mid and East Devon)*

Emily Farrell/Yve Metcalfe-Tyrell *(South West Regional Development Agency)*

Alan Fensome *(Fire & Rescue Service)*

Richard Howe *(Legal Adviser)*

Peter Jeffs *(East Devon District Council: Corporate Director - Communities)*

Ben Moore *(Honiton & District Agricultural Association)*

John Spencer *(Honiton Town Clerk)*

Caroline Walker *(MCT Association facilitator, Devon)*

Others received papers regularly and contributed occasionally

TERMS OF REFERENCE & DECISION-MAKING PRINCIPLES

Terms of reference

- To ensure that, based on the MCTi framework, a community strategic plan for Honiton and the surrounding area is drawn up by the end of 2006.
- To set up and oversee focus groups and other working arrangements and consultations to produce detailed recommendations on the themes, goals, strategies, objectives, targets and projects to be reflected in the strategic plan.
- To make the final decisions on what goes in the strategic plan.
- To make the final decisions on which projects go to the 'brokering table'.
- To manage, with due diligence and recognising the role of the accountable body (HTC), the budget provided by MCTA, DCC, EDDC and HTC.
- To guide and supervise the work of the community agent.
- To foster the partnerships and create the organisation that will help deliver the actions and projects proposed in the strategic plan.

Decision-making principles

- All decisions to be taken in the interests of the Honiton initiative and community as a whole, and with due regard to diversity and equal opportunities.
- All policy decisions to be made by collective agreement either in a steering group meeting (quorum is 5); or in a sub-group which has been given delegated authority (quorum is 3); or in correspondence with all steering group members, as long as a deadline for reply is given.

**ANNEX C – TOWN PLAN
1: ACTION PLAN**

ISSUE	WHY IS ACTION NEEDED?	ACTION PROPOSED	PARTNERS	TIMESCALE
Environment (a) Cleanliness (b) Graffiti (c) Recycling (d) Composting (e) Waste Collection (f) Grass cutting	General concern re cleanliness esp. litter, dog mess around town and playing fields. Distracts from town. Absence of central facility Lack of site for community composting Black bags being attacked To enhance the appearance of the town (and control knotweed)	Re-position dog bins. Modify cleaning schedule. Remove fast Improve recycling facilities and encourage use. Skip service to be re-introduced? Explore options for siting and running community compost scheme Change to wheelite bins Maintain good grass cutting regime – and clear up afterwards	EDDC/HTC/Community Action? EDDC/HTC EDDC/Community EDDC/Volunteer Group EDDC EDDC/Highways Agency	Now Now Soon Soon
Town Centre (a) High Street - (b) Street market (c) Farmers Market (d) Toilets	Much valued – as expressing the town and its history Felt to be vitally important both for commerce and tourism Valued- but felt to be inaccessible. Close too early (although conflict with avoidance of vandalism is recognised)	Protect what we have – and enhance with care <ul style="list-style-type: none"> • improve traffic flow • make pedestrian friendly • more seating in town • reduce number of bill boards. Improve access to shop premises for the disabled • encourage well maintained shop fronts • keep clean • complete water channel project Enhance appearance of stalls. Publicise market e.g. in tourist leaflets Look for permanent site. Better publicity e.g. as to location Increase policing and security in this area to enable toilets to close later	Everyone DCC Chamber of Commerce EDDC/HTC Traders Chamber of Commerce EDDC HTC EDDC/Stall Holders Market Organisers Police/EDDC	High Priority - ongoing work Soon Soon
Traffic & Transport (a) Pedestrian safety (b) Pedestrian access (c) Parking (d) Traffic flow (e) Street signs (f) Links	Difficulty in getting around the town for pedestrians. Improved safe access in and out of town needed – mentioned by children and older people. Complex needs of shoppers, workers, tourists and visitors to hospital/doctors surgery – need to balance short and long term parking Congestion has been identified as a problem- e.g. New Street area and Dowell Street area Street names are not very clear Suggestions were made for improvements to links with Exeter and Taunton, as well as outlying villages	Investigate more crossings. Identify particular links missing and work with partners to improve pedestrian access Look at total picture of parking in Honiton to find solutions. Consider Park & Ride. Ensure that there is adequate, well positioned parking for disabled. Link with Community Transport Plan to improve road network and traffic control Look at making street signs clearer/more visible Commission a Transport Survey to identify real needs and possible providers (as part of Market and Coastal Towns Initiative)	DCC/Chamber of Commerce DCC/Local community EDDC/P C T/ Chamber of Commerce/HTC DCC HTC	Now Now

Note The best way to view the Action Plan, which is published by Honiton Town Council, is by obtaining the leaflet, which includes background and photographs not shown here. It's also available on the council's web site www.honiton.gov.uk

**ANNEX C – TOWN PLAN
1: ACTION PLAN continued**

ISSUE	WHY IS ACTION NEEDED?	ACTION PROPOSED	PARTNERS	TIMESCALE
<p>Recreational Facilities (a) Community Centre— (b) Playing fields (c) Outdoor sports (d) Open spaces (e) Network of pathways (f) Information</p>	<p>General agreement: this is a much needed facility - requests for cinema/theatre/youth activities/society meeting place Feeling that more general playing/kick around space would be valued Requests have been made for Astro turf/all-weather facilities, etc. Lack of open space near the town centre Existing pathways not joined up or publicised There was felt to be a need for more information on what was on offer and where it is- there is often a lot on offer!</p>	<p>Build on work of Community Centre Association in order to achieve funding to build multi-purpose Community Centre Can Allhallows field be used as public open space? Could land at St. Rita's Seminary be used for some general activity? All sports clubs in Honiton have responded to a questionnaire Make the most of all available open space e.g. along water ways Link areas of open space. Create a "Town Trail" leaflet. Plaques on buildings to identify special places Information leaflets on pathways/rights of way, open spaces, recreational facilities Signage?</p>	<p>EDDC/HTC/HCCA/funders St Rita's Seminary/EDDC HTC/EDDC/Sports Clubs EDDC Chamber of Commerce? HTC Rotary/Library/TIC/HTC</p>	<p>High Priority Long term project Soon Now</p>
<p>Young People</p>	<p>Young people were asked for their ideas at the Consultation Day, and more work will be done with young people attending the Community college at a later date. There were also requests from parents for child- friendly facilities.</p>	<p>Cafe/meeting place needed – possibly near station. A further skateboard facility was requested.</p>	<p>DCC/EDDC/Community College Youth Organisations Chamber of Commerce</p>	<p>Now</p>
<p>Employment and Economy</p>	<p>A strong economy is vital to the vibrancy of Honiton – and local employment opportunities should be encouraged.</p>	<p>The Chamber of Commerce are organising a wide-ranging questionnaire to businesses in the town. The results will feed into future Action plans.</p>	<p>Chamber of Commerce working with partners</p>	<p>Medium priority</p>
<p>Housing and Development</p>	<p>Honiton has a tightly drawn development boundary, which places pressure on the town. There is a need to maintain the character of the town.</p>	<p>These issues are being addressed through the Town Design Statement which forms part of the Town Plan</p>	<p>HTC/EDDC</p>	

Note The best way to view the Action Plan, which is published by Honiton Town Council, is by obtaining the leaflet, which includes background and photographs not shown here. It's also available on the council's web site www.honiton.gov.uk

**DRAFT TOWN DESIGN STATEMENT
(SHORTENED VERSION)**

1. Background

The Honiton Town Design Statement aims to:
 - give the community a recognised voice in the planning process, to help ensure development enhances local character and identity
 - help manage long term change, encourage high design standards & local distinctiveness.

2. History of Honiton's development

The recent increase in population has been achieved by allowing new housing developments to be built on "green field" sites. There is high demand for ... bungalows. The general rise in property prices no longer reflects the reality of the local economy. Prices in our area cannot escape the impact of national trends ... and the influx of newcomers ... this is exacerbated by the present Built-up Area Boundary. A common view is that "Honiton is bursting at the seams" and that major new housing development should not continue as the amenities are overstretched.

3. Settlement pattern and landscape

This Design Statement seeks action from the planning authorities to adopt a more open partnership approach to the protection of the fabric of the countryside and to the support of the local economy.

Recommendations:

- 3.1 The spacious open quality of the surrounding landscape should be reflected in the layout of future building developments. Areas of tightly packed houses, short drives and narrow roads should be avoided.
- 3.2 The Built-up Area boundary to the east and west of the town should be extended to incorporate future development. These areas

should provide new retail areas and residential developments to complement the town centre and offer opportunities for infrastructure and amenity needs to be met.

3.3 Both the northern and southern Built-up Area Boundaries should remain unchanged. Sight of the green hills from within the town is valued.

3.4 Retain the public views from within the town by respecting the intimate scale of existing buildings and keeping the skyline properties as low as possible with unobtrusive profiles.

3.5 The rural setting and "feel" of Honiton should be preserved.

3.6 Opportunities to minimize the impact of the electricity pylons which disfigure the natural beauty of the surrounding countryside and reduce the value of views from the town should be sought.

3.7 Woodland areas of native trees should be retained. Any new building on the periphery of the town should respect the local landscape.

3.8 Future developments should incorporate hedges for their landscape value.

4. Character

Honiton has homes reflecting the classically severe and unadorned plainness of the Georgian period. Other areas have the ornamental exterior details of the Victorian era. The distinctive style of the semi-detached house of the 1930s and the large windows of the 1960s are also found. The most recent housing adopts and blends together various styles found in Victorian and Edwardian periods. These different building styles combine to form Honiton's distinctive character and "feel". All new development or redevelopment should echo the dominant influences in the nearby existing designs.

Honiton is bounded to the north, south and south east by Areas of Outstanding Natural Beauty and to the north-east by Land of Local Landscape Importance. ... The town centre was designated a Conservation Area in 1973. The historic character of Honiton derives largely from its long-standing function as a market town... Particularly important are the long gardens ("burgage plots") stretching back at an angle behind the buildings either side of the High Street, in several instances followed by access ways and footpaths...

Recommendations:

4.1 Planning proposals should identify and set out in a supporting statement the influences that have been taken into account and how they are reflected.

4.2 Any development proposals in the Conservation Area will need to protect the historic street pattern.

4.3 Preserve the valued visual amenity of Land of Local Amenity Importance.

5. Conservation Area

... includes the two main frontages to High Street and part of New Street. The settlement pattern of buildings is typical of medieval towns. The unique present day appearance of the town centre is a late 18th and early 19th century market town. Consultation showed a wish to improve the network of public footpaths and use of existing right of ways for access to local facilities, the Town Centre, the surrounding countryside and recreational open spaces. Enhancement of High Street, including for pedestrians and public transport passengers, is also important.

The main elements in the conservation area considered most worthy of retention include small courts, alleys and walkways to short

terraces from the main street, historic boundary walls, use of local stone, good frontages and much original detail. The main elements which are resulting in loss of character and intrusion are:

- Removal of traditional shop fronts, replacement with plain fascia, large plate-glass windows, plastic internally illuminated signage and canopies
- Large open car parks with no sense of enclosure and minimal landscaping
- Prominent traffic islands in High Street with standardized features
- Utilitarian street lighting and signage
- Poorly surfaced areas, particularly several of the pedestrian access ways to rear terraces
- Vacant buildings and those at risk in terms of outdated function
- General dilapidation of parts of buildings which are under-used or suffering as a result of lower levels of economic activity

Recommendations:

5.1 The historic “feel” and visual impact of the town centre should be respected and improved. Restoring historic features should be a planning condition.

5.2 To retain the special architectural character and historic interest of the town centre, inappropriate advertisements and shop fronts should be avoided. Further loss of historic shop fronts should be resisted. “Shop Front Practice Notes” need to be prepared.

5.3 Maintain the variety of traditional building materials and retain thatched buildings whenever possible. Encourage slate or slate substitute as the usual roofing material and generally use brick for chimneys.

5.4 To maintain and develop architectural harmony, ill-informed parody of earlier styles and “old” styles without local precedent should be avoided.

5.5 Avoid the use of concrete or large expanses of glass. Give preference to similar materials as found in surrounding buildings

5.6 The special character of the town centre should be preserved by replacement of nameplates and direction signs on buildings that are sensitive to the original cast iron street nameplates and finger post signs.

5.7 In order to maintain visual harmony, the styles of original doors and windows should be respected when replacement is required.

5.8 Retain the special architectural character and historic interest of the town centre by resisting development requiring the demolition of buildings or major change to the visual character of property.

5.9 In the interests of the special architectural character of the town centre, the clutter of modern street furniture, signs, posts and road markings instead of old style signs, lamp posts etc which are more in sympathy with the height, size and appearance of the buildings should be discouraged.

5.10 To retain the special architectural character and typical medieval historic features, the settlement pattern of buildings along both sides of the main road with deep rear lanes and long narrow burgage plots should form part of the planning conditions of any new development in the town centre.

5.11 The areas of the town surrounding the conservation area should be regarded as “sensitive” areas and their characteristics preserved to provide for an extension to the conservation area.

5.12 The characteristic displays of flags in the town centre should be encouraged.

6. Buildings

This Statement recommends that any new building or redevelopment should echo the dominant influences within the immediately area. Disappointment has been expressed during consultations over the visual impact of buildings and the general appearance of the developments within the business parks.

Recommendations

6.1 Any new buildings or modifications should not be seen as unduly dominant and designed with materials that are not compatible to the surroundings.

6.2 Planning applications should be required to show the relationship of the building to its immediate surroundings, including any effect on neighbouring views.

6.3 Planning proposals should identify and set out in a supporting statement the influences that have been taken into account and how they are reflected.

6.4 Planning applications for alterations to properties should show that any changes will reflect the character of the area/phase within which the building is situated.

6.5 The visual impact of buildings within business parks should reflect a sense of solidity typical of our older buildings and develop an overall architectural harmony.

7. Community

Public consultation highlighted need for affordable housing of high quality & good design; ... future development should be achieved by extending the Built-up Area Boundary to the east and west of the town, and these areas should provide new retail areas & residential developments to complement town centre & offer opportunities for infrastructure & amenity needs to be met. The change to the Built-up Area Boundary would be a positive step

to enabling Honiton to become a more viable & balanced community by matching amenities to population. ... significant concerns that new residential developments have appeared without the facilities needed to create real communities. Effective assessments of the impact of new developments on the local community have not been made, so developers have not had to consider any costs that will fall on the public for school places, community halls, open spaces, community support systems & environmental enhancements. Many open spaces created have little intrinsic value as public amenities. Some brown field areas should be designated for parks & amenities instead of being made available for more housing. There were many concerns about traffic flow in the town centre and its impact on pedestrians and parking issues.

Recommendations

- 7.1 Some brown field areas should be designated for parks and amenities instead of being made available for more housing.
- 7.2 Further infilling of new housing or redevelopment of brown field areas should incorporate open spaces for public use to compensate for the lack of open spaces within the existing planning boundary.
- 7.3 Preference should be given to planning applications that provide the amenities needed by the increased population.
- 7.4 Further major residential development should not be allowed without provision for community activities – particularly a community building containing a large hall and meeting rooms
- 7.5 Small neighbourhood community centres for such developments as Battishorne Farm area should be encouraged and should reflect the style of the surrounding buildings

7.6 Applications that include provision for more car parking spaces should be encouraged

7.7 As existing recreation facilities are significantly below the minimum standard, land should be set aside for the provision of playing fields and protected from other forms of development.

7.8 In the interests of achieving a balanced community, planning solutions are needed to tackle the belief that property prices no longer reflect the reality of our local economy and the lack of housing opportunities for first time buyers and people on low incomes.

7.9 In the interests of promoting the rural economy and the provision of affordable housing, applications for renovations and extensions in rural areas should be encouraged.

7.10 Applications should be encouraged in support of the traditional role of Honiton as a centre for tourism which provide proposals to increase overnight accommodation for travellers and provide long stay secure parking areas for airport travellers.

7.11 Priority should be given to development of the River Otter and surrounding countryside as recreational open space.

7.12 A feasibility study should be carried out into further recreational amenity use of the rural area of the Parish for the benefit of residents and visitors.

7.13 Feasibility Study, using traffic flow management techniques, to resolve through route issues, establish links to A30, confirm one way opportunities & identify parking opportunities. Special consideration should be given to the much discussed new link from Dowell Street so that through traffic can move directly onto the A30 and avoid the High Street.

8. Access – roads, footpaths etc
Consultation showed a wish to improve the network of public footpaths and use of existing right of ways for access to local facilities, the town centre, surrounding countryside and recreational open spaces. Enhancement of High Street, including for pedestrians & public transport passengers, is also seen as important.

Recommendations:

- 8.1 New developments should seek to improve and extend the network of public footpaths
- 8.2 New developments should consider the need for pedestrian access along roads and the impact of traffic through them.

9. Street Furniture

Recommendations:

- 9.1 Honiton’s rural quality and special historic character should be preserved by the use of “Full Cut Off” lighting
- 9.2 Applications should be encouraged for appropriate “blue plaques” and information boards to promote Honiton’s distinctive features and to inform residents and tourists alike of the fascinating history of this area.
- 9.3 Applications for installation of CCTV cameras should respect the features of the proposed location and remain unobtrusive.

ANNEX D - CONSULTATIONS

All members of our Steering group were well known in the town and enjoyed many informal opportunities for discussion in the community, which could then feed into our more structured work. In our consultations we didn't have to start from scratch – we first reviewed the material that had been collected from the public over the last few years in various previous consultation exercises, notably those feeding into the **Town plan and the Honiton Regeneration Trust**.

This Annex summarises our principal consultation methods, but isn't exhaustive.

EVENTS

a) Events exclusively focused on MCTi

Launch, 17 Jan 2005: we held our launch event at St Rita's Centre, Honiton. 150-200 people attended. Many gave their views and contact details to the volunteers on the various exhibition stands.

Honiton Show, 4 August 2005: we had a large stand at the Show (see photos), functioning from 8.30 a.m. to 6p.m. 7,000-10,000 people came into the marquee. Our stand was prominent (it won the shield for 'best in marquee'), and our volunteers were very busy all day talking to visitors. We displayed our vision and project proposals in text and pictures. Public responses – in person, on questionnaires, and in the visitor book – were overwhelmingly positive.

East Devon District Council Overview Committee, 3 November 2005: the Steering Group Chairman and the Sport & Leisure focus group leader made a presentation to the committee on our proposals for a multi-sports & activity complex. We received the committee's comments on the proposal and their

endorsement in principle, which paved the way for an application to the Big Lottery.



▲ Honiton show ▼



Community Hospital fete, 3 June 2006: on a glorious summer day, we had a stand at the fete in the hospital grounds. We talked about our ideas and gave out literature and questionnaires on MCTi and the Honiton Development Trust, newly formed to pursue our ideas.

b) Other events
We participated, usually alongside the Town Council, at various events such as the South West Business Show (Westpoint) and, in the town, information and consultation sessions relating to the proposed community complex. The Steering Group also held several briefing and discussion sessions with town and district councillors and with representatives of various organisations.

FOCUS GROUPS

There were four focus groups (housing & community facilities; sport & leisure; transport & infrastructure; and business & economy). These had a core membership, but anyone with an interest was invited to participate – we had an email address list of about 60. There was also a rural liaison group, which met twice; parish clerks and several parish planning group members were also kept in touch with developments by post and email.

CONSULTATION DOCUMENTS

Informal and formal briefing and consultation documents and questionnaires were distributed regularly and placed in the TIC and elsewhere. Press coverage was extensive, and our principal consultation document was published in full in a widely circulating free local newspaper.

WEB SITE

We created our web site in June 2005 and published on it our contact details, principal documentation, including consultation documents, working papers, accounts and meeting notes. Many people contacted us through the site. www.honiton-mcti.co.uk

THE NEED

Honiton is a fast growing community whose facilities have not kept up with that growth. There is a lack of community meeting or performance space in the town: local organisations have to go out of the area while touring companies cannot be attracted. Honiton Community Complex will address that need and provide a unique Complex which will benefit East Devon as a whole.

OPPORTUNITIES

1. To enable the people of Honiton and District to enjoy and participate in cultural and social activities which will provide personal development and foster a communal investment in the area's future identity.
2. To enable clubs and local groups to thrive and develop members' skills and their sense of involvement in the Town's activities

A CENTRE FOR HONITON & SURROUNDING AREA

The Honiton Community Complex is an exciting scheme which will bring community and arts facilities to the town. It will do this by providing a multi purpose hall and performance space and meeting rooms linked through an attractive walkway and courtyard garden to the existing Thelma Hubert art gallery. The possibility of including a small Business Centre will also be examined. The Complex will provide a centre for a very wide range of social, cultural, business and voluntary activity for Honiton and its surrounding area. It will aim both to meet current needs and also to create the potential for an even wider range of new and creative activities.

PARTNERSHIP

The key to the success of this project is partnership. The partners are Honiton Community Centre Association (HCCA), Honiton Town Council (HTC) East Devon District Council (EDDC) and Honiton Development Trust (HDT). Combining the capital and revenue resources and expertise from all the partners with the voluntary efforts of HCCA will enable them to provide a Complex, facilities and opportunities which would otherwise be unobtainable.

The site, near to the town centre has been designated by EDDC. The Complex will complement the adjacent Elmfield House (a listed building and contemporary art gallery) and Gardens.

The combining of community and arts facilities with the offices of HTC and Elmfield House will enable economies of management and administration and running costs. An existing enthusiastic volunteer base can be expanded to support the Complex.

FUNDING THE BUILD

Funding of £1.013m is in place towards the cost of the Centre from a s106 agreement (£500,000); grant from EDDC (£333,000); funding from HTC for new offices (£118,000) and HCCA (£62,000). HCCA is also seeking advice on VAT recovery. (The decision on ownership of the complex will have implications regarding the payment of VAT)

The estimated total cost of the Complex is £2,814,125 leaving a substantial gap to be bridged. Annexes 3, 5 and 6 set out the possible funding sources that have been

identified and the "decision tree" around aspects of the design of the scheme. Fundraising and an appraisal of the scheme to look for savings will take place during summer 2006 and a decision will be taken in late summer, either

1. to proceed with the scheme if the funds are in place; or
2. to delay until 2007 if the prospects for raising the remaining funds seem good; or
3. to proceed through a two phase scheme, constructing first the large hall and HTC offices with fundraising continuing for the remainder of the scheme

REVENUE

A questionnaire survey has identified much of the likely demand for the small hall and the meeting room; and the room costs that potential users will find acceptable.

Three budget options are considered but option 3 involving the employment of a manager is favoured as it is anticipated that this work will be substantial and the arrangements for catering either directly or via franchises will involve levels of management that are probably too great for volunteers alone (although their contribution will remain critical).

Guaranteed revenue funding of £23,000 per annum has been allocated by EDDC and will underpin the revenue budget. HTC has indicated its ability to match this sum for the first 2 years of operation which will be of critical importance in enabling the Centre to become firmly established and the income grown to the point of sustainability.