

Welcome - Halse Yard, Honiton

Welcome to this consultation regarding potential new Starter Homes on the Halse Farm Machinery site at West End, Honiton.

The purpose of this exhibition is to provide the community with an early opportunity to comment on outline plans for 32 new starter homes on the Halse site between High Street and King Street, Honiton.

Please review the consultation panels and speak to one of the advisors present if you would like any further information.

We would be grateful if you could let us have your feedback on the proposals. Your comments will be used to inform the design of the proposed scheme, and will be included in the Statement of Community Involvement that will be submitted to East Devon District Council as part of the planning application.

If you are interested in purchasing a Starter Home please complete a consultation questionnaire, or speak to one of our advisors.

Halse of Honiton

Halse of Honiton, who employ 30 staff, are relocating to purpose-built premises at Daisy Mount, just off the A30, mid-way between Honiton and Exeter to accommodate further business expansion. The company anticipates that its new Daisy Mount site will be fully operational from January 1st 2017 with an official opening planned for April 2017.

Starter Homes

The scheme is one of the first under the HCA's initiative to help meet the Government's commitment to building 200,000 Starter Homes by 2020 - exclusively for first time buyers under the age of 40 - to be sold at a 20% discount.

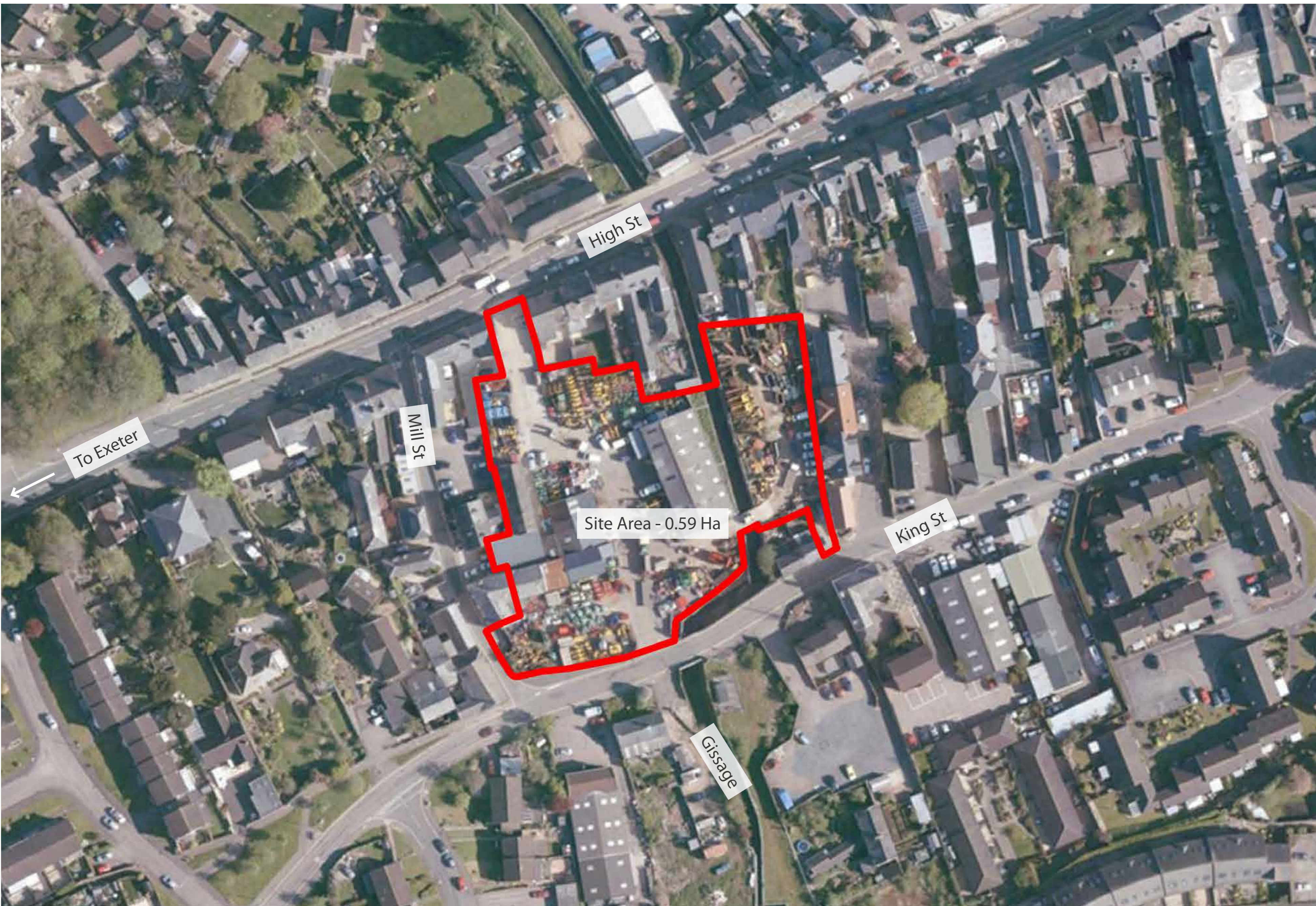
The Government advise that "local planning authorities should work in a positive and proactive way with landowners and developers to secure a supply of sites suitable for housing for first time buyers. In particular, they should look for opportunities to create high quality, well designed starter homes through exception sites on commercial and industrial land that is either under used or unviable in its current or former use, and which has not currently been identified for housing.

Starter Homes Design Guidance

HCA's Starter Homes Design Guidance states that 'good design should be the default approach to deliver good quality Starter Homes', alongside local flexibility which recognises different design issues and requirements. All proposed dwellings must meet the nationally described space standards.

Key requirements include:

- New dwellings should be part of a walkable neighbourhood with well connected streets;
- Schemes should provide high quality streetscapes, landscaping and shared open spaces within developments;
- Starter Homes should be based on local traditional buildings, however demonstrating a mix of traditional and contemporary architecture;
- Adopt Building for Life 12 for well-designed homes and neighbourhoods and achieve the Built for Life™ quality mark.



Site location plan

Context Appraisal

Connectivity

The 1.6 acre (0.6 Hectare) site at West End, Honiton is in a very sustainable location within easy walking distance of Honiton's local facilities. The town centre is less than 10 minutes walk from the site, and the local school and community college are both within 15 minutes walk.

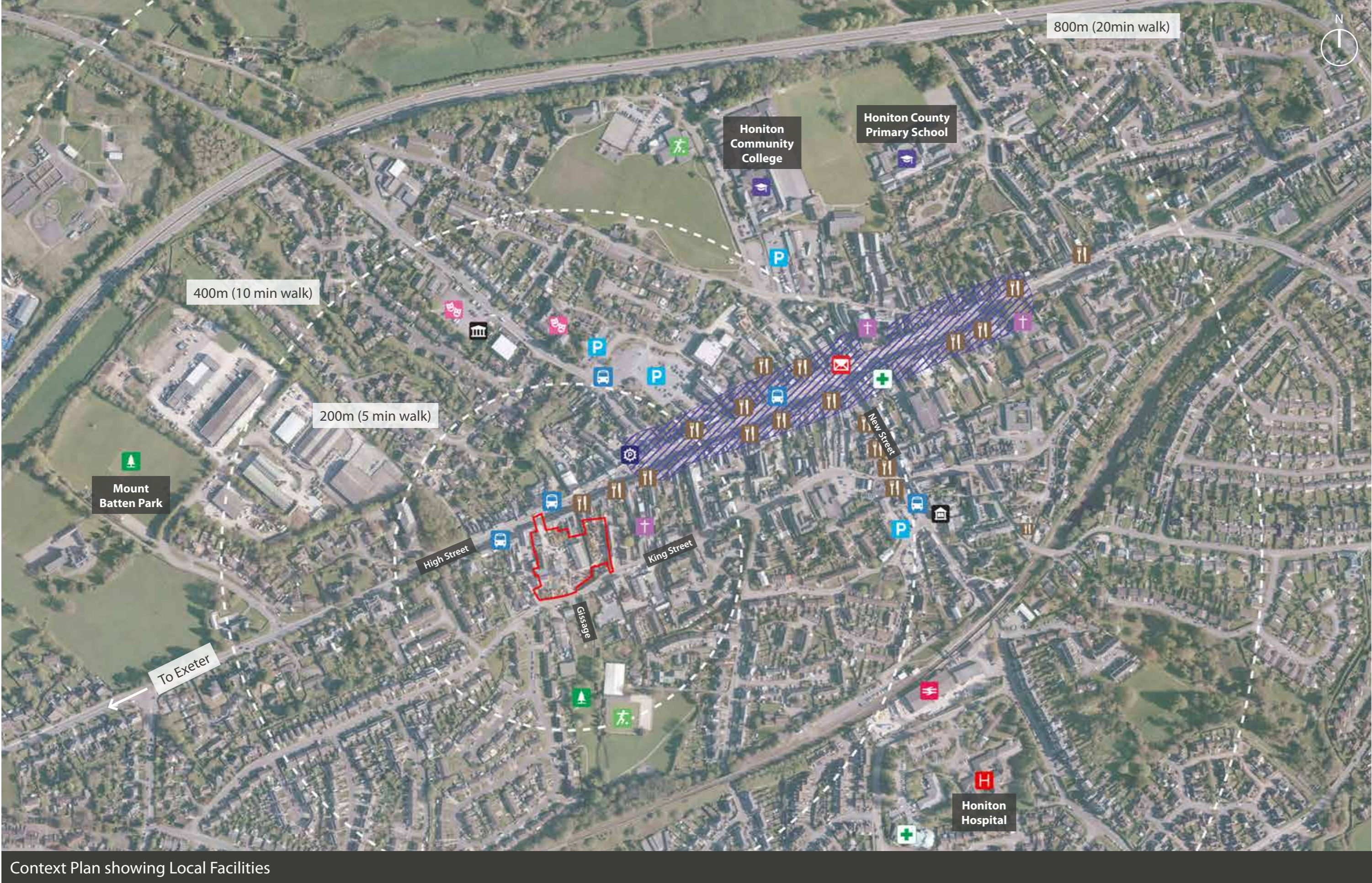
The site also has good access to the transport network, with bus stops on the High Street close to the site, and easy access to the A30. Honiton railway station is approximately 10 minutes walk from the site, providing good access to Exeter, Plymouth and London.

Historic Character

The site is located within Honiton's Conservation Area, and is fronted by existing buildings to the north, east and west, including a number of listed buildings.

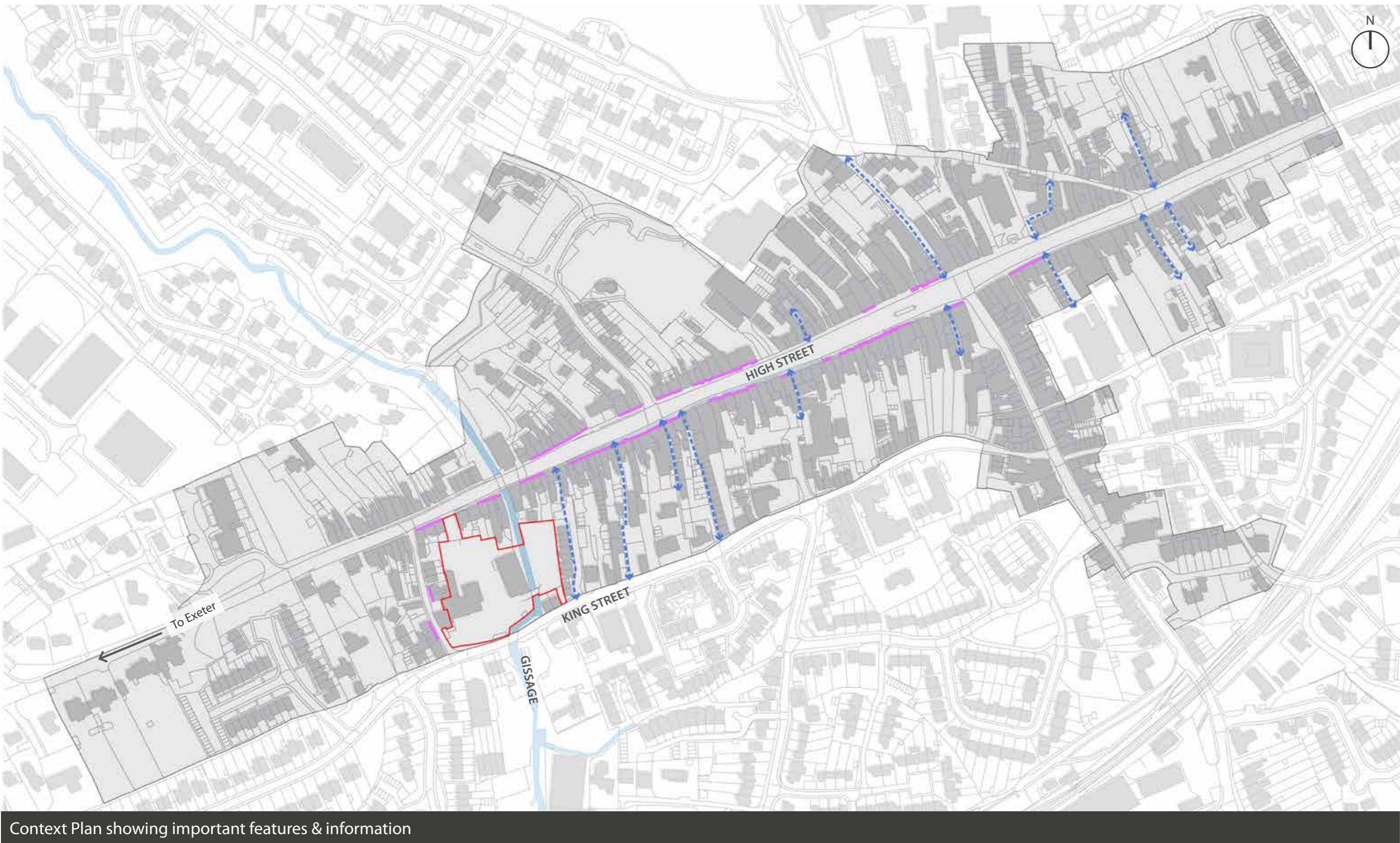
The site has housed a number of uses historically including burgage houses, a Unitarian Chapel and burial ground, tannery, brewery and Mickelburgh Foundry. Evidence of some of these uses is still visible on site.

The southern edge of the site is enclosed by an existing stone wall which faces King Street. The Gissage, a canalised watercourse draining land to the south, runs through the site and is glimpsed from the High Street and King Street.



Key

- Site Area
- Primary Shopping Area
- Train Station
- Parking
- Bus Stops
- Schools/Colleges
- Town Council
- Police Station
- Post Office
- Pharmacy/Surgery
- Hospital
- Library
- Place of Worship
- Arts Facilities
- Restaurants/Bars/Cafés
- Leisure Facility
- Park



Key

- Site Area
- Conservation Area
- Unspoilt Frontages
- Pedestrian Off-Street Access Ways

Site Appraisal - Opportunities & Constraints



Flood Risk & Drainage

- Site lies within flood zone 2 of the EA Flood Map
- Site is at risk of flooding from between a 1 in 100 and 1 in 1000 year event (1 – 0.1% chance of flooding)
- Typical flood mitigation measures may include raising finished floor levels of buildings above the flood level and allowing a maintenance strip alongside The Gissage
- SuDS will be incorporated to manage surface water flood risk to and from the site

Ground Conditions & Contamination

- It is considered unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990
- Ground investigation has not yet been undertaken. At this stage, there is no indication that the proposed mode of development is unfeasible
- Based on historic land uses and its current land use/condition, the overall risk from land contamination for the current site use is considered to be low to moderate.

Ecology

The main focuses of the ecological work will be:

- The habitats and species associated with the watercourse (The Gissage) and the older buildings which are in a poor state of repair.
- The Gissage currently runs through a channelized section which limits the opportunity for ecological connectivity.
- There is scope for biodiversity enhancement across the site, including native planting and bird/bat boxes.

Highways

- Site accessibility is very good with existing vehicular accesses onto High Street and King Street
- The access onto High Street will continue to provide the primary entrance and exit to the site, as it is wide with good visibility onto the public road
- Segregated pedestrian and cyclist access located south-east of the site leading onto King Street.

Pell Frischmann has identified potential future access options that can be adopted which are:

- Two existing site accesses for points of entry/exit (Entry or exit only from King St)
- To utilise the existing access on the A375 and to close the access from King Street

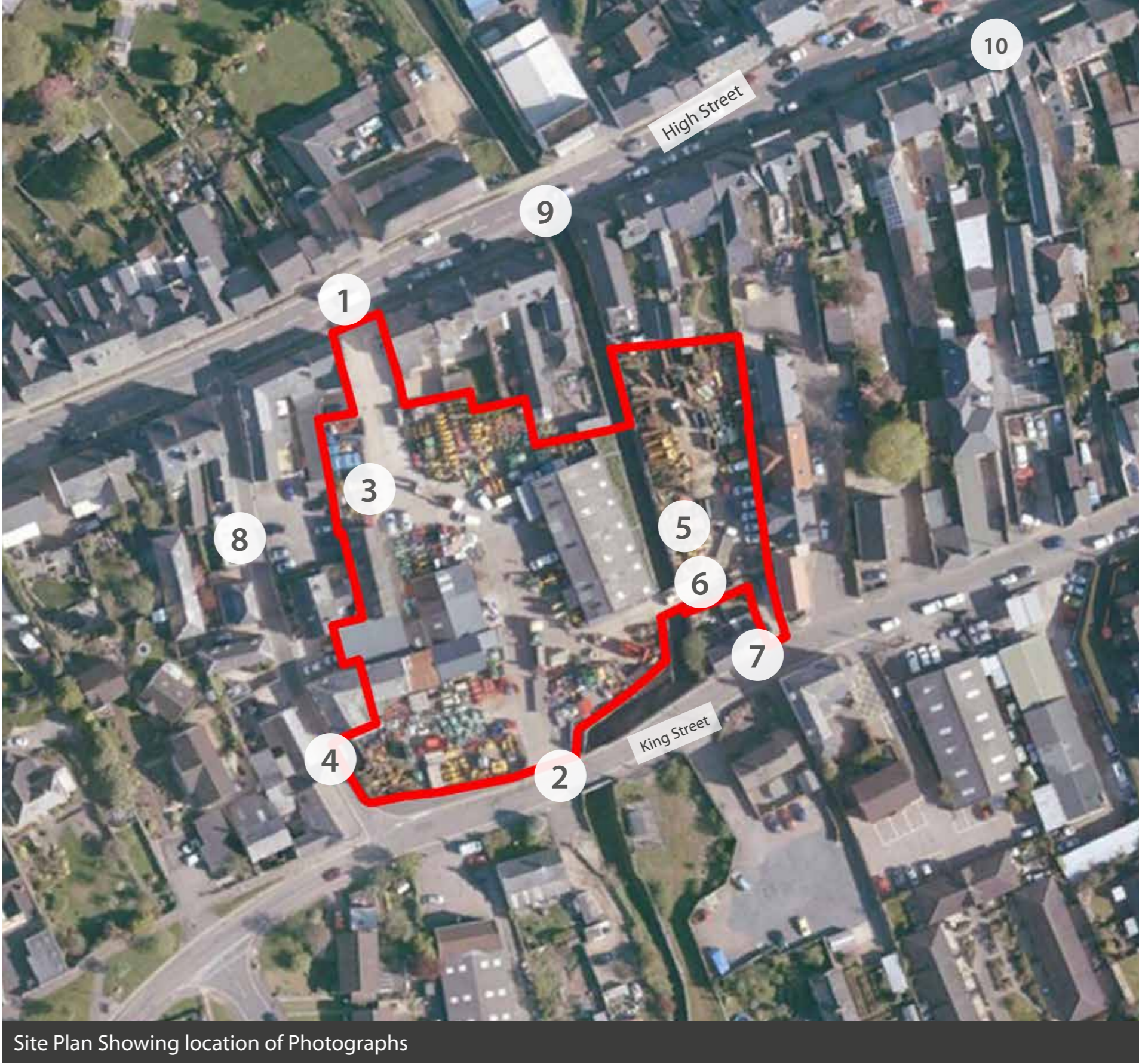
Existing Site & Context Photographs



1. Site Entrance from High Street



2. Site Entrance from King Street



Site Plan Showing location of Photographs



3. View of back of properties on Mill Street from Site



4. View of Site Entrance from Mill Street



5. View of back of properties on the eastern boundary of the Site



6. View looking west from the bridge over the Gissage



7. Site access point from King Street



8. Properties on Mill Street



9. View of the Site & Gissage from High Street



10. View looking West on High Street

Proposed Site Layout

Layout Design

The proposed plan for the site creates a new pedestrian friendly street which connects the High Street and King Street

32 new 2-bed houses and apartments are proposed, and have been positioned to enclose the street and provide clear definition of public and private areas. The relationship with existing dwellings has been carefully considered with the new buildings orientated to maintain provide good sunlight to garden spaces and active frontages to the public areas.

Access & Parking

Vehicular access is proposed from the High Street, with a secondary access from King Street. A narrow street width is proposed to create a pedestrian friendly street and discourage through traffic.

Two parking spaces are proposed for each house, and 1 parking space for apartments, with additional visitor parking spaces on street. Parking will be provided on plot, in small courtyards and on-street.

The existing access in the south west corner of the site will be for pedestrians and cycles only, and will provide maintenance access to the Gissage.



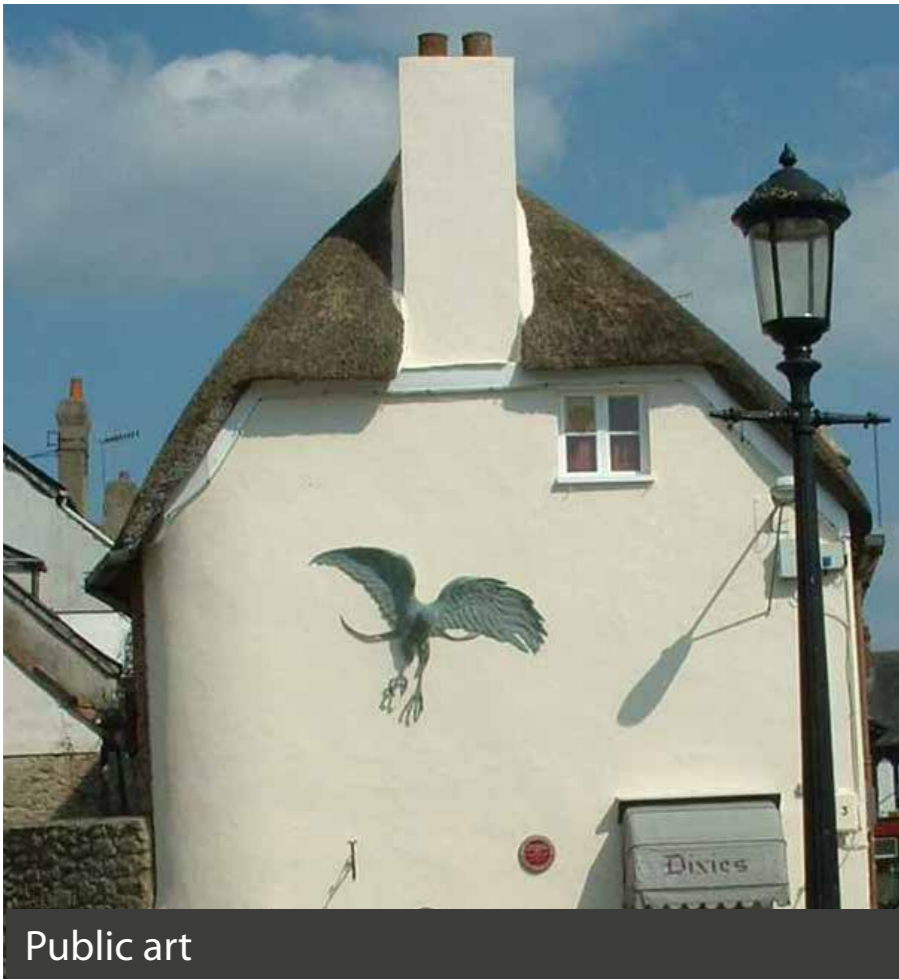
Front Gardens and Street Design

Street Design

The street is proposed to be a shared space, which will be designed to provide a safe environment for pedestrians and cyclists and minimise vehicle speeds.

Block paving, stone setts and cobbles will be used to define different areas within the street and reflect local materials within Honiton. Existing historic features will be re used and accommodated within the public realm.

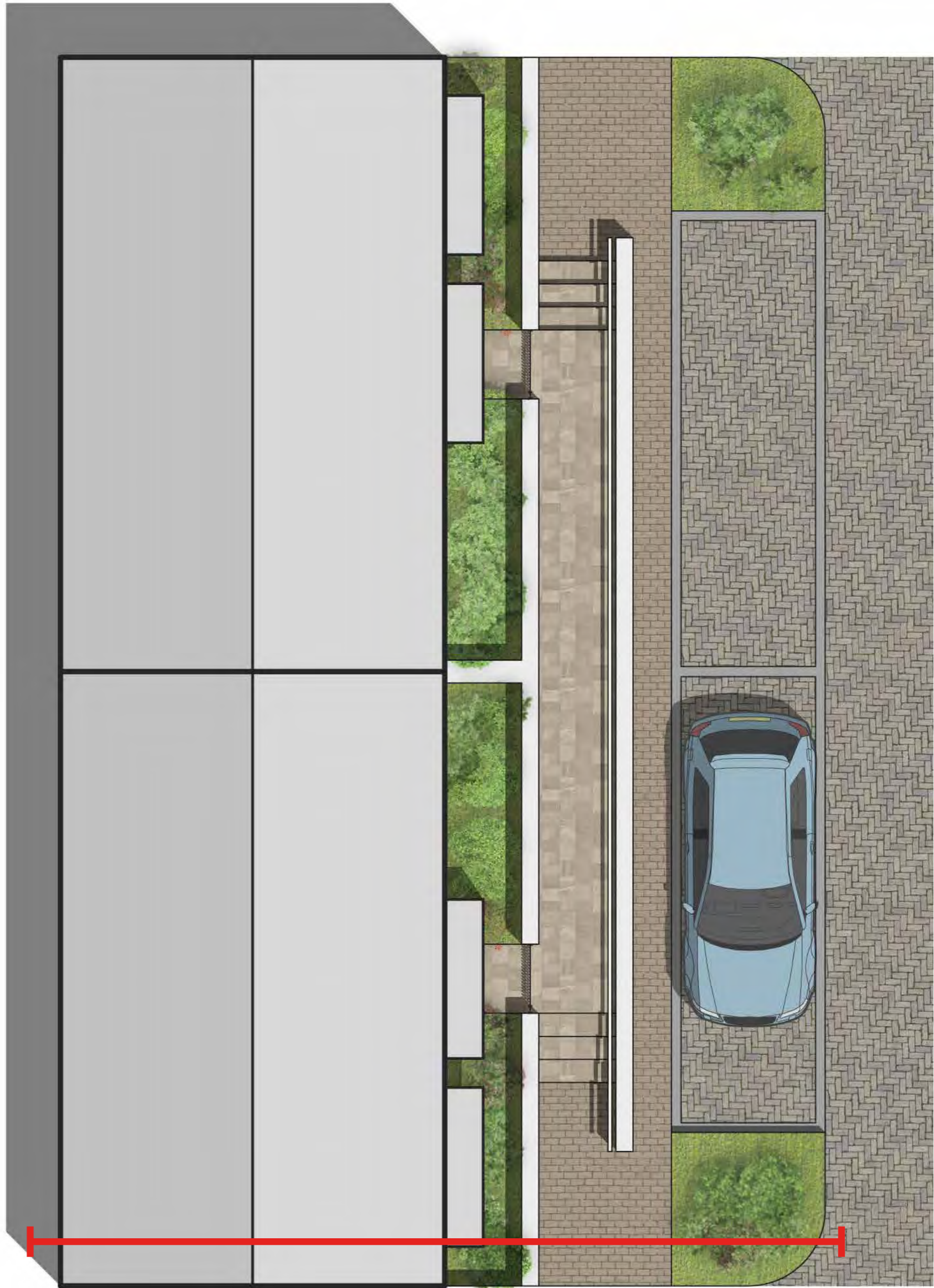
Planting will soften the streetscape where possible and provide biodiversity gains, with the possibility of providing edible landscaping and fruit trees.



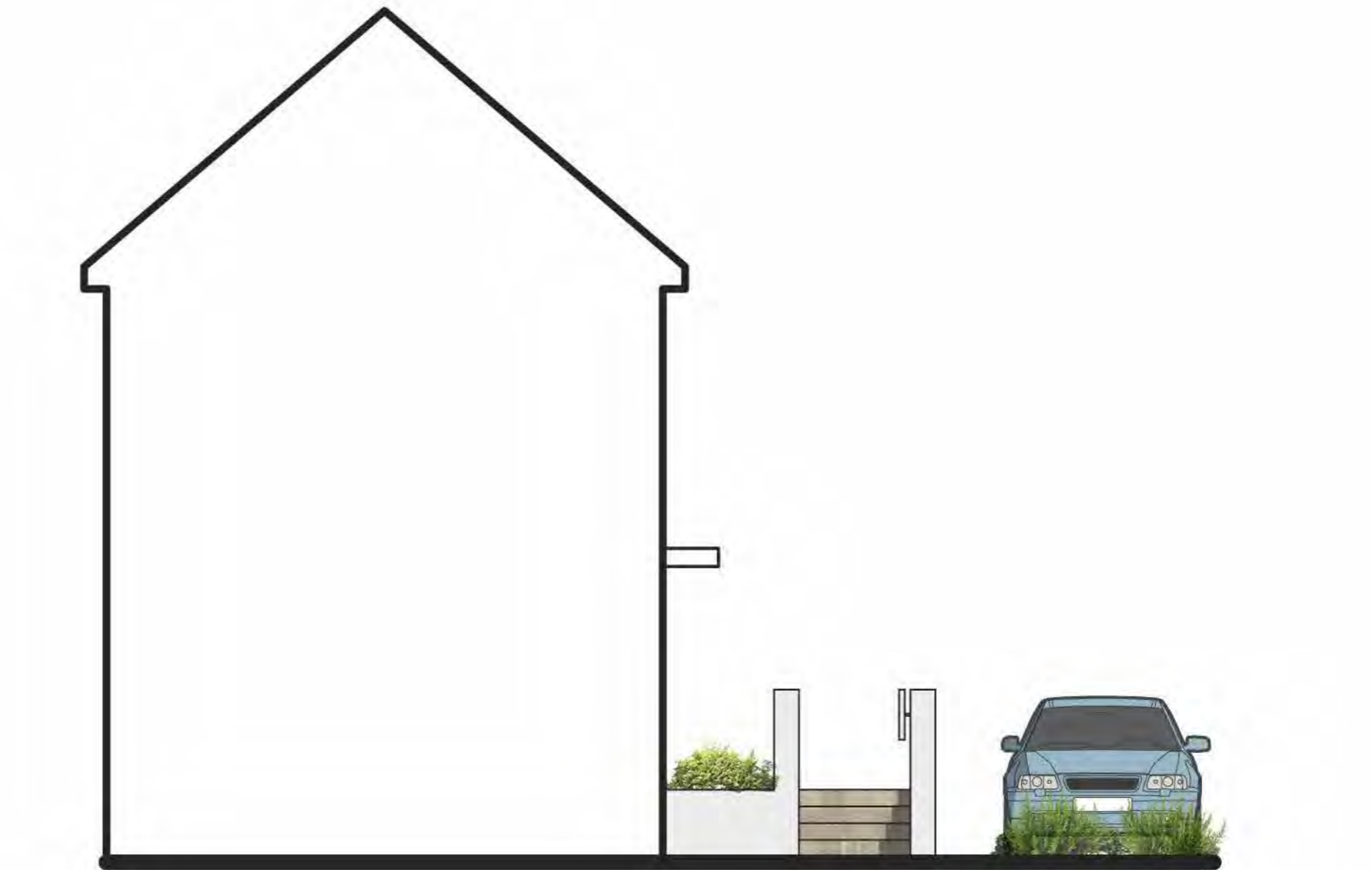
Front Gardens

Front gardens are proposed to allow residents to personalise their plots and provide a pleasant buffer to the street. Gardens will be enclosed with low stone walls with railings. Bay windows on some properties will allow views along the street.

Proposed floor levels will be raised by approximately 600mm (to address flood issues) and access to the front of properties will be via low steps or ramps. Private areas are proposed to be paved with slabs to delineate them from public areas.



Typical access details plan (1:50 @ A1)



Typical access details section (1:50 @ A1)

House Design

The new dwellings will be of a similar scale to adjacent houses. It is proposed that the new houses will be of a contemporary design, and will reflect Honiton's character and sense of place through the use of locally distinctive materials including slate, stone and render, and reflect local details such as ornate doorways and porches.

The buildings will be designed to minimise energy use in accordance with building regulations, and allow for the future installation of renewable energy systems where possible.

The buildings will also allow for the possibility for residents to convert their lofts into another room to reflect changing family requirements in the future.

A Design Guide is being prepared which will accompany the planning application and set out key principles for the development.

The Guide will include details of scale, massing, materials, and special features including garden walls and railings, bin storage and house numbers. It will also include a requirement to provide bird and bat boxes and provide guidance for planting including edible plants and wildlife friendly landscaping.

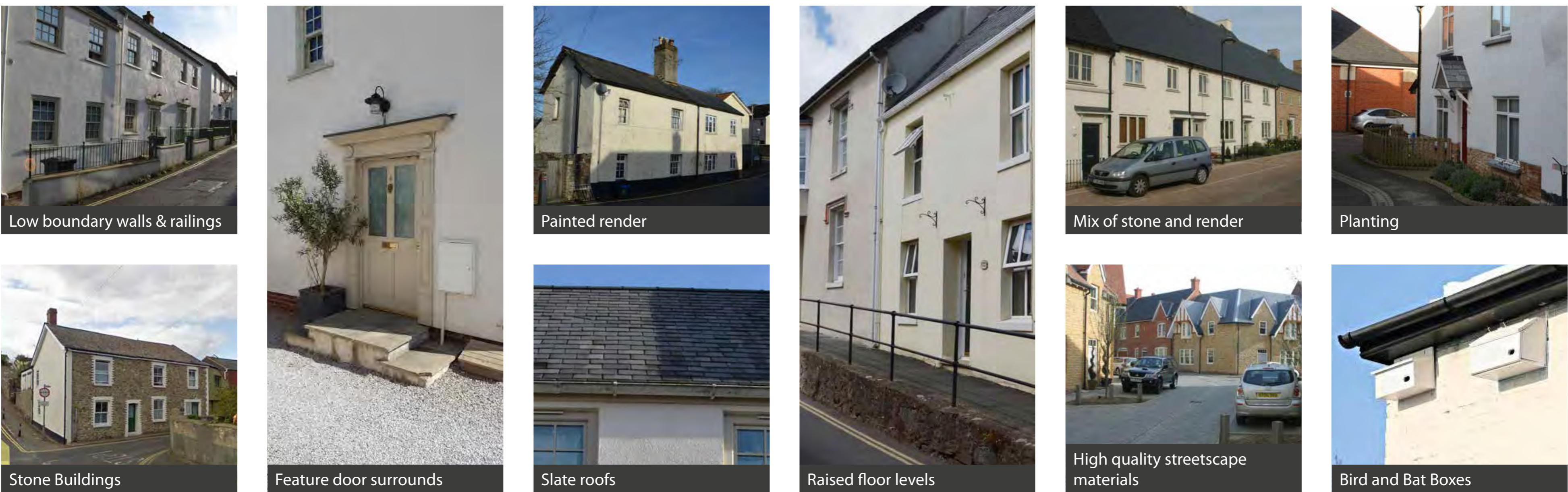
Sketch Street Elevations



Sketch Housetypes



Building & Material Precedents



Feedback & Next Steps



Have Your Say

Thank you for taking time to attend this exhibition.

We hope you found it useful and would be grateful if you could take time to submit a feedback form to tell us what you think.

You can record your views by:

- 1. Completing one of the feedback forms and depositing it in the box before you leave.
- 2. Completing an on-line feedback form which can be found at:
www.lhc.net/news

Completed forms must be returned by Friday 1st July.

If you are interested in purchasing a Starter Home please complete a consultation questionnaire, or speak to one of our advisors.

Proposed Project Timeline

