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12 January 2018

PLANNING COMMITTEE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 23rd January, 2018** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

Yours sincerely

NEIL AGGETT
Democratic Services Manager

Distribution: Councillors Smith (Chairman), Kerswell (Vice-Chairman), Austen, Bullivant, Clarence, Colclough, Dennis, Fusco, Hayes, Mrs Hook (was Brodie), Jones, Keeling, Mayne, Nutley, Orme, Parker, Pilkington, Prowse, Rollason, Winsor and Connett (Reserve)

Substitutes: Councillors Dewhirst, Golder, Haines, Hocking, Russell and Thorne

The Members of the Planning Committee as named below:

A link to the agenda on the Council's website is emailed to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

A G E N D A

PART I

(Open to the Public)

1. Apologies for absence.
2. Confirmation of the Minutes of the previous meeting
3. Agreement of the Meeting between Parts I and II.
4. Matters of urgency/report especially brought forward with the permission of the Chairman.
5. Declarations of Interest.
6. Public Participation - the Chairman to advise the Committee on any requests received from members of the public to address the Committee.

Note: A public participation feedback survey will be available at the meeting. Public speakers are invited to complete and return this form. The survey form is also available by contacting comsec@teignbridge.gov.uk

7. Planning Applications for Consideration

Note: On 6 May 2014 the Council adopted the Teignbridge Local Plan 2013–2033. The Local Plan now has full development plan status and applications must be determined in accordance with the Local plan unless material considerations indicate otherwise.

Members are reminded that on 15 January 2012 Section 143 of the Localism Act 2011 came into force. This section provides that when determining planning applications, local planning authorities shall have regard to:

- (a) The provisions of the development plan, so far as material to the application;
- (b) Any local finance considerations, so far as material to the application; and
- (c) Any other material considerations.

In this context 'local finance considerations' means grant or other financial assistance that has been, or will or could be provided by central Government or sums that a relevant authority, such as Teignbridge District Council has received, or will or could receive in payment of Community Infrastructure Levy.

On 13 October 2014 the Council introduced the Community Infrastructure Levy (or CIL) following the approval of the CIL Charging Schedule by the Independent Examiner in April 2014 and adoption by Full Council on 31 July 2014. CIL replaces Section 106 Agreements for the funding of infrastructure requirements arising from retail and residential developments.

The National Planning Policy Framework (NPPF) came into effect on 27 March

2012 and its provisions constitute material considerations which carry weight in the determination of planning applications. However the Local Plan was prepared in accordance with the NPPF and accordingly there should not be significant divergence between the policies of the Local Plan and the NPPF. Again, the Local Plan has primacy in determining applications.

Each report will give details of the relevant Local Plan policies and the relevant material considerations and the weight to be given to them.

Any representations received after the preparation of the reports will be included in the late representations update sheet which has a deadline of noon on the Friday before Committee.

All planning documents can be viewed at www.teignbridge.gov.uk/planningonline.

- a) NEWTON ABBOT 17/02793/FUL, Waste Bulking Station, Brunel Road - Demolition of existing pre-cast concrete silo and erection of new portal framed unit to house new sort line and baler equipment_(Pages 1 - 6)
 - b) TEIGNMOUTH - 17/02668/FUL - 44 Higher Brimley Road - Change of use of dwelling to HMO (House in Multiple Occupation)_(Pages 7 - 14)
 - c) STARCROSS 17/02632/FUL, 9 Royal Way - Two storey extension and conversion of integral garage into a study_(Pages 15 - 20)
 - d) STARCROSS 17/02727/FUL - Brickhouse Farm Barn, Mamhead - Conversion of storage barn to wedding/function venue including new access track, associated parking and landscaping_(Pages 21 - 36)
 - e) STARCROSS 17/02759/LBC - Brickhouse Farm Barn, Mamhead - Conversion works to storage barn to use as wedding/function venue including new access track, associated parking and landscaping_(Pages 37 - 48)
 - f) WOODLAND 17/02827/FUL, Chardonnay - Extension to existing authorised gypsy site to provide two additional, pitches_(Pages 49 - 60)
8. Adoption of Criteria for Assessment of Local Heritage Assets - Register for Local Heritage Assets (Pages 61 - 70)
- To consider the adoption of Criteria for Assessment for Local Heritage Assets and to commence preparation of a Register for Local Heritage Assets
9. Appeal Decisions (Pages 71 - 72)
10. Teignbridge Residential Design Guide (Pages 73 - 260)
- To consider the draft Teignbridge Design Guide SPD and to approve it for consultation purposes.

PART II (Private)

Items which may be taken in the absence of the Public and Press on grounds that Exempt Information may be disclosed.

FOR INFORMATION:

Future meetings of the Committee

26 September, 24 October, 21 November, 19 December 2017.

23 January, 20 February, 20 March, 17 April, 15 May 2018.

Dates of site inspections

Team 1 - 5 October 2017, 4 January, 29 March 2018

Chairman, Vice Chairman and Cllrs: Bullivant, Colclough, Hayes, Nutley, Price and Rollason

Team 2 - 12 November 2017, 1 February, 26 April, 2018

Chairman, Vice Chairman and Cllrs: Brodie, Dennis, Jones, Mayne, Orme, Parker

Team 3 - 7 September, 30 November 2017, 1 March, 24 May 2018

Chairman, Vice Chairman and Cllrs: Austen, Clarence, Fusco, Keeling, Pilkington, Prowse and Winsor

APPENDIX 1

THE LOCAL GOVERNMENT ACT 1972

(Local Government (Access to Information) Act 1985)

List of Background Papers relating to the various items of reports as set out in Part I of the Agenda

As relevant or appropriate:

1. Applications, Forms and Plans.
2. Correspondence/Consultation with interested parties.
3. Structure Plan Documents.
4. Local Plan Documents.
5. Local/Topic Reports.
6. Central Government Legislation.

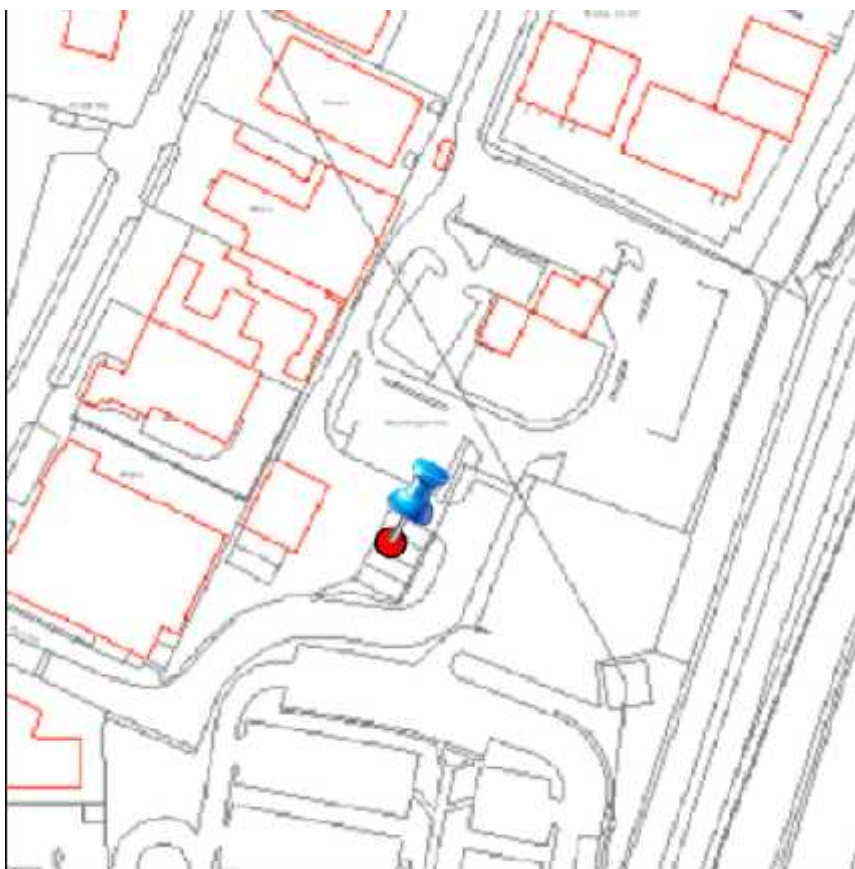
PLANNING COMMITTEE REPORT

23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 17/02793/FUL - Waste Bulking Station, Brunel Road - Demolition of existing pre-cast concrete silo and erection of new portal framed unit to house new sort line and baler equipment	
APPLICANT:	Teignbridge District Council	
CASE OFFICER	Ian Perry	
WARD MEMBERS:	Councillor J Hook Councillor Hayes	Bushell
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02793/FUL&MN	





1. REASON FOR REPORT

Teignbridge District Council is the applicant.

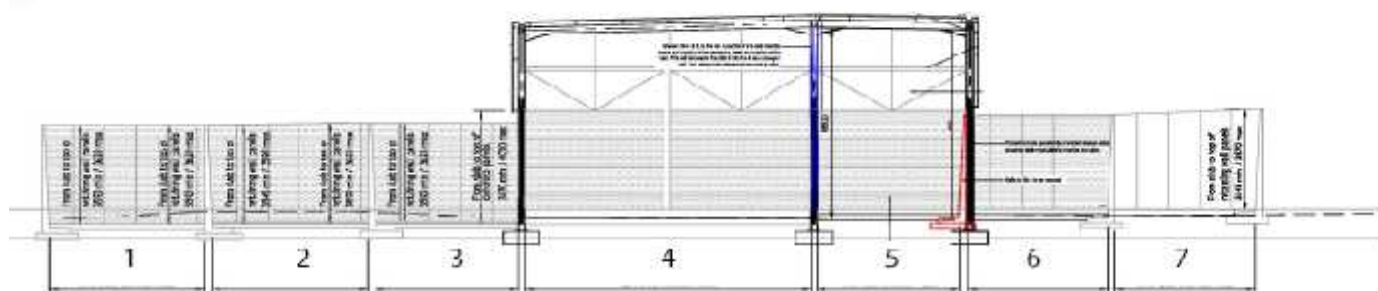
2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for implementation
2. Development to proceed in accordance with the approved plans

3. DESCRIPTION

- 3.1 The site is located on the Brunel Industrial Estate and forms part of the bulking and recycling centre. The particular part of the facility under consideration is to the left of the access road and relates to a series of largely open silos. Each silo is used for a different recyclable material.
- 3.2 At present only silo number 4 which is double width and houses card is covered.
- 3.3 The proposal seeks the extension of the area of covered silo to include bay 5. This is shown in the proposed section below:



- 3.4 This will allow for the introduction of a new baler and sorting equipment which can be kept under cover and protected from the elements.
- 3.5 The new structure will be at the same height as the existing which is 6.8 metres from slab to highest point and has a floor area that measures 5.5 metres x 18.5 metres.
- 3.6 Some re-use of existing materials will occur with any new materials needed matching the existing which is metal portal frame with corrugated roofing and metal vertical cladding.
- 3.7 Visually there will be some additional impact from extending the covered area but this is largely only visible from within the site and the adjacent car park which serves Forde House. It is not considered that the proposals would have an impact upon the setting of Old Forde House. On balance the visual impact is not considered to be significant and is acceptable. The application has not attracted any objection from consultees nor the Town Council.

- 3.8 An objection has been lodged by a member of the public in relation to the potential for the site to house bats or be used by bats. Following consultation with the Council's Biodiversity Officer it is concluded that the proposals are unlikely to have a negative impact on wildlife.
- 3.9 The area is completely built up with the affected silo and shed being built of cast concrete and sheet metal providing no bat roosting opportunities and there is no vegetation around the site that could generate insect prey. In addition light sensitive species, such as greater horseshoe bats, are likely to be deterred from using this area by the current level of lighting here. No additional lighting is proposed, so there will be no impact on the darkness of the Aller Brook corridor.
- 3.10 It is therefore considered that the proposals would have a limited impact upon the character of the area and are acceptable.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S5 (Infrastructure)

EN8 (Biodiversity Protection and Enhancement)

National Planning Policy Framework

National Planning Practice Guidance

Newton Abbot Neighbourhood Plan

NANDP2 - Quality of Design

NANDP3 - Natural Environment and Biodiversity

5. CONSULTEES

Environmental Health (Contaminated Land) - No objections

Biodiversity Officer – This area of the industrial estate has minimal potential to provide bat habitat or roosting. It is considered the proposal is unlikely to have any negative impact on bats or other wildlife.

6. REPRESENTATIONS

To date one letter of representation has been received which notes that the development may have implications for bats

7. TOWN COUNCIL'S COMMENTS

No objections

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

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PLANNING COMMITTEE REPORT

23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 17/02668/FUL - 44 Higher Brimley Road - Change of use of dwelling to HMO (House in Multiple Occupation)	
APPLICANT:	Dr O Nawoj	
CASE OFFICER	Estelle Smith	
WARD MEMBERS:	Councillor Eden Councillor Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02668/FUL&MN	





1. REASON FOR REPORT

Councillor Orme has requested that this application be considered by Planning Committee for the reasons set out in the Town Council's comments.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Precise details of all boundary treatments to be agreed
4. Maximum of 9 residents including a resident manager to occupy the property at any one time
5. Bin storage and management details in accordance with refuse strategy statement

3. DESCRIPTION

3.1 Teignbridge Local Plan Policy S1A (Presumption in Favour of Sustainable Development) sets the criteria against which all proposals will be expected to perform well. It advises that the Local Planning Authority should take into account whether the adverse impacts of granting permission would outweigh the benefits of the development.

3.2 Members may be aware that a previous application, reference 17/01117/FUL (Change of Use from dwelling to HMO (house in multiple occupation)) was refused under delegated powers on 17 July 2017 for the following reasons:

1. *The proposal fails to demonstrate suitable waste management arrangements for the site, which could lead to adverse impact on the streetscene and consequently the setting of the adjoining listed building, contrary to Policies S1 (Sustainable Development Criteria), S2 (Quality Development) and EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033; and,*
2. *The proposal would fail to secure a good standard of amenity for the future occupiers of the site and of existing adjacent occupiers at 42 and 46 Higher Brimley Road contrary to paragraph 17 of the National Planning Policy Framework and Policies S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan 2013-2033.*

This application seeks to overcome these reasons for refusal.

3.3 The application site is a three storey, mid-terraced house, set in row of three residential properties. The adjoining dwelling to the south is Grade II listed. Both adjoining dwellings are two storey. The site is not within a Conservation Area but it is within the defined Settlement Limit wherein residential development is supported in principle.

3.4 The proposal seeks to convert this large property to a House in Multiple Occupation (HMO) with 9 letting rooms. The supporting statement advises that whilst no parking is proposed it is in a sustainable location, within walking distance of public transportation (rail, bus and taxi services) and within walking and cycling distance of the Town Centre of Teignmouth with its services and amenities. No external

alterations are proposed and private amenity space is available on site within which no new structures are proposed. Therefore its outward appearance will not change, only be enhanced through refurbishment.

- 3.5 The internal layout of the property is unconventional, having a front door (shown on the "Street Level Plan") leading directly onto a staircase which runs down into the lower ground floor accommodation (Ground Floor Plan) which in turn gives access from a utility room and also a kitchen room out into the garden and another staircase giving access to all three floors. A revised plan has been received showing a rear access route which runs between the attached house to the north and its neighbour down to the garden level and through an existing outbuilding shown as a bicycle store into the garden proper.
- 3.6 The garden area is relatively small, smaller than the footprint of the application building: however, a large tree, which previously covered approximately half of that available garden area, has been removed since the previous application was determined.
- 3.7 The proposed 9 letting rooms comprise:
- Three bedrooms on the ground floor, 2 of which have their own w.c.s and one has use of a separate w.c.. All three have cooking facilities.
 - Two rooms on the first floor which are en-suite and there is a separate kitchen/dining area and a separate shower room.
 - Four bedrooms on the second floor, one of which is en-suite, together with a separate shower room.
- 3.8 The application has been revised since submission and is now also supported by a Street Level Plan which illustrates a bin storage area accessed through the front doorway, which is not proposed to be altered. A layout/block plan showing the extent of the site and position of the side access lane is also included, together with a signed Certificate giving notice to the landowner of 48 Higher Brimley Road.
- 3.9 It is considered that the waste management issues have been addressed. The application includes a Refuse Strategy Statement that identifies that the responsibility to ensure that the bins are taken to and returned from a collection point each week would that of the resident Property Manager. It has been demonstrated that the site can store the requisite waste wheelie bins and boxes and the proposed new facility is supported by the Council's Waste Management section.
- 3.10 It is considered that the amenity space issues have in part been addressed as the rear garden area is no longer dominated or overshadowed by the large tree which existed at the time of the last application and, in addition, this application is now supported by a block plan which shows a rear access point, existing outbuildings for storage and cycle storage and sufficient space for washing lines as well as sufficient outside amenity space for its occupants within the terraced garden area.
- 3.11 A 1.7 metres high rear fence is proposed which will prevent the occupants of properties to the rear being overlooked at close quarters from the rear garden area, and side neighbours are unlikely to be detrimentally affected due to the position of those existing outbuildings and boundary walls. However, a condition is recommended to further protect and enhance the boundaries to prevent noise and

any overlooking issues from the garden. It should be noted that the occupiers of the neighboring properties are overlooked to some extent by the rear windows at present.

- 3.12 It should be noted that, as the site is in a sustainable location with regard to access public transport, shops and services, no off-street parking would be required for the proposal.
- 3.13 It is considered that this application has overcome the previous reasons for refusal and that planning permission should therefore be granted.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S21A (Settlement Limits)

EN5 (Heritage Assets)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Cleansing and Market Services (Waste) - Following additional information being provided by the developer of this site, I am happy that the waste and recycling requirements are now being met for the site.

Housing Services - Since I responded to the original Planning Consultation on the 15 June 2017 there would appear to have been a few amendments to the scheme to ensure that the room sizes comply with our minimum adopted space standard of 10 square metres for bed-sitting rooms with no communal lounge area and the addition of a sprinkler system covering the kitchen area and means of escape.

Generally, having a means of escape through a room of 'high risk' such as a kitchen is not deemed acceptable, however the installation of the sprinkler system may partly mitigate this and would be reflected in the fire risk assessment for the building. However, I would suggest that you consult Devon and Somerset Fire and Rescue Service and get their comments on this issue.

I trust that this explains the situation from a housing perspective for a property that would require a mandatory licence as a House in Multiple Occupation and would therefore ask that you keep me informed of progress with this application.

Fire Safety Officer (South Devon Group) - We have no objections in principle to the change of use of the building to a HMO, however we await the full Building Regulations application to comment on the suitability of the scheme in regards to compliance with the Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

Tree Officer - There are no arboricultural objections to the application as no significant trees within or adjacent to the proposal will be adversely affected.

Devon County Council (Highways) - Comments awaited.

6. REPRESENTATIONS

23 objections received raising the following points:

1. Lack of existing parking in road
2. Area already congested
3. Unsuitable for young professionals (lack of private bathrooms, small rooms, communal areas small)
4. Overdevelopment of site
5. No provision of a fire escape
6. Overbearing effect of so many occupiers on immediate neighbours
7. Noise impacts
8. Bin storage proposals on highway unhygienic and detrimental to visual amenity
9. Existing residents' parking scheme has not been successful
10. Should be 3 flats
11. Outside the residents' parking area
12. More cars will restrict access for emergency vehicles
13. Overlooking to rear
14. Light pollution
15. Fire risk – lack of clear evacuation route
16. Pavement too narrow
17. How will in-house property manager manage the house?
18. Use is out of character with area
19. Not much change since previous refusal
20. No more than hostel accommodation
21. Impact on adjoining listed building (forms part of it)
22. Poor access
23. Does not conform to Fire Regulations/Building Regulations
24. Not sustainable development
25. Poor standard of amenity for occupants
26. Recycling problems (lack of recycling leading to unemptied bins)
27. Should be a planning condition regarding an on-site caretaker
28. Should be a temporary use
29. Permitted Development Rights should be removed for replacement windows, etc.
30. Should be housing for key workers
31. Double units (18 residents) is too high a density
32. Does not meet minimum standards

7. TOWN COUNCIL'S COMMENTS

After considerable discussion the Committee recommended that the case officer and Teignbridge District Council Planning Committee refuse this application because:

1. In proposed drawings 27-02-17 (ground floor No. 2017-HB02-04/ (first floor No. 2017- HB02-05)/ (second floor No. (2017-BH02-06) all show the studio rooms with double beds measuring 1525 x 1980. This indicates that the applicant is expecting up to 18 residents within the property at any given time.

2. An e-mail with the application document mentions (10 October 2017 and 26 October 2017) “for a HMO for 9 residents, we would look to supply 2 x 180 litres bins, 2 x 55 litres green boxes, 2 x 55 litres black boxes and 2 x 23 litres food waste caddies”.
3. The Committee are disappointed that a discrepancy in the likely number of residents in the premises and the request for information regarding waste bin containers for only 9 residents appear to be misleading. The proposed drawing (2017-HB02-04) showing the bin store would be totally inadequate for this application.

The committee strongly recommends refusal

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

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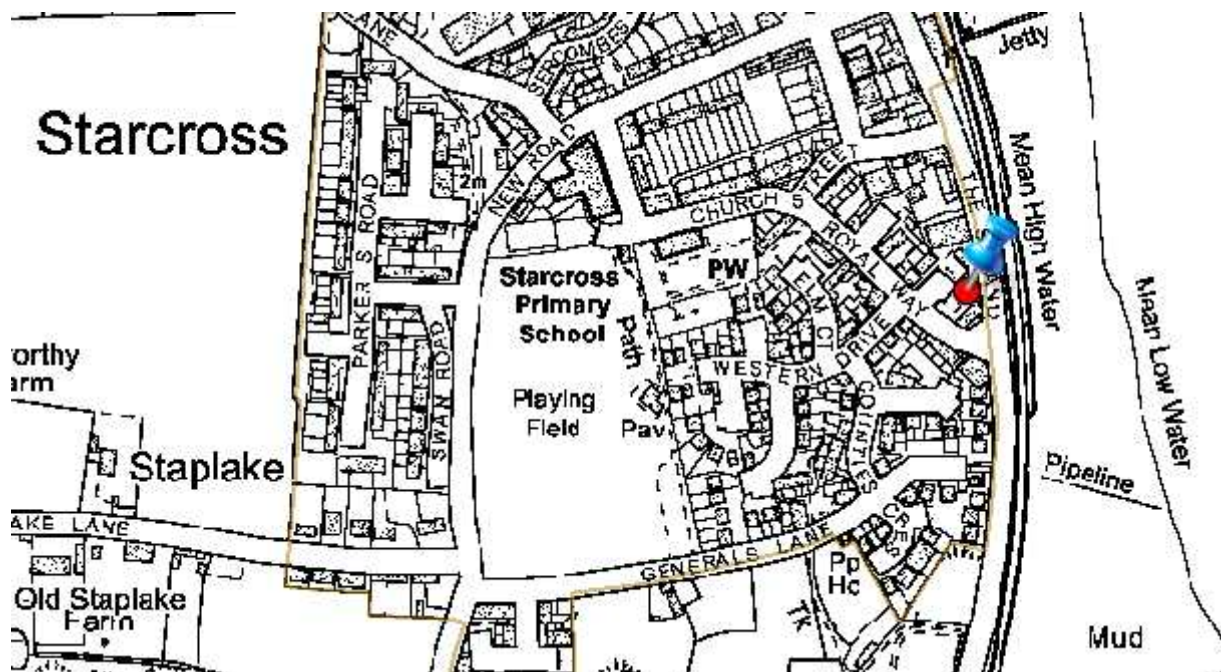
PLANNING COMMITTEE REPORT

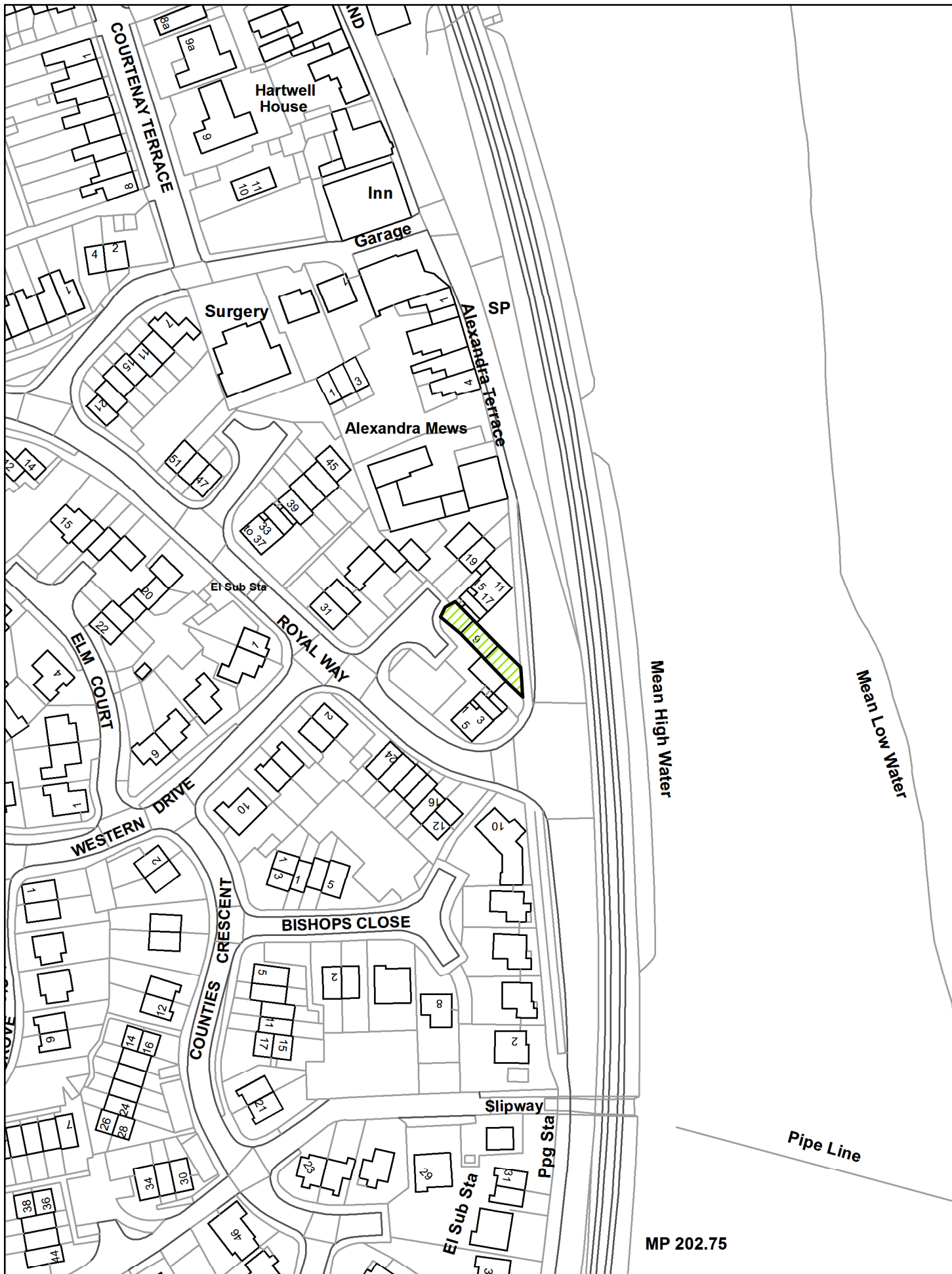
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	STARCROSS - 17/02632/FUL - 9 Royal Way - Two storey extension and conversion of integral garage into a study	
APPLICANT:	Mr & Mrs M Pallant	
CASE OFFICER	Anna Mooney	
WARD MEMBERS:	Councillor Connett	Kenton With Starcross
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02632/FUL&MN	





1. REASON FOR REPORT

Councillor Connett due has requested Committee determination as the extension will change the street scene of this 'stepped' development overlooking the A379 and Exe Estuary. In addition, it includes the conversion of the existing garage space with the potential (either for the current occupants or future residents) to require on-street parking in an area where there is limited on street capacity.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Unsuspected contamination

3. DESCRIPTION

- 3.1 The application site falls within the settlement limit for Starcross, as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.
- 3.2 The application seeks planning permission for a two storey extension to the rear (south east) and conversion of the integral garage.
- 3.3 The key issues in the consideration of this application relate to:
 - Sustainability/principle of the development
 - Design/visual impact of the development on the immediate and wider locality
 - The effect of the proposal on residential amenity
 - Impact on the setting of Listed Buildings
 - Parking/highway safety

Sustainability/principle of the development

- 3.4 Policies S1A, S1, and WE8 of the Teignbridge Local Plan are permissive of domestic extensions on existing residential properties, subject to policy criteria being met. Therefore the principle of development can be acceptable, subject to compliance with other relevant Local Plan policies.

Design/visual impact of the development on the immediate and wider locality

- 3.5 The application site is situated in a prominent location at the junction of Royal Way with the main highway through Starcross. The rear of the application dwelling, in common with its attached neighbours, is very visible at this junction. The proposed rear extension (south east) will be similarly visible.
- 3.6 The application dwelling and its near neighbours presents a unified appearance, when viewed from the highway to the east, despite mixed design styles and heights. This unified appearance is to a large extent achieved by the use of matching materials.

- 3.7 The proposed rear extension is considered to blend in with the mixed design style and will adhere to materials to match the existing dwelling and the neighbouring dwellings. The proposals are therefore considered to be in keeping with the style and appearance of the existing dwelling and the character of the area.
- 3.8 Materials are specified as:
- Brick to the front elevation to match existing dwelling
 - Brick to the ground floor of the rear extension to match existing dwelling
 - Render to the first floor of the extension to match existing dwelling
 - Roof tiles and brown UPVC windows, both to match the existing dwelling

Residential amenity

- 3.9 A letter of representation has raised concerns about overlooking of 7 Royal Way. Windows in the proposed extension will necessarily project further to the rear. However, with rear windows and with no side-facing windows, the fenestration continues to be that typical of terraced housing and is not considered to give rise to any unacceptable overlooking to the occupiers of neighbouring dwellings.
- 3.10 Whilst it is acknowledged that the garden area will be reduced, the remaining garden area is considered to be of sufficient size and similar to many nearby dwellings that have a relatively small garden area.
- 3.11 The proposals are not considered to constitute overdevelopment.
- 3.12 Overall, with the benefit of the planning conditions, the proposals are considered to comply with Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan.

Impact upon setting of listed buildings

- 3.13 In coming to this decision the Council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses, and have given it considerable importance and weight in the planning balance.
- 3.14 Policy EN5 (Heritage Assets) of the Teignbridge Local Plan required the protection and enhancement of the area's heritage.
- 3.15 There is a terrace of listed buildings (Grade II, Alexandra Terrace) approximately 65 metres to the north. Due to the distance to these listed buildings the proposals are not considered to have any unacceptable adverse impact on the setting of these listed buildings. The proposals are therefore considered to comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN5 of the Teignbridge Local Plan.

Parking/Highway safety

- 3.16 The proposals include the conversion of the integral garage to living accommodation. No changes are proposed to the current off-road parking to the front (north/west) of the dwelling. At the time of the site visit this area was

accommodating two vehicles which is considered to be an adequate provision for the dwelling. The loss of the garage would not therefore leave the dwelling with insufficient car-parking facilities.

- 3.17 No changes are proposed to the highway access.

Summary and conclusion

- 3.18 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Teignbridge Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.19 It is considered that this proposal complies with Policies WE8 and EN5 and is not considered to be contrary to other relevant policies within the Local Plan. It is therefore concluded that the proposal is acceptable and the application should be approved subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments)

EN5 (Heritage Assets)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

South West Water - Informative required.

Environmental Health - Unsuspected contamination condition required.

6. REPRESENTATIONS

One letter of objection received raising the following points:

1. Design not in keeping with the character of the existing dwelling
2. Design not in keeping with area/adversely impacts appearance of street scene
3. Proposal represents overdevelopment
4. Overlooking to garden of neighbour to the south/west (7 Royal Way)
5. Loss of garden space
6. Loss of off-road parking

7. PARISH COUNCIL'S COMMENTS

Starcross Parish Council has no objections to this application. However, members wish to make the observation that the car parking spaces for this property will be reduced from two to one and that this property is on a flood plain.

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

PLANNING COMMITTEE REPORT

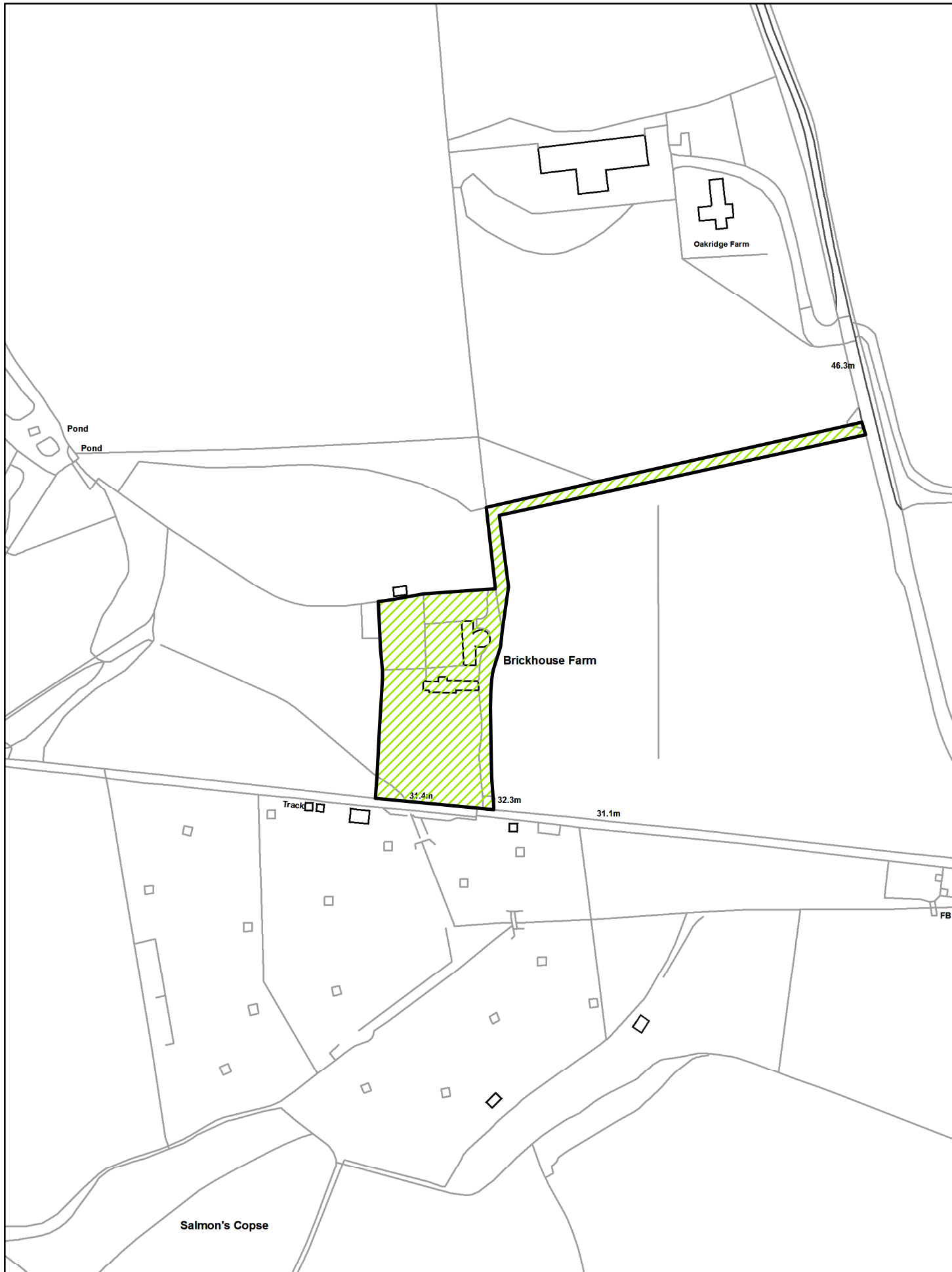
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	STARCROSS - 17/02727/FUL - Brickhouse Farm Barn, Mamhead - Conversion of storage barn to wedding/function venue including new access track, associated parking and landscaping	
APPLICANT:	Mr & Mrs Szczepura	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Connett	Kenton With Starcross
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02727/FUL&MN	





1. REASON FOR REPORT

Councillor Connett has requested that the application be referred to Planning Committee if the Case Officer is recommending refusal.

The reason given for this request is that the proposal supports the rural economy, is compatible with the rural environment, and supports a developing local business with the potential to create additional employment. The application provides a use for currently under-used/redundant former farm buildings.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reason:

The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework and Policies S1A and S1 of the Teignbridge Local Plan 2013-2033.

3. DESCRIPTION

The Site

- 3.1 The site relates to the Grade II* Listed property Brick House and the adjacent Grade II Listed barn (the subject of this application).
- 3.2 The house is situated on land rising from the Exe Estuary approximately 3km to the east of Great Haldon. Exeter is approximately 10km to the north. The closest defined settlements in the Teignbridge Local Plan to the site are Kenton to the north east and Starcross to the west. The site lies within an Area of Great Landscape Value.
- 3.3 Brickhouse has a substantial history and is of great historic merit. The house was built in the early years of the 18th century and was a feature of many paintings by Reverend John Swete.
- 3.4 The house is built across a relatively steep hill and faces south onto a lawned garden on a terrace built up in front of the house. The property of Oakridge Farm lies to the north, whilst the property of Home Farm Cottages lie to the far west. The house and grounds are predominantly surrounded by open countryside, with an existing access track situated to the immediate south. The existing driveway passes by the east side of the garden and the east side of the house, continuing to flatter land a short distance north of the house.
- 3.5 A large 18th century brick barn (the subject of this application) is built down the hillslope along the west side of the top end of the drive. This forms the east side of a former farmyard a short distance to the rear of the house. This is now a cobbled yard, which is enclosed on three sides by stone rubble and brick walls, and with a gateway in the south side alongside the barn.

- 3.6 Previously planning permission and listed building consent was granted under consent reference 16/01299/FUL and 16/01300/LBC for replacement side and rear extensions and the conversion of the barn to two units of holiday accommodation. At the time of the Case Officer's visit the works to the building which were granted consent under these applications was being undertaken.

Proposal

- 3.7 The Planning Statement submitted with this application sets out that the owners have now reconsidered their business plan and have decided to focus on the vineyard and expansion of their events business at the site, rather than investing in holiday accommodation. The proposal in this application is sought to complement the use of the attached round house development and seeks to complement the use of the round house (horse gin) attached to the barn which was granted a change of use under consent 16/02646/COU for a change from agricultural use to a venue for wine tasting and food courses and this consent also included an increase in the size of the existing parking area.
- 3.8 This application seeks consent for the conversion of the barn to a wedding/function venue including new access track, associated parking and landscaping.

Principle of Development

- 3.9 The application site is located outside a designated settlement on land designated as Countryside in the Teignbridge Local Plan. The relevant policies in relation to the principle and sustainability of the proposed change of use and associated new access track, parking and landscaping works are S1A, S1, S22 and EC3 of the Teignbridge Local Plan 2013-2033.
- 3.10 Under Local Plan Policy S22, development in open countryside is to be strictly managed but it does allow for business and leisure and tourist uses which will support a resilient rural economy. This is subject to account being taken of matters such as the distinctive characteristics and landscape qualities of the area and impact on travel patterns arising from the scale of development proposed.
- 3.11 Policy S1 sets out various sustainability criteria which such proposals should be assessed against. This reflects the thrust of government policy set out in the National Planning Policy Framework to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.
- 3.12 Policy EC3 (Rural Employment) is intended to support the rural economy by allowing business development in open countryside where this involves a change of use or conversion of a permanent and soundly-constructed building. This is provided that:
- The scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking and the standard of highways, and would improve the balance of jobs to working age population within the immediate vicinity.
 - Proposals respect the character and qualities of the landscape and the setting of any affected settlement or protected landscape and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

- Changes to an existing building of historic interest or character sensitively retain its interest, character and appearance.

- 3.13 The proposal is for a change of use of the barn to a wedding/events venue including new access track, associated parking and landscaping.
- 3.14 The principle of the development is considered to comply with the above policies subject to the development being shown to not have an adverse impact on overall travel patterns as required by Policy S22 and subject to compliance with other relevant Local Plan policies which will be considered below:

Impact on listed building

- 3.15 In coming to a decision the Council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses, and have given it considerable importance and weight in the planning balance.
- 3.16 Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033 states that:
'To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage assets, including...Listed Buildings ..., particularly those of national importance.'
- 3.17 In principle, it is considered that the proposed conversion to enable the building to be used as an event/wedding venue is supported as it has many advantages over the previously approved scheme 16/01300 which would have seen its conversion to holiday accommodation as the proposal the subject of this application will maintain the interior space in a more open manner than the previously-approved scheme and therefore better reveal the interior of the building and its use as an events/wedding venue will ensure that people get to appreciate the aesthetics of the building.
- 3.18 However, there are some areas of the scheme which would harm the listed building and should be altered. It is proposed to install a canopy above the first floor window on the north elevation. This element of the scheme would cause damage to the brickwork by fixing the canopy to the barn and is not a feature which is complimentary to this barn as it is out of character with its agricultural character. If minded to approve, a condition is recommended to state that notwithstanding the submitted drawing, this element of the scheme shall not be installed. With this condition in place it is considered that the internal and external works to the building to enable its conversion subject to details can be undertaken without harm being caused to the listed building.
- 3.19 To ensure that the detailing preserves the listed building conditions are recommended to be applied if minded to approve for a sample of the corrugated iron to be used for the barn roof; a door schedule for new doors to be installed; a detailed specification of materials and sections for rainwater goods and new external steps. It is also recommended that a condition be applied for no works to commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been approved and until an appropriate programme of historic building recording and analysis has been secured and implemented in

accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority. It is considered that these conditions are necessary to ensure that detailing of new additions to the building are appropriate and to ensure that the work is executed in a manner which preserves the listed building.

Impact on the character and amenity of the area and setting of the listed building

- 3.20 There is no objection in principle to the proposed external works on the wider site to facilitate the change of use, including the provision of a new track, parking to serve the development, landscaping of the walled garden, new terrace to the round house and service vehicle access and associated hard and soft landscaping works being provided. However, concerns are raised about the execution of these landscaping works, in detail, and their adverse impact on the setting of the listed building.
- 3.21 The site lies in a part of the District where there are a number of high status country estates and designed landscapes. The hierarchical status of property is an important aspect of the character of the area. The concern is that, largely in the execution of some details, the proposed development will over-gentrify the status of Brickhouse Farm and erode the subtle layers of status represented in the landscape. Of particular concern is the treatment of the entrance, the drive, the hard landscaping detailing around the barn and the landscape treatment in the walled garden.
- 3.22 Regarding the entrance, it is considered that the granite gateposts are inappropriate to the character of the area and the status of the property. It is suggested that square oak posts are used instead. The tops of which could be chamfered off and capped with lead but otherwise embellishments should be avoided. Likewise, an appropriate gate would be a simple wooden field gate, which could also be made of oak, and should reflect the local style. Whilst the scale of the entrance and treatment of the hedge on the entrance is considered acceptable, the entrance has close connection with the public realm and therefore it is important that the details of the type of gate and gate posts to be used reflects the status of the property. It is considered that this concern with the use of the granite gate posts and lack of detail about the gate to be used can be overcome by way of condition, it is recommended that, if minded to approve, a condition be added to state that the granite gate posts shown on the submitted plans are not approved and to secure agreement to an appropriate gate and gate post detail by way of condition to ensure that these treatments are appropriate in the context of the status of the building within the wider landscape in order to ensure that the detail does not undermine the setting of the listed building.
- 3.23 Regarding the drive, it is considered that the proposed character for the new access drive is of too high a status, being set too far from the existing hedge with the processional planting suggesting an avenue which undermines the setting of the listed building and the hierarchical status of the building in the wider landscape. It is recommended that a more appropriate access drive that would preserve the setting of the listed building and its status within the wider landscape would be to move the access drive closer to the hedge, but still at a sufficient distance from it to avoid root damage to the hedge and for standard trees to be positioned within the existing hedge at irregular spacing rather than processional. A native species hedge bank on the south side of the track could be planted if containment of the track is desired without undermining the wider landscape. It is considered,

therefore, that there is an appropriate solution to overcome the concern about the setting, and therefore, if minded to approve, a condition is recommended to be applied to state that the access drive and associated passing bays and landscaping works shown on the submitted plans are not approved and to secure agreement to an alternative track position and landscaping treatment which would be more appropriate to protect the setting of the listed building and its status within the wider landscape.

- 3.24 Regarding the hard detailing around the barn, no objection is raised to the parking layout, however the use of Grasscrete as proposed for the bays is considered to be overly urban in character. It is considered that a more suitable material to be used in a rural location such as this to preserve its rural character would be bound crushed stone, bituminous macadam or similar. It is considered that a more appropriate material can be found to overcome this concern and therefore, if minded to approve, it is recommended that a condition be applied for an alternative material for the parking bays to be agreed to ensure that the setting of the listed building is preserved.
- 3.25 Regarding the stone terrace to the front of the barn and the service vehicle access, it is considered that the sandstone paving proposed for these areas is of too high a status, over-domestic in character and unsympathetic to the character of the listed building. It is suggested that the use of rich materials be restricted to using stone at thresholds only and that bound stone, hoggin or similar would be more sympathetic to the curtilage of the listed building. It is also recommended that an additional screen be provided in the form of a dropped hedgebank positioned along the eastern perimeter of the track/parking/terrace to hide the lowest parts of the elevation and conceal the cars and changed activities from view in the wider landscape as well as resolving the change in level. These alternative materials and additional hedge planting, it is considered, would preserve the setting of the listed building. As it is considered that a more appropriate material/additional planting could be used to address the setting concern raised, if minded to approve, conditions are recommended to be applied to secure details of an additional hedge to be planted and to secure agreement to alternative material(s) for the stone terrace and service vehicle access.
- 3.26 Regarding the walled garden, notwithstanding the submitted drawings it is difficult to agree whether the existing cobbles should be lifted and re-laid as proposed without seeing the existing exposed. Landscaping of the courtyard area should be as much as possible, in principle, a reinstatement of whatever was there originally rather than a new design. It is therefore recommended that whilst in principle no objection is raised to landscaping works within the walled garden, that the landscaping works proposed not be agreed and, if minded to approve, a condition be applied for the topsoil and no other works within the walled garden to be removed and site inspection to be carried out by the Council's Conservation Officer prior to the submission and agreement of an appropriate landscape scheme for this area to ensure that the landscape scheme proposed is informed by the existing cobble design and that the cobbles are only lifted and re-laid where necessary.
- 3.27 With the above recommended conditions in place, it is considered that safeguards would be in place to ensure that the setting of the listed building would not be compromised by the proposed conversion works.

Residential Amenity Considerations

- 3.28 Due to the distance to neighbouring dwellings, the proposals are not considered to give rise to any unacceptable loss of amenity to the occupiers of neighbouring dwellings.

Noise Nuisance Considerations

- 3.29 Environmental Health have been consulted and have raised no objection to the proposal subject to conditions that doors and windows must be closed while playing amplified music and when using a PA system and that amplified music shall cease at 00:00hrs and that there shall be no amplified music played in the courtyard. If minded to approve, it is recommended that these conditions be applied.

Highway Considerations

- 3.30 Devon County Council Highways have been consulted on this application and advise that the proposed access will be off an unclassified road which is restricted to 60 m.p.h. although the actual speeds in this area are likely to be lower due to the width of the road in places and forward visibility. Therefore the proposal for the access in to the venue shown on drawing number 1710-02A is deemed acceptable.
- 3.31 This road then after 900 metres leads to the Black Forest Lodge crossroad which is a junction on a C Classified County Road which is also restricted to 60 m.p.h. Devon County Council Highways report that this road is a fast road and the visibility at this junction is poor and because of this there is a Stop Sign and Stop solid white line in situ.
- 3.32 This application as originally submitted set out in the Transport Advisory Note that the venue could hold up to 120 guests which could attract 78 vehicle movements. Devon County Council Highways advised that this amount of trips on what is already a junction with poor visibility would not be safe or suitable and recommended refusal of this application.
- 3.33 To seek to address the concern a revised Transport Advisory Note was submitted which stated that the maximum number of guests would be 80 and car parking spaces would be reduced to 25 as was shown on drawing 1710-02B to seek to address the highways concerns.
- 3.34 Devon County Council Highways were consulted on this revised Transport Advisory Note and advise that although this is a reduction in vehicle movements and trips from that previously considered, it does not overcome the poor visibility at the Black Forest Lodge junction, and no mitigation has been presented to make this safe and suitable for the additional trips that this proposal could generate. Therefore the recommendation for refusal remains.
- 3.35 It is recommended that, as no mitigation can be provided to make the Black Forest Lodge junction safe within the control of the applicant, that the application be refused on the highway experts' advice that the proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility

from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework.

Impact on ecology/biodiversity

- 3.36 The barn supports a bat roost, including a maternity roost for brown long-eared bats as identified in the bat report submitted with this application.
- 3.37 All bats, their roosts and their accesses to their roosts are legally protected and long-eared bats are particularly light-averse.
- 3.38 Without mitigation, the proposed opening up of the building to roof level, by removal of most of the existing internal ceiling and conversion works to the building, would destroy most of the roost area and may destroy bat access points to the roof. Furthermore, subsequent use of the building is likely to cause disturbance to any remaining bats from noise/odour, especially reception music, PA systems, light and cigarette smoke.
- 3.39 The bat report submitted with this application recommends a suite of measures to ensure that the bats can continue to use the roost and surrounding areas.
- 3.40 The Council's Biodiversity Officer recommends that the measures set out in the bat report, if minded to approve, should be conditioned including provision of further detail on the delivery of these measures and is suggesting a condition that prior to commencement of works to the building a Bat Mitigation Scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall detail all measures that will be incorporated and followed to ensure that impacts on bats are avoided. The scheme shall be developed in consultation with an experienced bat consultant, a sound engineer and a lighting engineer. The scheme shall:
- Set out when works to the building may and may not be undertaken, to minimise risk of disturbance to roosting and hibernating bats. Before work commences a bat worker will explain bat and nesting bird issues to building contractors.
 - Detail when a licensed bat worker will be present to oversee works that might harm bats and to relocate or exclude bats if necessary.
 - Show how an adequately-sized bat roost shall be maintained within the barn, by retention of part of the existing floor and installation of an end wall. A roost access hatch shall be included to permit maintenance and bat monitoring. The bat roost shall include an adequate range of 'perch' and crawl spaces for bats.
 - Show how at least one free-flight bat access point and a range of crawl-in bat access points will be retained or created to allow long-eared and pipistrelle bats to access the retained roost area. The free-flight access and some of the crawl-in access points shall be on the northern gable end of the barn.
 - Give detail of sound-proofing that will be installed around the bat roost to prevent loud music and other noise from disturbing the bats. Additional sound-proofing may be needed in association with the loft hatch.
 - Specify the materials to be used in the roost, including roof lining materials and any timber treatment substances, and that these shall be appropriate for use in a bat roost.
 - Discuss the value of incorporating a seasonal bat 'incubator' in this roost and detail provision if it is appropriate.

- Show how visitors will be kept away from the northern elevation of the building, which contains the main bat access points, to avoid cigarette smoke entering the roost and minimise noise disturbance. The exclusion method should be designed to help to create a dark, quiet, smoke-free area at this end of the building, for instance a tall wall.
- Show how light levels no greater than 0.5 lux will be achieved at a distance of 5 metres from the bat entry points, features used by the bats to navigate away from the building and existing hedge(s) along the access track and beside the car parking area. Address lighting from all sources including windows; external building lights; access track lighting; car headlights, etc.
- Detail the range of measures to achieve appropriate light levels, for example:
 - avoid windows and glazed doors on the northern elevation of the barn;
 - limit numbers and size of windows/glazed doors on other elevations;
 - use glazing with limited light transmittance;
 - locate and direct internal lighting to limit the level of spill from windows/glazed doors;
 - internally and externally use only narrow-spectrum, warm wavelength emitting low-luminance bulbs;
 - limit external lighting to PIR motion-activated security lights on short timers (2 minutes maximum), mounted at low heights and fitted with appropriate directional cowl/baffles to direct light.
- Include isolux maps showing the pre-commencement and operational stage lighting levels.
- Detail a monitoring and revision programme that will ensure that the success of the mitigation measures is monitored and that additional compensatory measures are put in place if the original mitigation measures prove to be inadequate. The results of monitoring and any additional measures shall be copied to the Local Planning Authority.

Once approved the development shall be delivered in accordance with the approved Bat Mitigation Scheme and the bat mitigation measures shall be maintained thereafter.

- 3.41 With the above condition in place the Council's Biodiversity Officer is satisfied that, if minded to approve the development, it can proceed subject to an appropriate bat mitigation scheme being agreed without any adverse impact on ecology.

Conclusion

- 3.42 It is recommended that, as no mitigation can be provided to make the Black Forest Lodge junction safe within the control of the applicant, that the application be refused on the highway expert's advice that the proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework and Policies S1A and S1 of the Teignbridge Local Plan 2013-2033.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)
S2 (Quality Development)
S22 (Countryside)
EC3 (Rural Employment)
EN2A (Landscape Protection and Enhancement)
EN5 (Heritage Assets)
EN8 (Biodiversity Protection and Enhancement)
EN9 (Important Habitats and Features)
EN11 (Legally Protected and Priority Species)
EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

Historic England Historic Environment Good Practice Advice in Planning

Planning (Listed Buildings and Conservation Areas) Act 1990

5. CONSULTEEES

Devon County Council (Highways) - The proposed access will be off an unclassified County Road which is restricted to 60 m.p.h. although the actual speeds in this area will likely be lower due to the width of the road in places and forward visibility. Therefore the proposal for the access into the venue would be acceptable shown on drawing number 1710-02A.

There is no street lighting in the area or footways. In this area there has been no personal injury collisions reported to the police between 1 January 2010 and 31 December 2015.

This road then after 900 metres leads to the Black Forest Lodge crossroad which is a junction on a C Classified County Road which is also restricted to 60 m.p.h. This road is a fast road and the visibility at this junction is poor, and because of this there is a Stop Sign and Stop solid white line.

Additional information submitted states that the maximum amount of guests will be 80 and car parking spaces will be reduced to 25.

This reduction in vehicle movements and trips from that previously considered, does not overcome poor visibility at the Black Forest Lodge junction, and no mitigation has been presented to make this safe and suitable for the extra trips that this proposal could generate. Therefore the recommendation is for refusal for the following reason:

The proposed development would be likely to result in a material increase in the volume of traffic entering and leaving the Class C County Road through a junction which does not provide adequate visibility from and of emerging vehicles, contrary to paragraph 32 of the National Planning Policy Framework.

Environmental Health (Contaminated Land) - No objections.

Historic England - Brickhouse Farm is a Grade II* listed building. Dating from 17th century, it is an extremely unusual artisan mannerist style with robust red brick detailing.

The proposals relate to the associated barn, listed at Grade II, which includes the former horse engine house. 18th century in date, also in brick, it has a simple rectangular form with a corrugated roof.

The building has a prior approval for conversion into holiday accommodation; however, the plan is now to convert the building into a wedding and events venue. Historic England's remit relates to the setting of the Grade II* listed house and any substantial demolition to the Grade II.

In terms of demolition, the current proposal is for the removal of the first floor within the central portion of the building and the re-opening of the two former threshing doors on the west elevation. The Council need to be satisfied that there will be no adverse impact on the significance of the heritage asset by undertaking these works. We would suggest that you seek advice from your heritage professionals in terms of the potential impact.

In terms of reinstatement, although this falls outside our remit, we would like to draw your attention to Historic England's suite of guidance on farm buildings. This may be of assistance in developing the scheme and considering some of the detailing.

The setting to the highly graded asset, there is some concern raised about the relationship between the car parking to the south of the site, which will form a new utilitarian feature within views from the principal building. We would ask whether alternative locations have been considered by which to avoid the potential impact in principal views from the main house.

Design & Heritage - In principle I am supportive of the proposed conversion which has advantages over the approved previous scheme (16/01300) as it maintains the interior space in a more open manner. There are areas which should be altered. The canopy above the first floor window north elevation should be removed as the brickwork will be damaged in fixing it and it is not a feature complimentary to this barn.

A proposed door schedule should be provided to confirm that the internal doors are appropriate in character. I would recommend simple timber plank doors with latch ironmongery.

Suggested Conditions:

- Prior to commencement of external works to the barn a schedule of all external joinery details for the barn (with cross sections at 1:5 scale) shall be submitted to and agreed in writing by the Local Planning Authority. The work shall proceed in accordance with the approved schedule.
- Prior to the commencement of the proposed external works to the barn, a sample of the corrugated iron to be used on the barn shall be approved in writing by the Local Planning Authority.

- Prior to the commencement of external works a detailed specification of rainwater goods to be used including materials and sections and external steps shall be submitted to and approved in writing by the Local Planning Authority.
- No works to which this consent relates shall commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been submitted to and approved in writing by the Local Planning Authority.
- No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Devon County Council (Archaeology) - The proposed development involves the conversion of an 18th century barn and horse engine house that is protected as a Grade II listed building, ref: 1169071. The proposed conversion works will have an impact upon the fabric and appearance of this designated heritage asset, and previous consents granted for this site have been conditional upon a programme of historic building recording being undertaken in mitigation for this impact.

For this reason and in accordance with paragraph 141 of the *National Planning Policy Framework (2012)* I would advise that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95 and English Heritage guidance as set out in '*Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities - 2008*', whereby:

"No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority."

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: *'To ensure that an appropriate record is made of the historic building fabric that may be affected by the development'*

I would envisage the programme of work as taking the form of an appropriate record of the historic building as well as any architectural features, fixtures and fittings affected by the development. This work would be undertaken in advance of any construction/conversion works and supplemented, if required, by observations made during the development. The results of the historic building recording work and any post-excavation analysis undertaken would need to be presented in an appropriately detailed and illustrated report.

Natural England - Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected species or landscapes.

RSPB - The RSPB has concerns about impacts on habitat that may be used by curl buntings and on the active bat roost. We recommend that any permission includes conditions on timing of removal of the two sections of hedgerow (for the vehicle entrance to the east and the southern boundary) to avoid March to mid-September inclusive. This will avoid risk of disturbance/damage to curl buntings.

We note that new lengths of hedgerow will be planted with native species but no information was provided on species – we recommend these include hazel, hawthorn, dogwood and field maple, and are plants grown in UK from native seed. Management of retained and new hedges should be to produce tall (2 metres minimum), dense hedges that can be used by nesting birds and also commuting and foraging bats.

The ecological information is the same as provided with the previous application 17/01816/FUL and, though it contains many recommendations and examples of how replacement bat roosts and new nesting opportunities for birds could be provided, it is not clear what actions will be taken should this application be permitted to avoid any harm to bats or loss of suitable roost space. We recommend that your authority obtain this information before granting any permission.

Bats are European Protected Species and, in addition to work that may disturb roosting bats or destroy an active roost requiring a European Protected Species (EPS) licence prior to works, Teignbridge District Council does need to be satisfied that the 'three tests' set out in Regulation 53 of The Conservation of Habitats and Species Regulations 2010 can be met.

It was not possible to read the text on some of the elevation drawings but there did not appear to be any details of when, how and where replacement roost sites would be provided, and how timing would avoid or minimise disturbance of bats during conversion and ensure long term suitability of replacement roost when the barn is used as a wedding/function venue. There was no information on how light disturbance to bats would be avoided during conversion and operation, e.g. lighting design and location to prevent spill at and near current and replacement roost entrances. We recommend that this information be provided before determination of the application.

In our view, these recommendations accord with the guidance in the National Planning Policy Framework and Teignbridge Local Plan.

Biodiversity Officer - The barn supports a bat roost, including a maternity roost for brown long-eared bats. All bats, their roosts and their accesses to their roosts are legally protected. Long-eared bats are particularly light-averse.

Without mitigation, the proposed opening up of the building to roof level, by removal of most of the existing internal ceiling conversion works to the building would destroy (most of) the roost area and may destroy bat access points to the roof. Subsequent use of the building is likely to cause disturbance to any remaining bats from noise (especially from reception music), light and cigarette smoke.

The bat report recommends a suite of measures to ensure that the bats can continue to use the roost and surrounding areas. These measures should be conditioned, as should provision of further detail on their delivery.

Landscape Officer - I have no objection to the principle of the proposed development on landscape terms, however I have concerns that the execution of the landscape works, in detail, will have an adverse impact on the character of the area and the curtilage/setting of the listed building.

The site lies in a part of the District where there are a number of high status country estates and designed landscapes. The hierarchical status of property is an important aspect of the character of the area. My concern is that, largely in the execution of some details, the proposed development will over-gentrify the status of Brickhouse Farm and erode the subtle layers of status represented in the landscape.

I am in particular concerned about the treatment of the entrance, the drive and the hard landscape detailing around the barn.

Site entrance

Regarding the entrance, I am of the opinion that granite gateposts are inappropriate to the character of the area and the status of the property. I suggest that square oak posts are used instead. The tops could be chamfered or capped with lead but otherwise embellishment should be avoided. An appropriate gate would be field-gate, made of oak, of a local style - further research (old photographs are a source) may reveal a good solution. I am happy with the scale of the entrance and the treatment of the hedge. The entrance has close connection with the public realm and details of the type of gate and gate posts proposed are necessary.

The proposed use of the site, as a venue for wedding receptions, is likely to need a sign positioned at the entrance. It would be helpful if the appearance of this could be addressed. One small, high quality sign that tried to reflect a rural context with a sense of rich time depth would be appropriate.

Drive

The proposed character is of too high a status, being set too far from the existing hedge with the planting suggesting an avenue. I suggest moving the route closer to the hedge (but at sufficient distance to avoid root damage to the hedge) and for standard trees to be positioned within the hedge – their spacing should be irregular and not processional. A hedge bank on the south side of the track would be acceptable if some containment was desired.

Hard detailing around the barn

I am happy with the parking layout, however in my opinion Grasscrete used for the bays is overly urban in character and should be avoided. Bound crushed stone, in situ concrete or bituminous macadam would be more appropriate solutions.

Regarding the stone terrace to the front of the barn. This solution is of too high a status, over-domestic in character and unsympathetic to the character of the listed building. I would suggest restricted use of rich materials, using stone at thresholds only. Bound stone, hoggin or similar would be more sympathetic to the curtilage of the listed building. Hedge planting in the form of a dropped hedgebank, positioned along the eastern perimeter of the track/parking/terrace would help to hide the lowest parts of the elevation and conceal the cars and changed activities from view, as well as resolving the change in level. The hedge could be of native species but flailed or regularly clipped, providing a transition between the domestic area and agricultural landscape.

Wales & West Utilities - Wales & West Utilities have no objections to these proposals, however their apparatus may be at risk during construction works and should the planning application be approved then they require the promoter of these works to contact them directly to discuss their requirements in detail. Should diversion works be required these will be fully chargeable.

6. REPRESENTATIONS

No representations received.

7. PARISH COUNCIL'S COMMENTS

No comments received.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

PLANNING COMMITTEE REPORT

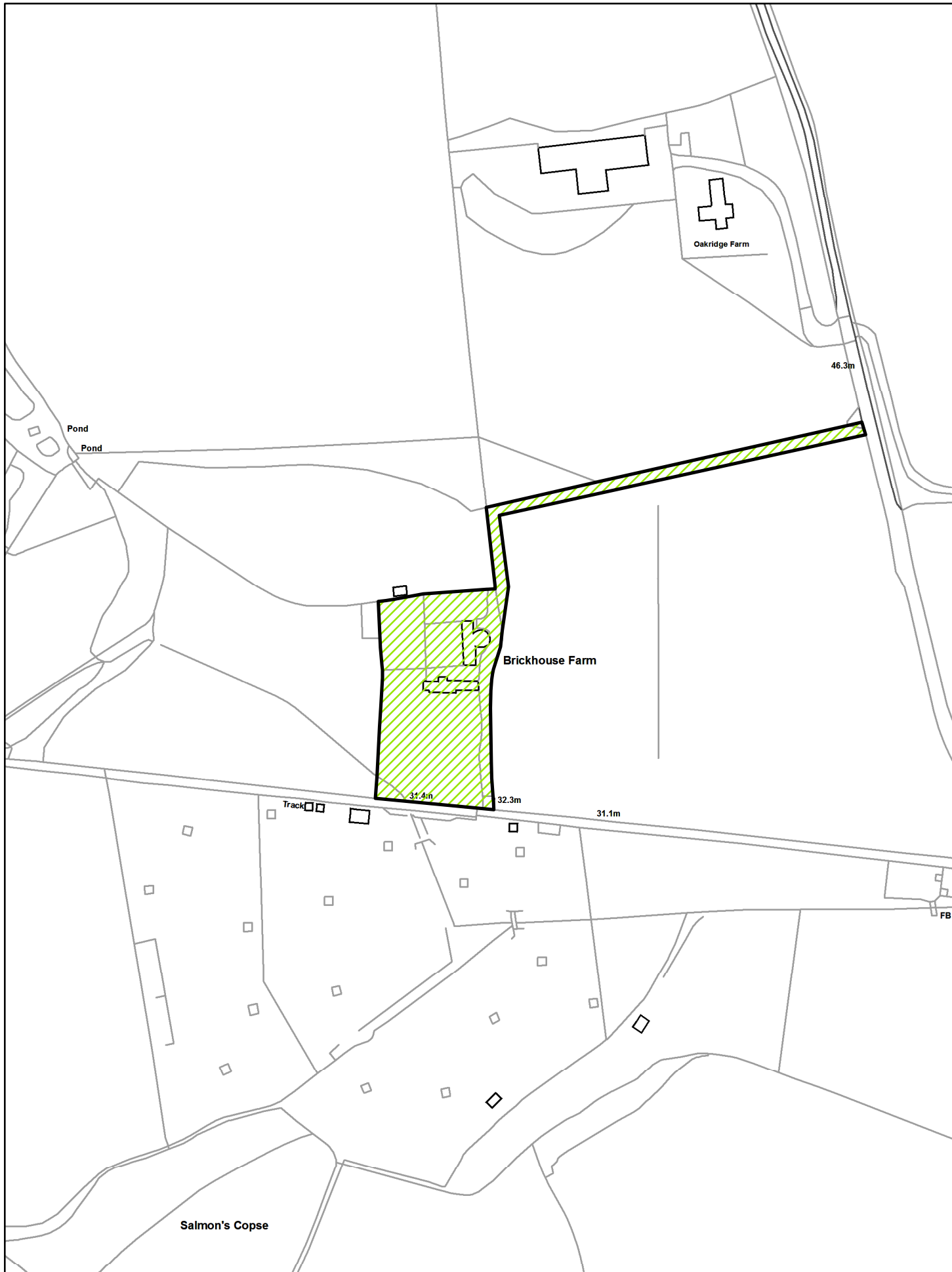
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	STARCROSS - 17/02759/LBC - Brickhouse Farm Barn, Mamhead – Conversion works to storage barn to use as wedding/function venue including new access track, associated parking and landscaping	
APPLICANT:	Mr & Mrs Szczepura	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Councillor Connett	Kenton With Starcross
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02759/LBC&MN	





1. REASON FOR REPORT

Councillor Connett has requested that the application be referred to Planning Committee if the Case Officer is recommending refusal.

The reason given for this request is that the proposal supports the rural economy, is compatible with the rural environment, and supports a developing local business with the potential to create additional employment. The application provides a use for currently under-used/redundant former farm buildings.

Whilst the Case Officer's recommendation is for approval in relation to the works required for the conversion of the listed building in this application, the Officer's recommendation for the associated planning application is for refusal (17/02727/FUL) for the change of use and therefore the Business Manager has referred this case to Planning Committee for determination in order for it to be considered alongside the linked planning application 17/02727/FUL.

2. RECOMMENDATION

LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement;
2. Development to be carried out in accordance with approved plans;
3. Notwithstanding the submitted plans the canopy above the first floor window north elevation shall not be installed;
4. Door schedule shall be provided and approved prior to installation of doors to ensure doors are appropriate in character;
5. Notwithstanding condition 2 above, the soft and hard landscaping works for the walled garden shown on drawing 1710-02B is not approved. With the exception of removing the topsoil within the walled garden to expose the existing cobbles, no works shall take place in this area until such time as the promoter/developer has contacted the Local Planning Authority to arrange a site inspection of the existing cobbles, and following the site inspection the promoter/developer has submitted to the Local Planning Authority and the Local Planning Authority has agreed a soft and hard landscaping scheme for the walled garden;
6. Prior to the commencement of the proposed external works to the barn, a sample of the corrugated iron to be used on the barn shall be submitted to and approved in writing by Local Planning Authority;
7. Notwithstanding condition 2 above, the use of granite for the new gate posts is not approved, prior to installation of the new entrance gate and posts, details of an alternative material for the gate posts and elevation details of the proposed gate and associated posts shall be submitted to and approved in writing by the Local Planning Authority. Only the approved gate and posts shall be installed;
8. Notwithstanding condition 2 above, the use of Grasscrete for the construction of the parking bays is not approved. Prior to the construction of the parking bays an alternative material for the parking bays shall be submitted to and approved in writing by the Local Planning Authority. Only the approved material shall be used in the construction of the parking areas;
9. Notwithstanding condition 2 above, alternative material(s) for the terrace marked on drawing 1710-02B as 'round house terrace' and the 'service vehicle access' marked on the same plan shall be submitted and approved in writing by the Local Planning Authority. Only the approved material(s) shall be used in the creation of the service vehicle access and terrace;

10. Prior to the barn being brought into use as an events/wedding venue a landscaping scheme detailing an additional hedge bank in the form of a dropped hedgebank, positioned along the eastern perimeter of the track/parking terrace shall be submitted to and approved in writing by the Local Planning Authority. Once approved it shall be planted in the first available planting season following approval and retained thereafter;
11. Landscaping scheme for all external planting shall be submitted and approved in writing prior to the building being brought into use as a wedding/events venue and shall once approved be planted in the first available planting season following approval;
12. Notwithstanding condition 2 above, the new access drive, passing bays and new sweet chestnut and beech trees shown adjacent to the new track on drawing 1710-02B are not approved in the alignment shown with the exception of the access point and visibility splays onto the highway. Prior to the construction of the access drive a drawing shall be submitted to show a track with passing bays which is positioned in closer proximity to the existing hedge boundary and this drawing shall include details of the surface material of the track and show soft landscaping works adjacent to the track to screen the drive from wider views. These landscaping details shall include details of plant species, positioning, and an implementation and management plan for the landscaping works. Once approved only the approved drive and landscaping works shall be implemented and retained as such thereafter;
13. Prior to the commencement of external works to the building in connection with the hereby-approved change of use a detailed specification of rainwater goods to be used including materials and sections, and materials and sections for any new external steps shall be submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved details and be retained as such thereafter;
14. No works to which this consent relates shall commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been submitted to and approved in writing by the Local Planning Authority. Once approved works shall proceed in accordance with the approved method statement;
15. No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

INFORMATIVES

In relation to condition 7 it is recommended that the gate posts consist of wooden posts and be kept free of embellishments other than tops that could be chamfered or capped with lead and it is recommended that the gate take the form of a wooden field gate.

In relation to condition 8 it is recommended that a suitable alternative material for the parking bays to retain the rural character of the site could consist of bound crushed stone, bituminous macadam or similar.

In relation to condition 9 it is recommended that the use of stone be restricted to thresholds only and that bound stone, hoggin or similar be used as a more sympathetic treatment for the service vehicle access and round house terrace located within the curtilage of the listed building.

In relation to condition 12 it is recommended that the access drive be moved closer to the hedge (but at sufficient distance to avoid root damage to the hedge) and for standard trees to be irregularly spaced in the existing hedge and not processional. A hedge bank on the southern side of the drive consisting of native species could be used to add containment to the track.

3. DESCRIPTION

The Site

- 3.1 The site relates to the Grade II* Listed property Brick House and the adjacent Grade II Listed barn (the subject of this application).
- 3.2 The house is situated on land rising from the Exe Estuary approximately 3km to the east of Great Haldon. Exeter is approximately 10km to the north. The closest defined settlements in the Teignbridge Local Plan to the site are Kenton to the north east, and Starcross to the west. The site lies within an Area of Great Landscape Value.
- 3.3 Brickhouse has a substantial history and is of great historic merit. The house was built in the early years of the 18th century and was a feature of many paintings by Reverend John Swete.
- 3.4 The house is built across a relatively steep hill, and faces south onto a lawned garden on a terrace built up in front of the house. The property of Oakridge Farm lies to the north, whilst the property of Home Farm Cottages lie to the far west. The house and grounds are predominantly surrounded by open countryside, with an existing access track situated to the immediate south. The existing driveway passes by the east side of the garden and the east side of the house, continuing to flatter land a short distance north of the house.
- 3.5 A large 18th century brick barn (the subject of this application) is built down the hillslope along the west side of the top end of the drive. This forms the east side of a former farmyard a short distance to the rear of the house. This is now a cobbled yard, which is enclosed on three sides by stone rubble and brick walls, and with a gateway in the south side alongside the barn.
- 3.6 Previously planning permission and listed building consent was granted under consent reference 16/01299/FUL and 16/01300/LBC for replacement side and rear extensions and the conversion of the barn to two holiday accommodation units. At the time of the Case Officer's visit, the works to the building which were granted consent under these applications was being undertaken.

Proposal

- 3.7 The Planning Statement submitted with this application sets out that the owners have now reconsidered their business plan and have decided to focus on the vineyard and expansion of their events business at the site, rather than investing in

holiday accommodation. The proposal in this application is sought to complement the use of the attached round house development seeks to complement the use of the round house (horse gin) attached to the barn which was granted a change of use under consent 16/02646/COU for a change from agricultural use to a venue for wine tasting and food courses and this consent also included an increase in the size of the existing parking area.

- 3.8 This application seeks Listed Building Consent for the conversion works to the barn to enable its use as wedding/function venue.

Impact on listed building

- 3.9 In coming to a decision on this application the Council must be mindful of the duty as set out in section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses.
- 3.10 In principle, it is considered that the proposed conversion to enable the building to be used as an event/wedding venue is supported as it has many advantages over the previously-approved scheme 16/01300 which would have seen its conversion to holiday accommodation as the proposal the subject of this application will maintain the interior space in a more open manner than the previously-approved scheme and therefore better reveal the interior of the building and its use as an events/wedding venue will ensure that people get to appreciate the aesthetics of the building.
- 3.11 However, there are some areas of the scheme which would harm the listed building and should be altered. It is proposed to install a canopy above the first floor window north elevation. This element of the scheme would cause damage to the brickwork by fixing the canopy to the barn and is not a feature which is complimentary to this barn as it is out of character with the agricultural character of the barn. If minded to approve, a condition is recommended to state that notwithstanding the submitted drawing, this element of the scheme shall not be installed. With this condition in place it is considered that the internal and external works to the building to enable its conversion subject to details can be undertaken without harm being caused to the listed building.
- 3.12 To ensure the detailing preserves the listed building conditions are recommended to be applied for a sample of the corrugated iron to be used for the barn roof; a door schedule for new doors to be installed; a detailed specification of materials and sections for rainwater goods and new external steps. It is also recommended that a condition be applied for no works to commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork has been approved and until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which shall first have been approved in writing by the Local Planning Authority. It is considered that these conditions are necessary to ensure that detailing of new additions to the building are appropriate and to ensure that the work is executed in a manner which preserves the listed building.

Impact on setting of listed building

- 3.13 There is no objection, in principle, to the proposed external works on the wider site to facilitate the change of use, including the provision of a new track, parking to serve the development, landscaping of the walled garden, new terrace to the round house and service vehicle access and associated hard and soft landscaping works being provided. However, concerns are raised about the execution of these landscaping works, in detail, and their adverse impact on the setting of the listed building.
- 3.14 The site lies in a part of the District where there are a number of high status country estates and designed landscapes. The hierarchical status of property is an important aspect of the character of the area. The concern is that, largely in the execution of some details, the proposed development will over-gentrify the status of Brickhouse Farm and erode the subtle layers of status represented in the landscape. Of particular concern is the treatment of the entrance, the drive, the hard landscaping detailing around the barn and the landscape treatment in the walled garden.
- 3.15 Regarding the entrance, it is considered that the granite gateposts are inappropriate in the character of the area and the status of the property. It is suggested that square oak posts are used instead. The tops could be chamfered off and capped with lead but otherwise embellishments should be avoided. Likewise, an appropriate gate would be a simple wooden field gate, which could also be made of oak, and should reflect the local style. Whilst the scale of the entrance and treatment of the hedge on the entrance is considered acceptable, the entrance has close connection with the public realm and therefore it is important that the details of the type of gate and gate posts to be used reflects the status of the property. It is considered that this concern with the use of the granite gate posts and lack of detail with regard to the gate to be used can be overcome by way of condition, it is recommended that, if minded to approve, a condition be added to state that the granite gate posts shown on the submitted plans are not approved and to secure agreement to an appropriate gate and gate post detail by way of condition to ensure that these treatments are appropriate in the context of the status of the building within the wider landscape in order to ensure that the detail does not undermine the setting of the listed building.
- 3.16 Regarding the drive, it is considered that the proposed character for the new access drive is of too high a status, being set too far from the existing hedge with the processional planting suggesting an avenue which undermines the setting of the listed building and the hierarchical status of the building in the wider landscape. It is recommended that a more appropriate access drive that would preserve the setting of the listed building and its status within the wider landscape would be to move the access drive closer to the hedge, but still at a sufficient distance from it to avoid root damage to the hedge and for standard trees to be positioned within the existing hedge at irregular spacing rather than processional. A native species hedge bank on the south side of the track could be planted if containment of the track is desired without undermining the wider landscape. It is considered, therefore, that there is an appropriate solution to overcome the concern about the setting, and therefore, if minded to approve, a condition is recommended to be applied to state that the access drive and associated passing bays and landscaping works shown on the submitted plans are not approved and to secure agreement to an alternative track position and landscaping treatment which would be more

appropriate to protect the setting of the listed building and its status within the wider landscape.

- 3.17 Regarding the hard detailing around the barn, no objection is raised to the parking layout, however the use of Grasscrete as proposed for the bays is considered to be overly urban in character: it is considered that a more suitable material to be used in a rural location such as this to preserve its rural character would be bound crushed stone, bituminous macadam or similar. It is considered that a more appropriate material can be found to overcome this concern and therefore, if minded to approve, it is recommended that a condition be applied for an alternative material for the parking bays to be agreed to ensure that the setting of the listed building is preserved.
- 3.18 Regarding the stone terrace to the front of the barn and the service vehicle access, it is considered that the sandstone paving proposed for these areas is of too high a status, overly domestic in character and unsympathetic to the character of the listed building. It is suggested that the use of rich materials be restricted to using stone at thresholds only and that bound stone, hoggin or similar would be more sympathetic to the curtilage of the listed building. It is also recommended that an additional screen be provided in the form of a dropped hedgebank positioned along the eastern perimeter of the track/parking/terrace to hide the lowest parts of the elevation and conceal the cars and changed activities from view in the wider landscape as well as resolving the change in level. These alternative materials and additional hedge planting it is considered would preserve the setting of the listed building. As it is considered that a more appropriate material/additional planting could be used to address the setting concern raised, if minded to approve, conditions are recommended to be applied to secure details of an additional hedge to be planted and to secure agreement to alternative material(s) for the stone terrace and service vehicle access.
- 3.19 Regarding the walled garden, notwithstanding the submitted drawings it is difficult to agree whether the existing cobbles should be lifted and re-laid as proposed without seeing the existing exposed. Landscaping of the courtyard area should be as much as possible, in principle, a reinstatement of whatever was there originally rather than a new design. It is therefore recommended that, whilst in principle no objection is raised to landscaping works within the walled garden, the landscaping works proposed shall not be agreed and, if minded to approve, a condition be applied for the topsoil and no other works within the walled garden to be removed and a site inspection to be carried out by the Council's Conservation Officer prior to the submission and agreement of an appropriate landscape scheme for this area to ensure that the landscape scheme proposed is informed by the existing cobble design and that the cobbles are only lifted and re-laid where necessary.
- 3.20 With the above recommended conditions in place, it is considered that safeguards would be in place to ensure that the setting of the listed building would not be compromised by the proposed conversion works.

Conclusion

- 3.21 It is recommended that Listed Building Consent is granted for the proposal subject to the above suggested conditions to ensure that no harm is caused to the fabric of the listed building during the conversion works and to ensure that the associated external site works to facilitate the use of the building as a events/wedding venue

can take place without harming the setting of the listed building. The proposal is considered to accord with EN5 of the Teignbridge Local Plan and guidance contained within the National Planning Policy Framework with regard to preserving listed buildings and their setting.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S2 (Quality Development)

EN2A (Landscape Protection and Enhancement)

EN5 (Heritage Assets)

National Planning Policy Framework

National Planning Practice Guidance

Historic England Historic Environment Good Practice Advice in Planning

Planning (Listed Buildings and Conservation Areas) Act 1990

5. CONSULTEES

Design & Heritage - In principle I am supportive of the proposed conversion which has advantages over the approved previous scheme (16/01300) as it maintains the interior space in a more open manner. There are areas which should be altered. The canopy above the first floor window north elevation should be removed as the brickwork will be damaged in fixing it and it is not a feature complimentary to this barn.

A proposed door schedule should be provided to confirm that internal doors are appropriate in character. I would recommend simple timber plank doors with latch ironmongery.

Suggested Conditions

- Prior to commencement of external works to the barn a schedule of all external joinery details for the barn (with cross sections at 1:5 scale) shall be submitted to and agreed in writing by the Local Planning Authority. The work shall proceed in accordance with the approved schedule.
- Prior to the commencement of the proposed external works to the barn, a sample of the corrugated iron to be used on the barn shall be approved in writing by the Local Planning Authority.
- Prior to the commencement of external works a detailed specification of rainwater goods to be used including materials and sections and external steps shall be submitted to and approved in writing by the Local Planning Authority.
- No works to which this consent relates shall commence until a method statement to ensure the preservation of the Daisy Wheels in the plasterwork

has been submitted to and approved in writing by the Local Planning Authority.

- No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Devon County Council (Archaeology) - The proposed development involves the conversion of an 18th century barn and horse engine house that is protected as a Grade II listed building, ref: 1169071. The proposed conversion works will have an impact upon the fabric and appearance of this designated heritage asset, and previous consents granted for this site have been conditional upon a programme of historic building recording being undertaken in mitigation for this impact.

For this reason and in accordance with paragraph 141 of the *National Planning Policy Framework (2012)* I would advise that any consent your Authority may be minded to issue should carry the condition as worded below, based on model Condition 55 as set out in Appendix A of Circular 11/95 and English Heritage guidance as set out in '*Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities - 2008*', whereby:

"No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority."

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

REASON: *'To ensure that an appropriate record is made of the historic building fabric that may be affected by the development'*

I would envisage the programme of work as taking the form of an appropriate record of the historic building as well as any architectural features, fixtures and fittings affected by the development. This work would be undertaken in advance of any construction/conversion works and supplemented, if required, by observations made during the development. The results of the historic building recording work and any post-excavation analysis undertaken would need to be presented in an appropriately-detailed and illustrated report.

Wales & West Utilities - Wales & West Utilities have no objections to these proposals, however their apparatus may be at risk during construction works and should the planning application be approved then they require the promoter of these works to contact them directly to discuss their requirements in detail. Should diversion works be required these will be fully chargeable.

6. REPRESENTATIONS

No representations received.

7. PARISH COUNCIL'S COMMENTS

No comments received.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

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PLANNING COMMITTEE REPORT

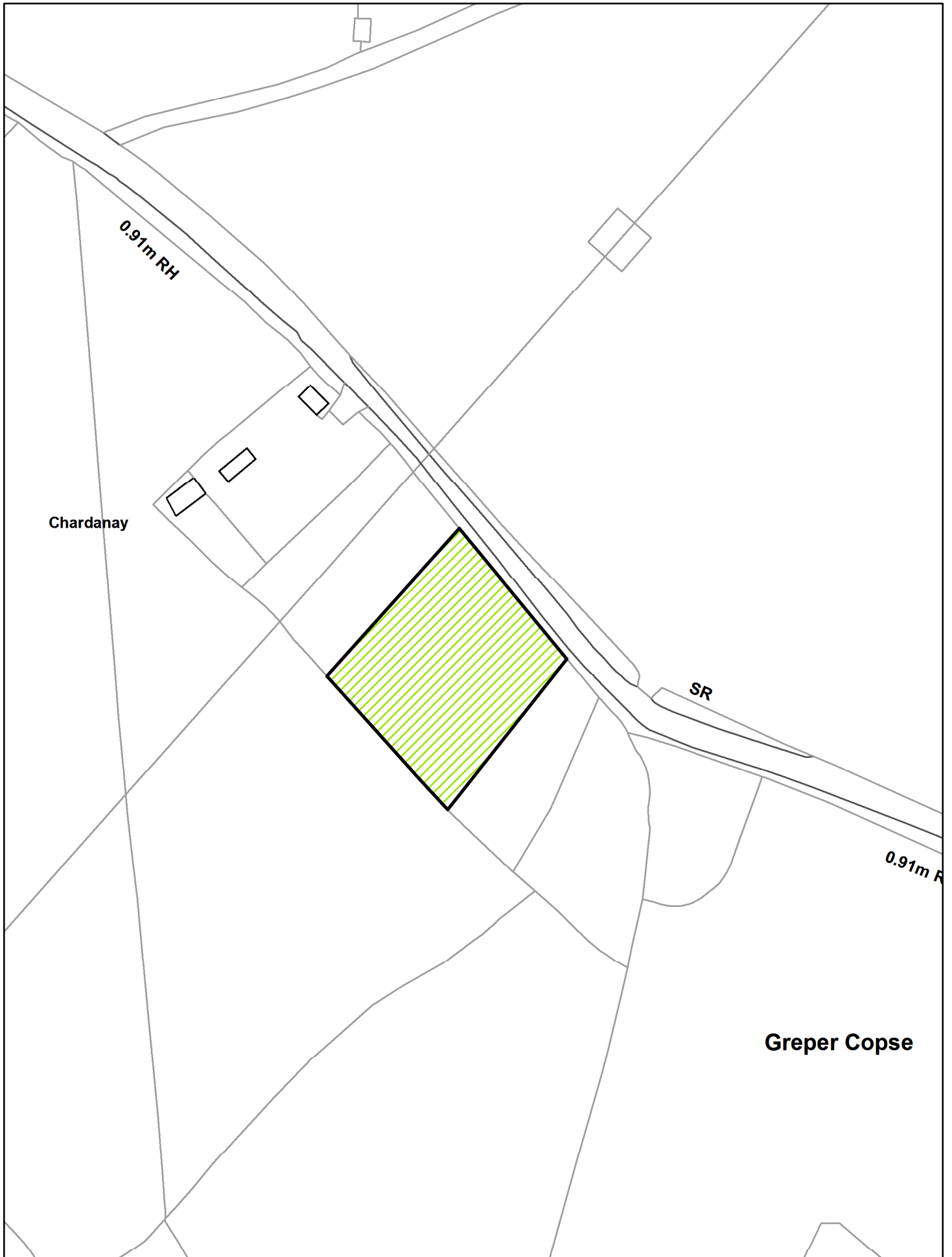
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	WOODLAND - 17/02827/FUL - Chardonnay - Extension to existing authorised gypsy site to provide two additional pitches	
APPLICANT:	Mr M Doran	
CASE OFFICER	Nicola Turner	
WARD MEMBERS:	Councillor Colclough Councillor Smith	Ambrook
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02827/FUL&MN	





1. REASON FOR REPORT

This report is brought to Planning Committee at the request of Councillor Smith, who is concerned that this would constitute completely inappropriate and unsustainable development on a greenfield site, in open countryside, in a location with poor access to local services and amenities including education, health, welfare and employment infrastructure.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement
2. Development to proceed in accordance with the approved plans
3. Occupation limited to persons of gypsy or traveller status, as defined in Annex 1 of Communities and Local Government Planning Policy for Travellers Sites August 2015
4. Height restriction 3.5 metres
5. No more than 4 caravans (2 static and 2 touring) to be stationed
6. No external storage of materials
7. New hedge to be planted along south east boundary
8. Details of any external lighting to be installed

3. DESCRIPTION

Planning History of Site and Adjacent Site

- 3.1 **17/01064/FUL** – Extension to authorised gypsy site to provide two additional pitches, comprising parking, dayroom, tourer pitch and static unit – Refused by Planning Committee on 24 October 2017 contrary to Officer recommendation for the following reason:

The proposed development would result in danger to the occupants of the proposed pitches, due to the proximity of the development to overhead power lines. This danger would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the National Planning Policy Framework taken as a whole.

17/01062/FUL - Proposed additional mobile home and touring caravan pitch at authorised gypsy site – conditional approval – 16 August 2017

10/03918/VAR - Removal of conditions 2 and 3 of planning permission 05/01913/COU – Approved 2 February 2011

08/04479/FUL - Erection of dayroom/utility block – conditional approval for 8 metres by 5 metres building to provide kitchen, washroom and toilet – 29 January 2009

05/01913/COU – Change of use of land to a private gypsy caravan site to include the stationing of two mobile homes and two touring caravans – Approved 22 March 2006

02/02836/COU - Use of land as gypsy site to accommodate nine units – refused 8 August 2002

00/02612/OUT - Outline application for a dwelling to replace existing mobile home – refused 27 October 2000 and appeal dismissed 2 October 2001

91/02136/COU - Change of use of land to private gypsy caravan site for 1 family – refused 18 November 1991 - appeal allowed 1 September 1992

Site Description

- 3.2 The site lies outside any Settlement Limit and is within the Countryside, approximately 2.5 kilometres south east of Ashburton, 3 kilometres north west of Denbury and 650 metres north of Woodland. It comprises a rectangular piece of ground, measuring approximately 30 metres by 40 metres, which forms part of a larger field. The site is set adjacent to an existing gypsy and traveller site, which provides three pitches with a total of six caravans (3 static and 3 touring), along with a dayroom, toilet and store. This revised proposal is separated by a distance of 30 metres from the southern boundary of the existing site.
- 3.3 The land is enclosed by mature hedging along the north east (lane-side) and south west boundaries and by a combination of fencing and hedging along the north west boundary with the existing site. National Grid power lines cross above the field adjacent to this site.
- 3.4 The site is within 5km of a great crested newt record, is within a strategic bat flyway and a public footpath crosses the field to the south west.

Proposal

- 3.5 The application seeks to use the site to provide two gypsy and traveller pitches, each comprising a static caravan, a touring caravan and a day room. The site would be accessed via an existing field gate from the existing authorised site, which is accessed via a splayed entrance from the lane. The proposal is the same as the previous application presented to Members on 24 October 2017, other than the revised site location, which avoids the overhead wires that led to Committee's reason for refusal.

Supporting Information

- 3.6 The agent for the applicant provided a supporting statement with the previous application explaining that the applicants require additional accommodation for their extended family in order to provide a base in the West Country to serve their needs and that the proposed additional two pitches are required to provide accommodation for the children (and their partners/children) of the occupiers of the adjacent existing/authorised gypsy and traveller site.
- 3.7 The agent's supporting statement, which accompanies the planning application, also says:

"The Council recognises that suitable and available sites for gypsy's use are difficult to locate and acquire and often will be extensions to family-owned sites. It is accepted, therefore, that the on-going maintenance of a five-year supply of land will

be difficult and that suitable opportunities to increase the supply should be taken. This is particularly relevant in the current case as the nearest gypsy site at Chipley, Bickington (A383) has recently closed with the loss of 3 pitches. The proposed development will make compensatory provision within the same local area.

The Council's published (draft) Affordable Housing SPD 2015 advocates that small clusters of 3 to 6 pitches can be highly successful, particularly when designed for use by one extended family group, as is the case with these proposals.

Part of the Council's proposals include 24 pitches at Houghton Barton, Newton Abbot and 24 pitches as part of the proposed urban extension to the South-West of Exeter. Both of these proposals are a long way from fruition.

The application site meets the requirement to be within 30-minute cycling distance of Denbury Primary School.

Occupation will be limited to members of the applicant's extended family who all fulfil the definition of travellers provided in national policy.

There is no business use carried out from, or proposed from, the site.

Although the site lies close to a Strategic Bat Flyway in the South Hams SAC, the limited scale of the development that proposes no removal of hedgerows or trees would not be detrimental to interests of nature conservation.

The applicant would be willing to accept conditions of approval to maintain low-level lighting although it should be pointed out that no such restriction applies to the authorised site".

Principle of the development/sustainability

- 3.8 The National Planning Policy Framework (NPPF) sets out a three dimensional approach to sustainable development, balancing economic, social and environmental considerations. It also contains a presumption in favour of sustainable development.
- 3.9 The Teignbridge Local Plan follows this approach. Policy S1A reiterates the presumption in favour of sustainable development and Policy S1 sets out criteria for assessing the sustainability of development.

The principle of the development is further informed through Policy S22, which sets out the limited circumstances where development in the countryside will be supported. The policy allows for gypsy and traveller pitches, where account is taken of the following criteria:

- f) the distinctive characteristics and qualities of the Landscape Character Area;*
- g) the integrity of green infrastructure and biodiversity networks;*
- h) impact on overall travel patterns arising from the scale and type of development proposed; and,*
- i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.*

Policy WE6 of the Local Plan refers specifically to homes for the travelling community. It seeks provision of at least 70 pitches for gypsies and travellers from 2013-2033 and permits additional gypsy and traveller pitches, or travelling show people plots in the open countryside, subject to the following criteria:

- a) *in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches;*
- b) *in the case of Travelling Showpeople plots, there is a proven need;*
- c) *the proposed site is within approximately 30 minutes travel by means of public transport, walking or cycling of a primary school. Exceptions should be clearly justified;*
- d) *occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;*
- e) *any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople; and,*
- f) *it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC.*

3.10 With regard to Policy WE6, the site lies within a 30 minutes cycle journey from Ashburton, which provides a good level of services, facilities, education and employment opportunities and within a 30 minutes cycle journey from Denbury, which has a primary school. The proposed pitches would be occupied by persons meeting the definition of Gypsies and Travellers and no business use is proposed to be carried out from the site. The proposed enlargement of the site for the accommodation of the extended family of gypsies/travellers would not result in harm to the South Hams SAC, subject to the creation of a new hedge along the south east boundary.

3.11 The proposed development would not comply with criterion (a) as the Council has a 5 year supply of gypsy and traveller sites. However, it is notoriously difficult to find suitable sites for the gypsy and traveller community. The adjacent site has been established for approximately 25 years and the proposed extension of the existing site is considered to be an appropriate way of providing two additional pitches in a sustainable location. The additional sites would provide accommodation for family members of the occupiers of the adjacent site. Furthermore, as the figures provided by the Spatial Planning and Delivery team show, the recent creation of 3 sites since April 2017 has taken the Council's supply of sites from 4.4 years to over 5 years. Conversely, should there be a loss of a small number of existing sites, the Council would fall below the target 5 years supply.

3.12 Therefore, whilst the proposed development does not strictly comply with Policy WE6, due to the Council's current 5 year supply of gypsy and traveller pitches, weight is attached to the benefits of providing two additional pitches in this relatively accessible location, adjacent to an existing site, which is occupied by family members.

Impact upon the character and visual amenity of the area/open countryside

3.13 With regard to environmental considerations and, in addition to criterion f) of Policy S22, Policy EN2A seeks to ensure that development conserves and enhances the

qualities, character and distinctiveness of the area and protects features that contribute to local character.

- 3.14 The proposed extension to the existing site would be screened from views along the lane by existing mature hedging and trees and from views to the north west by the adjacent existing gypsy and traveller site and its hedging enclosure. There is hedging along the south west boundary of the site and a condition is attached (in the interests of ecology) to create a new hedged boundary along the south east. Therefore, views of the site would be extremely limited and would be restricted to views from part of the public footpath that crosses the adjacent field.
- 3.15 The qualities, character and distinctiveness of the area would be conserved and the development would not affect any features that contribute to local character and the proposal would comply with Policies S22 and EN4.

Impact on residential amenity of the occupiers of surrounding properties

- 3.16 The nearest residential properties are situated approximately 300 metres from the site and there are no impacts upon residential amenity of any nearby properties.

Impact on ecology/biodiversity

- 3.17 The site lies within a strategic flyway area used by bats and would involve the loss of a small area of pasture and therefore foraging area for the bats and has the potential to increase light levels, which may adversely affect the movement of greater horseshoe bats. However, providing that lighting levels are controlled and that a new section of hedgebank is created to compensate for the loss of the pasture, the Council's Biodiversity Officer has no objections to the proposal, which would comply with the objectives of Policies EN8, EN9, EN10, EN11 and EN12. The agent has confirmed that the applicant would be willing to accept a restriction on lighting levels.

Impact upon setting of listed buildings and the character and appearance of the Conservation Area

- 3.18 There are no impacts on the setting of any Listed Building, the nearest being approximately 1 kilometre away. In addition, the nearest Conservation Areas lie approximately 3 km away at Ashburton and 3.5 km away at Denbury and are unaffected by the proposal.

Land drainage/flood risk

- 3.19 The site would dispose of foul drainage to an existing septic tank and surface water directed to an existing soakaway.

Highway safety

- 3.20 The County Highway Authority is satisfied with the proposal, which would use the existing vehicular access to the adjacent site as the access to the site has good visibility in both directions. The Highway Authority raises no objections to the two additional pitches.

Conclusion

- 3.21 The proposed development comprises a small extension to an existing modest gypsy and traveller site. The existing site accommodates two pitches (with a third recently granted planning permission) and the enlargement of the site would be in order to accommodate two additional pitches, each comprising a static caravan, touring caravan and dayroom, to be used by members of the family occupying the adjacent site.
- 3.22 It is accepted that it is often difficult to provide sites for members of the gypsy and travelling community and weight is given to the benefits of providing two additional pitches. The location of the existing site has been accepted to be relatively sustainable, given its relative proximity to services, education and employment, and the same must be considered of the proposed extension. In the absence of any resulting harm to the character and appearance of the landscape, heritage interests, wildlife interests, highway safety or residential amenity, on balance the proposed development is considered acceptable now that the site location has been addressed to overcome the only previous reason for refusal.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

WE6 (Homes for the Travelling Community)

EN2A (Landscape Protection and Enhancement)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN10 (European Wildlife Sites)

EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows)

National Planning Policy Framework

National Planning Practice Guidance

DCLG Planning Policy for Traveller Sites, August 2015

5. CONSULTEES

Biodiversity Officer - The application site is within a Strategic Flyway associated with the greater horseshoe bats of the South Hams Special Area of Conservation. Greater horseshoe bats follow linear features such as hedges to navigate the landscape. They are very light-averse and increases in light levels can stop them using traditional flyways.

The proposal will involve the loss of a small amount of pasture where the bats may feed and will introduce additional light into the remaining pasture. To minimise these impacts, a new hedge should be created along the south east boundary of the extension area, and lighting should be carefully controlled. I welcome the statement that the applicant would be willing to accept conditions to maintain low-level lighting.

I acknowledge that no such restriction applies to the authorised site, but my aim is not to increase the level of lighting over existing levels.

The Biodiversity Officer also requires the following conditions to be attached to any planning permission:

Prior to first occupation of the new units, a new hedge shall be created along the south east boundary of the extension site. The hedge shall comply with details previously submitted to and approved by the Local Planning Authority. The hedge shall be on a Devon hedge bank and shall consist of locally-occurring native tree and shrub species. The hedge shall be managed thereafter at a height of 2 or more metres.

REASON: For the benefit of bats of the South Hams SAC.

Prior to installation of any external lighting, plans showing the detail of the external lighting shall be submitted to and approved by the Local Planning Authority. Such external lighting shall be restricted to PIR motion-activated lamps on a short (2 minute) timer; shall be low height and low intensity, emitting warm spectrum wavelengths only; and shall be directed downwards and away from boundaries, using cowls or baffles to prevent light falling on boundary hedges. Once approved, the lighting plans shall be complied with.

REASON: For the benefit of bats of the South Hams SAC.

National Grid - There was correspondence between the National Grid and previous Case Officer as the previous proposal lay directly underneath overhead power lines. An engineer from the National Grid reviewed the details and the Case Officer advised the National Grid that none of the structures would exceed 3.5 metres in height, either in situ or when being delivered to the site. This was confirmed by the agent, who agreed to the use of a height restriction condition.

The National Grid commented on the previous application as follows:

National Grid has no objections to the above proposal which is in close proximity to a High Voltage Transmission Overhead Line.

Devon County Council (Highways) - The site is accessed off a C Classified County Route which is restricted to 60 m.p.h. The access to the site has good visibility in both directions, and the additional two pitches would not be a severe impact on the highway network. Therefore the County Highway Authority would have no objections.

Spatial Planning and Delivery – The Case Officer has discussed this with the Spatial Planning Officer with regard to the new application and the response is the same as previously:

The development proposal covers two pitches, provided as an extension to an authorised gypsy site to the west for family members not already resident on the authorised site.

The land at Chardonnay is located in the open countryside east of Ashburton.

There are no protective designated policy areas for the land such as area of great landscape value or conservation area.

In terms of supply of traveller pitches in relation to Policy WE6 (item (a)) of the Teignbridge Local Plan, at the last counting period for year to 1 April 2017 there was a site supply for 4.4 years. Since then, an additional site has received permission (for 3 pitches) so the plan area currently has a full supply of deliverable sites for the five year period from April 2017–April 2022. (As shown in the attached statement for Gypsy and Traveller – Five year supply of available pitches (at May 2017)).

6. REPRESENTATIONS

A site notice was posted on 11 December 2017.

20 letters of objection have been submitted, raising the following concerns:

1. Contrary to the Local Plan;
2. Roads unsuitable for children to walk/cycle to school;
3. The number of gypsies and travellers within Woodland Parish community would be disproportionately high in relation to the population of the parish;
4. Precedent for future expansion;
5. Development in green field site in open countryside;
6. Allows developers to get out of their responsibility for providing gypsy traveller sites and social housing within a new housing estate;
7. Already a five year supply of pitches, so no need for additional pitches;
8. No public transport
9. Lack of infrastructure and facilities for residents so site is not sustainable
10. Impact of light, noise, people and dogs on local wildlife habitat
11. Roads and access unsuitable for additional traffic resulting in increased highway danger
12. Harm to visual beauty of the local area

7. PARISH COUNCIL'S COMMENTS

The application for two additional pitches (TDC Ref. 17/01064/FUL) at this green field location, in open countryside, was refused at the Teignbridge Planning Meeting on 24 October 2017.

For additional background information (including comments) please refer to 17/01064/FUL.

The Parish supported the application for an additional traveller's unit on the existing site (TDC Ref. 17/01062/FUL) which was approved on 16 August 2017.

Site Description

The Block Plan shows the position of the new green field site. The site is located on gently rising pasture land in open countryside and is detached from the existing site. No vehicle access is shown.

This Application states that no new vehicle access is required. By using the existing site's vehicle access, the whole field will be opened up as there are no defensible boundaries shown. The area between the two sites will just become one big parking/working/play area (visual pollution).

The attached Google Satellite photograph illustrates the point.

The block plan also indicates that the area for the additional 2 traveller's units is larger than the existing site which has approval for 3 units.

Policy Considerations

The reason for the objection is that the application is not consistent with the established policies laid out in the Teignbridge Local Plan as follows:

- The proposal is for development of a new greenfield site in the open countryside: Paragraph S22 of the Teignbridge Local Plan stipulates that “in open countryside development will be strictly managed”
- Paragraph WE6 of the Teignbridge Local Plan restricts proposals for gypsy and traveller pitches in the open countryside to those that satisfy specific criteria.
 - This proposal fails to satisfy the first criterion as the planning officer's report in response to application 17/01064 confirmed that there is a five year supply of pitches available.
 - This proposal is in direct conflict with WE6 (c) as there is no public transport, the site is more than thirty minutes' walk from a school and there is no suitable route to cycle to a school. No responsible person could consider sending a primary school child to cycle along the single track derestricted lane to Denbury in opposition to the commuting traffic from Channings Wood, Denbury and Ipplepen. This criterion requires that exceptions be clearly justified. There is no possible justification for this case.

The existence of the adjacent site does not justify additional pitches outside the present boundaries to be approved. No exception is justified.

This application does not meet the Sustainable development Criteria of S1 of the Teignbridge Local Plan.

Taking the strict management provisions of S22 together with the failure to satisfy the criteria of WE6 and S1 together it is clear that this proposal is not in accordance with the policies of the Local Plan.

No justification for making an exception to the established policies has been advanced in support of this application. On the contrary there are clear reasons that justify the strict application of the policy:

Approval of the proposal will open the gates to a process of incremental expansion of the site as has happened at the neighbouring site over its development history;

Combined with the existing adjacent site this proposal will increase the number of gypsy and traveller sites in Woodland to a level that is disproportionate to the small size of the community.

Conclusion

Woodland Parish does not accept the suggestion made by the applicant's agent that the refusal of application 17/01064 creates a precedent for the approval of application 17/02827.

Woodland Parish requests that Teignbridge District Council apply the established policies of the Teignbridge Local Plan in a consistent and objective manner and refuse this application.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE REPORT

23 January 2018

CHAIRMAN: Cllr Dennis Smith



REPORT OF: Business Manager – Strategic Place

ITEM: Adoption of Criteria for Assessment of Local Heritage Assets.

SUBJECT Register for Local Heritage Assets

RECOMMENDATION

The Committee is recommended to approve:

- The adoption of Criteria for Assessment for Local Heritage Assets and to commence preparation of a Register for Local Heritage Assets.

1. REASON FOR REPORT

1.1. To inform the Committee of the work that is to be carried out on the Register of Local Heritage assets and seek approval of the criteria for assessment of entries to the list.

2. BACKGROUND

2.1 Teignbridge District Council does not currently have a register of non-designated heritage assets 'local lists' although around half of local authorities in England currently maintain such lists. The National Planning Policy Framework (NPPF) states that a heritage asset is: "*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*". A local list is a list of buildings, structures or sites which are recognised for their contributions to the local character and distinctiveness. They are locally significant heritage assets which add to the quality of the local environment by enhancing and sustaining a sense of place and distinctiveness but have not been designated at national level.

2.2 The Teignbridge Local Plan 2013 - 2033 includes policies that aim to protect and enhance heritage assets. Policy EN5 Heritage Assets refers:-

"To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of

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any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance.”

2.3 Policy EN5 will act with Policy S2 to ensure that new development takes full account of historic and heritage assets affected by it. The aim will be to incorporate such assets within development in a positive manner, although the weight to be attached to them will reflect their significance, and the positive benefits that come with the development being proposed.

2.4 Paragraph 5.19 of the Teignbridge Local Plan 2013 - 2033 states the Council will act to positively manage the heritage assets and will consider the preparation of a Heritage Strategy, further Conservation Area Appraisals and Management Plans, a Register of Local Assets and a local Buildings at Risk Register. By commencing the preparation of a register of Local Heritage Assets the Council supports the policy within the Teignbridge Local Plan to protect and enhance Heritage Assets

2.5 A set of selection criteria has been drawn up to be used in assessing the merits of assets for inclusion in the Local List. The criteria follow the guidance published by Historic England. When an asset is proposed for inclusion on the list it will then form part of a public consultation and the owner will be contacted as part of this consultation process. Local listing will be considered on a parish basis rather than district basis. Following the consultation the information will be reviewed and the final draft assets for the parish will be presented to the committee for approval to be included on the register.

2.6 The adoption of a Local List will not, in itself, provide extra protection for buildings, structures, landscapes or other assets on the List. Only national listed buildings, registered parks and gardens, those in Conservation Areas or scheduled monuments enjoy statutory protection. However inclusion in a Local List would be a material consideration in planning decisions, as set out in the NPPF (para 135) and the Teignbridge Local Plan 2013-33.

3. CONSULTEES

The selection criteria and register will be a technical guidance note for developers, their consultants, town and parish councils and Local Planning Authority Officers. Town and parish Councils have been consulted on their views on the selection criteria.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-33
EN5 Heritage Assets
S2 Quality Development

National Planning Policy Framework para 135

5. APPENDICES

Appendix 1

Selection Criteria for Non-designated Heritage Assets.

Appendix 2

Schedule of representations.

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APPENDIX 1

LOCAL LIST CRITERIA

The following criteria have been developed with the criteria for national listing in mind, but focussing on local character and distinctiveness. The National Planning Policy Framework (NPPF) defines a heritage asset as “*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*” It defines significance as “*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*” *Conservation Principles* defines heritage value as aesthetic, communal, historic and evidential. The following criteria represent an attempt to summarise these values and enable the definition of locally distinctive and valued heritage assets.

A. Architectural Interest

- A1. Does the building reflect the character of the area in terms of style or the use of local materials?
- A2. Does the building contain particular features typical of a local building style?
- A3. Does the building/group of buildings reflect a historic development pattern for the local area?
- A4. Does the building represent a rare or unusual style, or a unique survival of one that was formerly common in Teignbridge?
- A5. Would the character of the local area be diminished by the loss of the building or site?
- A6. Is the building the work of an architect with an established local, regional or national reputation?
- A7. Does the building enhance the local townscape by its location, age and setting?
- A8. Is it an important feature of a locally or regionally important designed landscape?
- A9. Is it a good example of an innovative construction technique and/or use of material?
- A10. Is the building an example of an important architectural style?

B. Historic Importance

- B1. Is the building shown on 1st edition Ordnance Survey maps (1880s) or earlier?
- B2. Does the building or site reflect a particular event in the area?
- B3. Does the building or site have associations with particular well-known people?
- B4. Is the building associated with a recognisable type of historic development, such as the establishment and growth of particular industries?
- B5. Does the building still hold evidence for former industrial uses?
- B6. Is the building or site associated with a particular group or organisation?

- B7. Does the building or structure have evidence for an earlier land use?
- B8. Does the building or structure reflect the growth or historic layout of a place?
- B9. Does the building feature in historic images or film of note?

C. Artistic Interest

- C1. Does the building have particular artistic interest, such as carvings, paintings, street art or other decoration?
- C2. Is it a structure of particular artistic merit e.g. art installations, street furniture, memorials?
- C3. Is the work that of a well-known individual?
- C4. Is the artwork located in an area otherwise devoid of such works?
- C5. Is the artwork or structure of a temporary or permanent nature?

D. Archaeological interest

- D1. Does the site contain evidence for surviving archaeological structures or features, such as buildings, artefacts, intact stratification or a combination of these?
- D2. Is there evidence for concentrations of particular types of artefacts (e.g. flint scatters, pottery wasters)?

E. Community value

- E1. Is the building or site regarded by the local or a wider community as an important resource, as a place of collective memory or as somewhere which represents the spirit of a place?
- E2. Is the building a rare or unique example in the locality of a type of community resource which has been well-used in recent times or is in current use and which would be difficult or impossible to replace?

F. Other factors

- F1. How complete is the building/structure/site?
- F2. What is its current condition?
- F3. How rare is this building or site type?
- F4. Does it have aesthetic appeal?
- F5. How typical of Teignbridge is it?

Age	The age of an asset may be an important criterion and the range can be adjusted to take into account distinctive local characteristics
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic value	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
Group value	Groupings of assets with a clear visual, design or historic relationship

Evidential value	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record
Historic association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures
Archaeological interest	This may be an appropriate reason to designate a locally significant asset on the grounds of archaeological interest if the evidence base is sufficiently compelling and if a distinct area can be identified.
Designed landscapes	Relating to the interest attached to locally important designated landscapes, parks and gardens
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social and communal value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place

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PARISH	RESPONDENT	COMMENTS	OFFICER RESPONSE
Newton Abbot	Helen Wills Town Councillor	Ask to include an extra question "Is the structure in danger of being lost by either man made or natural means?"	This is not a criteria for listing only for providing a quick response but can be included in an online form.
		Also, old structures which have lost their 'within living history' and no-one recognises them for what they were, also are in danger of being lost, especially here in Devon where every other structure within the open countryside is now being converted or razed to the ground.	This is a comment for the development management process. No change required.
Chudleigh	Andrew & Helen Turnbull CADAS	<p>This covers the very issues that CADAS has been grappling with for the last 2 years... we have been unable to make further progress on drawing up a list</p> <p>We have been unable within our Society to identify anyone who has the specific expertise necessary and who has the time available to assist. As I previously indicated to you, the collection of this data requires considerable time and expertise and may also need the help of the Chudleigh History Group to provide a historical input. This is currently beyond the scope of CADAS and its limited resources although we would wish to help in any way that we can.</p> <p>CADAS still has the photographic exhibit highlighting features of the Conservation Area that was mounted in the Parish Church during Chudfest 2017 should the Councillors wish to view it.</p>	No change required

Exminster	Jill Daw Parish Clerk	Can you please pass on Exminster Parish Council's support for this project	No change required
Whitestone	David Friend	<p>I would like to comment about the Locally Listed Building consultation rather than the actual issue raised. At present there does not appear to be any effective enforcement action taken by TDC. For instance applicants for conversion of cobb walled buildings which are in poor condition are granted permission to build a structure inside it. Magically the old cobb walls fall down and are replaced with a conventional structure.</p> <p>Permission for a barn without any landscaping is granted. Magically 2000 tonnes of builders waste is dumped on the site and rolled flat to make a surface 2 metres higher than the surrounding land and TDC says it is all legal.</p> <p>I would dearly like to see suitable buildings preserved and reused however, without enforcement, all this seems futile. Determining what is suitable, as this consultation aims to achieve, is beyond my capabilities but I wish you all the best.</p>	No change required

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 8 January 2018

REPORT OF: Business Manager – Strategic Place

SUBJECT: Appeal Decisions

- 1 17/00052/REF DAWLISH** - La Falaise 9 Old Teignmouth Road
Appeal against refusal of three dwellings
APPELLANT: Mr & Mrs Korzenietz

APPEAL ALLOWED - (OFFICER RECOMMENDED
APPROVAL – COMMITTEE OVERTURNED)
- 2 17/00040/NOND DAWLISH** - Branscombe Farm Branscombe Lane
ET
Appeal against Non-Determination of Planning
Application 17/00104/FUL - Agricultural storage building
APPELLANT: Mrs M Carter

APPEAL DISMISSED - (OFFICER RECOMMENDED
APPROVAL – COMMITTEE OVERTURNED)
- 3 17/00059/REF CHUDLEIGH** - Woodlands Farm Chudleigh
Appeal against the refusal of application for Prior
Approval 17/01025/NPA - Application for Prior Approval
under Part 3 Class Q (a) and (b) and paragraph W of
the GPDO for change of use of an agricultural building
from agricultural use to a dwelling
APPELLANT: Mr G Gill

APPEAL ALLOWED (DELEGATED REFUSAL)

TEIGNBRIDGE DISTRICT COUNCIL

- 4 17/00056/FAST DAWLISH - Innisfree Smugglers Lane**
Appeal against refusal planning permission 16/01719
for New pitched roof on main roof to create additional
accommodation, balcony on existing flat roof, single
storey extension, replacement conservatory and
replacement cladding
APPELLANT: Mr J Buckley
- APPEAL DISMISSED (DELEGATED REFUSAL)

**PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS
AVAILABLE ON THE COUNCIL'S WEBSITE**

TEIGNBRIDGE DISTRICT COUNCIL

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 23rd Jan 2018

REPORT OF: Business Manager – Strategic Place

SUBJECT: Teignbridge Design Guide

RECOMMENDATION

Planning Committee is recommended to:

Resolve

1. That the draft Teignbridge Design Guide Supplementary Planning Document (SPD) and supporting documents is approved for consultation with a view to a final version being approved at a future Executive.

1. PURPOSE

To consider the draft Teignbridge Design Guide SPD and to approve it for consultation purposes.

2. BACKGROUND

- 2.1 The draft Teignbridge Design Guide SPD has been prepared in order to provide a framework and reference point to achieve high quality development within Teignbridge. It will therefore be based upon the Teignbridge Local Plan 2013 - 2033 and National Planning Policy Framework.
- 2.2 Members will recall an informal presentation of selected early sections of the guide in November by the Urban Design Officer which provided an overview of the overall content, structure, and presentation of the guide and at the same time members were introduced to some of the specific content.
- 2.3 The guide is structured to provide a series of design codes and design guidance to cover a range of scales from the design of entire new neighbourhoods to detailed design that create interesting and attractive places at

TEIGNBRIDGE DISTRICT COUNCIL

a human scale. A key emphasis of the document is to encourage development that reinforces local character and distinctiveness.

2.4 A primary aim is to provide real value for developers, agents and others working up potential development schemes, as the guide sets out the design quality benchmarks that Teignbridge will refer to when assessing schemes. It is guidance that roundly accords with the TDC Council Strategy in terms of 'Great Places to live and Work' programme as a whole and in particular the first action.

2.5 Members will receive some additional content from the draft Design Guide with the Update Sheet prior to the committee meeting.

3 MAIN IMPLICATIONS

3.1 The draft Teignbridge Design Guide contains amplifications and refinement of design related policies within the Teignbridge Local Plan which are clearly explained in the guidance.

3.2 The core content is included within 5 main sections:

- Principal Layout Strategies – sets out the principle design rules at the scale of large new areas of development such as new neighbourhoods and includes legibility, movement networks and residential density.
- Urban Structures – sets out the principles at the scale of development blocks including parking court, Mews Lane and back-to-back blocks.
- Green Structures – sets out the principles for the design of open spaces, including greenways and wildlife corridors, urban parks and community open spaces.
- Streets and movement. – sets out the principles for the design of highway areas and parking
- Building design - sets out the principles for the design of buildings including construction materials and common building styles of Teignbridge.

3.3 The draft Design Guide provides a detailed interpretation of Policy S2 – Quality Development, (an intention emphasised in The Plan under para 2.5). It is therefore firmly based on the Teignbridge Local Plan and National Planning Policy Framework (section 7 priority of requiring good design)

3.4 As a whole, the guide therefore carries important implications for those involved in the development process and as a material consideration for future planning applications particularly for residential and employment schemes.

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Supporting Documents

- 3.5 A Strategic Environmental Assessment (SEA) Screening Statement of the draft Design Guide is attached as Appendix A to this report and will be available for consultation alongside the draft Design Guide. The screening concludes that there are no new significant effects likely to arise through the implementation of the draft Design Guide that have not previously been identified through the full SA/SEA of the Teignbridge Local Plan.
- 3.6 A Habitat Regulations Assessment (HRA) Screening Assessment of the draft Design Guide is attached as Appendix B to this report and will also be available for consultation alongside the draft guide. The assessment concludes that there will be no likely significant effect on a European wildlife site from the draft Design Guide.

4 GROUPS CONSULTED

- 4.1 Design related policies (such as Policy S2 – Quality Development) were subject to public consultation and independent examination for the preparation of the now adopted Teignbridge Local Plan. Discussions have since been held with Councillors, with technical advice from Devon County Council and other specialist officers in the preparation of this draft SPD.
- 4.2 The work has been undertaken in close cooperation between officers across the Council including in particular the Design & Heritage, Development Management and Spatial Planning & Delivery teams.
- 4.3 The draft guide will be subject to formal public consultation over a 6-week period in accordance with Local Planning Regulations (The Town and Country Planning (Local Planning) Regulations 2012). Amongst other consultees, views will be sought from local development industry representatives and government agencies.

5 TIMESCALE

- 5.1 Following the consultation, a responses report will be prepared, including any recommended amendments to the draft Design Guide which will be reported back to members during the Spring and the final version subsequently approved as a Supplementary Planning Document by Executive Committee.

6 JUSTIFICATION

- 6.1 The main reasons are to make planning guidance for all forms of development consistent with the adopted Local Plan and national planning policy and where possible simplify in order to help users. In addition, to fulfil a corporate plan action.

Nick Davies Business Manager, Strategic Place

TEIGNBRIDGE DISTRICT COUNCIL

Wards affected	All outside Dartmoor National Park
Contact for any more information	Mark Harris Urban Design Officer 01626 215750
Background Papers (For Part I reports only)	Teignbridge Local Plan 2013 – 2033 National Planning Policy Framework (Section 7) Planning Practice Guidance – Design Building for Life 12 (Third edition) Design Council Jan 2015
Appendices attached:	A: SEA – Screening Statement of Teignbridge Design Guide SPD B: HRA – Screening Assessment of Teignbridge Design Guide SPD etc



APPENDIX A

Strategic Environmental Assessment - Screening Statement

Teignbridge Design Guide Supplementary Planning Document

1. Background and Context

- 1.1 The draft Teignbridge Design Guide Supplementary Planning Document (SPD) has been prepared in line with the Teignbridge Local Plan 2013-2033.
- 1.2 The draft Design Guide SPD contains:
 - Policy context based upon the Teignbridge Local Plan regarding design with particular focus on:
 - setting standards and parameters for the design of land;
 - providing a reference point for character and identity of settlements within the district; and
 - setting expectations for information that influences design quality.
 - Advice and guidance on: Principal Layout Strategies, Urban Structures, Streets and Movement, Green Structures and Building Design.
- 1.3 The draft Design Guide SPD provides detail on the implementation of Policy S1, S2 and WE4 as set out in the Teignbridge Local Plan 2013-2033. As such these policies have already been subject to a higher level of Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment.

2. SEA Screening

- 2.1 Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. The requirement to assess certain plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the European Strategic Environmental Assessment Directive (2001/42/EC). An SEA is required where plans, may have significant environmental effects. Schedule 1 of the regulations set out the criteria for determining whether an SEA is required and these are considered below:

“1. The Characteristics of plans and programmes, having regard, in particular, to –

- a) the degree to which the plan or programmes sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*
- b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;*
- c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;*
- d) environmental problems relevant to the plan or programme; and*
- e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).*

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to -

- a) the probability, duration, frequency and reversibility of the effects;*
- b) the cumulative nature of the effects;*
- c) the transboundary nature of the effects;*
- d) the risks to human health or the environment (for example, due to accidents);*
- e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);*
- f) the value and vulnerability of the area likely to be affected due to —*
 - i. special natural characteristics or cultural heritage;*
 - ii. exceeded environmental quality standards or limit values; or*
 - iii. intensive land-use; and*
- g) the effects on areas or landscapes which have a recognised national, community or international protection status.”*

2.2 The draft Design Guide SPD sets out additional detail on the implementation of Local Plan policies S1 (Sustainable Development Criteria), S2 (Quality Development) and WE4 (Inclusive Design and Layout) which have already been subject to Strategic Environmental Assessment and Sustainability Appraisal. The Local Plan assessment took account of the environmental characteristics of the area, which have not changed since those assessments were prepared. The draft Design Guide SPD concentrates on providing a framework and reference point to achieve high quality development within Teignbridge. Therefore, whilst setting out details in relation to the implementation and requirements of these policies, this is within the reasonably detailed framework already set by the Local Plan.

2.3 The draft SPD will not influence other plans in a hierarchy, but is itself highly influenced by the Local Plan, which has already been subject to Strategic Environmental Assessment. Its room for manoeuvre is relatively limited. It

clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development; but does not go beyond the Local Plan requirements. Where there are minor variations from the Local Plan in detail, these are set out and justified, but there is no indication that these will have a significantly different environmental impact compared with the Local Plan policies.

- 2.4 The [SA/SEA Report 2012](#) accompanying the Proposed Submission Local Plan assessed the potential environmental impacts of policies S1, S2 & WE4. The following tables demonstrate any implications or variations which have arisen from the draft Design Guide SPD and which may require further SEA.

Table 1: Local Plan SA/SEA conclusions - Policy S1 (Sustainable Development Criteria)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	The policy ensures that all development proposals take account of biodiversity and natural environment issues.	In particular Green Structures chapter/advice, including individual design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Moderate benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The policy ensures that all development proposals take account of built environment issues including the quality of the built environment.	Design Guide (DG) sets out a framework and reference point to achieve high quality development. All sections of the guide provide fitting advice for the built environment, including layout strategies, urban structure & building design.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
C. Climate Change	Appropriate accessibility by foot, cycle and public transport is a key policy requirement.	DG clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development.	No additional implications than those identified in full SA/SEA of Local Plan. DG does not provide environment policy in its own right.	No

		<p>In particular Principal Layout Strategies, Streets and</p> <p>Movement chapters, including individual design codes on Movement Networks, Land Use & Street Design Parameters.</p>		
D. Resource Use	The impact on minerals, agricultural production, and measures to reuse construction waste are to be considered in all development proposals.	In particular Urban Structure, Green Structures and Building Design chapters with specific reference to waste and recycling, Suds and construction materials codes.	Moderate benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
E. Jobs and Local Economy	The economic benefits of a proposal should be taken into account in all development proposals	DG provides relevant advice concerning layout requirements for employment/business development schemes under Principal Layout Strategies chapter with particular reference to non-residential uses land use code.	No additional implications	No
F. Town Centres	The economic benefits of a proposal should be taken into account in all development proposals.	In particular Streets and Movement chapter, including individual design codes on street	Positive benefits for this SA/SEA factor.	No

		design parameters, civic spaces & paving materials.		
G. Housing	The social benefits of a proposal, which encompasses new housing should be taken into account. The impacts of development on existing residents is also a consideration.	DG sets a reference point for character and identity of settlements within the district which is an important starting point for new housing integration. Building Design chapter provides holistic approach for factors.	Positive benefits for this SA/SEA factor.	No
H. Health	The social benefits of a proposal, which encompasses new housing should be taken into account. The impacts of development on existing residents is also a consideration.	DG provides important points to ensure a network of routes allowing direct, safe and attractive movement from place to place against a Movement Network Code and value of well-designed open space under codes within the Green Structures section.	There will be clear benefits for this SA/SEA factor, with no additional implications than those identified in the full SA/SEA of Local Plan.	No
I. Infrastructure	The need for infrastructure is referred to within the policy.	Infrastructure aspects are comprehensively covered within all sections of the guide.	Positive benefits for this SA/SEA factor. DG is not however the only or main source of guidance on infrastructure related issues.	No

Table 2: Local Plan SA/SEA conclusions - Policy S2 (Quality Development)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	The protection of key environmental assets and the requirement to respect the landscape character of the area will ensure natural environment benefits.	The DG advocates a clear design process which involves a detailed site appraisal to identify environmental context of the site. In particular Green Structures chapter contains advice through design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The policy will ensure that design of new developments is of a high quality and heritage assets are protected. The policy will help make the built environment accessible to all, including people with disabilities.	The DG contains important design parameters and principles to guide future schemes. All sections of the guide provide fitting advice for the built environment including layout strategies, urban structure & building design.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No

C. Climate Change	References to the importance of movement by walking, cycling and public transport will support reductions in carbon emissions. The reference to SuDs will ensure climate change mitigation infrastructure is in place.	DG clarifies and adds detail to the process of ensuring that appropriate mitigation is taken when considering a wide range of environmental impacts arising from development. In particular, Principal Layout Strategies chapter contains code advice on Movement 'to provide publicly accessible connections between existing and proposed development areas for pedestrians, cyclists and vehicles at intervals that create a well - connected network.' Green Structures chapter contains code advice on Sustainable urban Drainage Systems – 'SuDs are to be designed as an integral part of new development in order to reduce the impact of upstream and downstream flooding and bring about wider environmental and amenity benefits ...'	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
D. Resource Use	The most efficient and effective use of the site will help to minimise land take.	Guidance for Residential Density (within Principal Layout Strategies) stresses aim 'to help ensure that land is well used'.	Moderate benefits for this SA/SEA factor. No additional implications to those identified	No

		Other chapters for Urban Structures, Green Structures, and Building Design contain specific reference to waste and recycling, SuDs and construction materials codes.	in the full SA/SEA for Policy S2 of the Local Plan.	
E. Jobs and Local Economy	No impact	Limited relevance. Codes on residential density and neighbourhoods do though provide strong context for places to shop, work and live with associated merits for local economy.	No additional implications.	No
F. Town Centres	Policy objectives including good quality design, public safety and ensuring accessibility for all will help to support the town centres.	In particular Principal Layout Strategies chapter, including individual design codes on legibility and residential density provide relevant details about value of living in town centres and related mixed uses.	Positive benefits for this SA/SEA factor. Codes for Principal Layout Strategies provide a strong framework for enhancing connection between new development schemes and centres.	No
G. Housing	The policy will ensure that design, quality and safety of new housing developments is of a high quality although this	Building Design chapter provides holistic approach for factors. Principal Layout Strategies section in terms of design codes on Legibility, Movement Networks	Positive benefits for this SA/SEA factor. Relevant Codes within the DG to ensure that development will deliver a high quality design.	No

	will in part depend on further more detailed guidance.	& Neighbourhoods provide practical guidelines for helping create balanced places with access to an appropriate mix of services and facilities. The latter Code states from the first: 'Development in Teignbridge is to be arranged to function as walkable neighbourhoods with options to access facilities, goods and services, jobs and public transport' (with x5 related conditions)		
H. Health	The policy refers to accessibility for different age groups and people with disabilities, which will support a healthier more accessible environment. Extra physical activity arising from more cycling and walking provision will improve health generally.	DG provides important points to ensure a healthier more accessible environment. Individual codes on Movement prioritise people on foot and those with disabilities when planning new development; urban parks to 'be designed as a component of the wider network of spaces contributing to the full range of uses, including informal active or passive recreation and socialising and sports facilities' incorporation amongst other facilities. Defined links to Active Places context.	There will be clear benefits for this SA/SEA factor, with no additional implications than those identified in the full SA/SEA of Local Plan. Relevant Codes within the DG to ensure that development must deliver well designed urban parks, sports facilities and play areas amongst others. Together with layout strategies for such aspects as 'green and blue space' to cater	No

			for valuable networks within urban areas.	
I. Infrastructure	No impact	Infrastructure aspects are comprehensively covered within all sections of the guide.	Positive benefits for this SA/SEA factor. The DG details a range of infrastructure items; such as green structures & street facilities that will all have a positive impact on the provision of services and facilities.	No

Table 3: Local Plan SA/SEA conclusions - Policy WE4 (Inclusive Design and Layout)

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	No impact	In particular Green Structures chapter contains advice through design codes, parameters & principles on Landscape Character, Greenways & Wildlife Corridors, Semi-Natural Green Space.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
B. Built Environment	The proposal will allow for better more inclusive layouts and design.	The DG contains important design parameters and principles to guide future schemes. In particular Urban Structure & Building Design chapters, including individual design codes on Block Design, Parking Court Blocks and Good Building Design amongst others.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
C. Climate Change	No impact	None	None	No
D. Resource Use	No impact	None	None	No
E. Jobs and Local Economy	No impact	None	None	No
F. Town Centres	No impact	None	None	No

G. Housing	No impact	Building Design chapter provides holistic approach for factors. Principal Layout Strategies chapter, in terms of design code on Neighbourhoods details practical guidelines for helping create balanced places with access to an appropriate mix of services and facilities.	Clear benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
H. Health	Inclusive design and layout should support efforts to reduce crime and increase social cohesion, with benefits for health	DG places a strong emphasis on high quality design and layout and value of well-designed open space under Codes within the Green Structures chapter. Other relevant chapters include Principal Layout Strategies and Urban Structure.	Positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
I. Infrastructure	No impact	None	None	No

3. Variations

- 3.1 The SEA screening should assess any variations to the relevant policies that the SPD has introduced. In this case, whilst the draft SPD has added considerable detail to frame delivery of high quality designed development; it has not made any variations which would result in environmental impacts needing to be identified that would not have already been picked up in the Local Plan SA/SEA.

4. Conclusion

- 4.1 Accordingly, the SEA Screening (as set out in Section 2) indicates the draft version of the Teignbridge Design Guide SPD contains no new significant negative effects on the environment likely to arise through implementation of the guide. Therefore a Strategic Environmental Assessment of the Teignbridge Design Guide SPD is not required.

APPENDIX B

HRA Screening Matrix to Identify the Likelihood of Significant Effects

from the

Teignbridge District Council Design Guide Committee Draft

January 2018

Assessment undertaken by Teignbridge District Council

Habitat Regulations Assessment

European wildlife sites receive special protection under the Conservation of Habitats and Species Regulations 2010 (Habitat Regulations). Section 61 of the Habitat Regulations states that:

- 61.**—(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—
- (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
 - (b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications for that site in view of that site's conservation objectives.

Section 102 of the Habitat Regulations clarifies that this requirement extends to land use plans as well as other types of plan. Local Plans, Supplementary Planning Documents and Development Frameworks qualify as such Plans.

When read in conjunction with the Habitat Regulations Assessment (HRA) of the Teignbridge Local Plan, this document constitutes the Habitat Regulations Assessment of Teignbridge District Council's January 2018 Draft Urban Design Guide. The Local Plan HRA details the European sites, explores the issues associated with all Local Plan policies and allocations, considers in-combination proposals and proposes mitigation where required.

European wildlife sites in or near Teignbridge, which might be affected by Teignbridge plans are:

- South Hams Special Area of Conservation (SAC);
- Exe Estuary Special Protection Area (SPA), Ramsar site and European Marine site;
- Dawlish Warren SAC;
- East Devon Pebblebed Heaths SPA and SAC;
- Dartmoor SAC;
- South Dartmoor Woods SAC; and
- Lyme Bay to Torbay candidate SAC.

Links to key documents:

<http://www.teignbridge.gov.uk/localplan> (Local Plan)

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=37947&p=0> (HRA of Local Plan)

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=37949&p=0> (Screening Matrix for HRA of Local Plan)

<http://www.teignbridge.gov.uk/hra> (Exe Estuary, Dawlish Warren and Pebblebed Heaths Joint Approach)

<https://www.teignbridge.gov.uk/media/1747/ne-south-hams-sac-planning-guidance-nov-2011.pdf> (Natural England's South Hams SAC Planning Guidance)

The Design Guide

The Design Guide aims to provide a framework and reference point to achieve high quality development within the Teignbridge district. The Design Guide does not: include development policies; allocate land for development; or facilitate development, except in that it recommends how applicants can best design their proposals to be acceptable in design terms.

It is intended to adopt the Design Guide as a Supplementary Planning Document (SPD). If approved by committee, the current draft of the Design Guide will be subject to public consultation, prior to revisions and return to committee.

Habitat Regulations Assessment of the Design Guide

This document screens the January 2018 draft Design Guide for any likely significant effects on European wildlife sites. Further Habitat Regulations Assessment of the revised version will be undertaken, before returning to committee for adoption. Natural England's 2006 guidance recommends assessing plans against the following checklist:

Checklist of Reasoning to determine likelihood of a negative effect on a European site

from draft English Nature guidance 2006

93

No negative effect	0. The development would occur away from the European site and would have no direct or indirect effects
	1. The policy will not itself lead to development (i.e. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)
	2. The policy makes provision for a quantum/type of development, but the location is to be selected following considerations of options in other LDD's or is discussed in later policies in this LDD.
	3. No development could occur through this policy alone, because it is implemented through subordinate policies which are more detailed and therefore more appropriate for AA
	4. Concentration of development in urban areas will not affect European site and will help steer development and land use change away from European Site and associated sensitive areas
	5. The policy will help to steer development away from European Site and associated sensitive areas
	6. The policy is intended to protect the natural environment, including biodiversity
Potential negative effect	7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European site.
	8. The policy steers a quantum or type of development towards, or encourages development in, an area that includes a European Site or an area where development may indirectly affect a European site
Likely to have a significant effect	9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European Site. The proposal must be subject to Habitats Regulations Assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.

The draft Urban Design Guide will not itself lead to development, but seeks to improve the quality of developments facilitated by other Plans by encouraging better design. Some of the design principles encourage design sympathetic to the built, historic and natural environments, including designing green infrastructure beneficial to biodiversity.

Screening Matrix to Identify the Likelihood of Significant Effects

The findings of the current assessment are presented in the Screening Matrix below.

Screening Matrix

Document	Likely Significant Effect Screening	Likely Significant Effect on SACs and SPAs						Outcome of the Screening	Can Counteracting Measures Be Applied Through Modification of the Plan?
		South Hams	Dawlish Warren	Exe Estuary	Pebblebed Heaths	Dartmoor SACs	Lyme Bay		
Design Guide January 2018 Draft	1, 7							No LSE anticipated	None required

Key to Screening Matrix

Traffic lights system

Green	Site or policy that will have no likely adverse significant effect
Amber	Action may have an effect but not significant (minor residual)
Red	Action likely to have significant effect

Conclusion

This assessment concludes that there will be **no likely significant effect** on a European wildlife site from the provisions of the January 2018 Draft Design Guide. However, future changes to this document will require further assessment.

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legibility

building styles

bicycles traditional materials

self build neighbourhoods

construction materials **street alignments** edge blocks

waste and recycling **Daylighting**

urban parks residential density

green and blue space Storey Heights

building types community facilities

development principles design parameters

trees semi-natural green space

movement networks

suds block design

sports facilities Materials

topography private frontages

community open spaces

Parking Character Types

Allotments Community Gardens

Paving Materials **Street Lighting**

Street Design **Civic Spaces**

Play Areas

Bicycles

Urban Design Guide

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LHC Architects

Inspiration from The Prince's Foundation for Building Community

Aims of the Document

This document aims to provide a framework and reference point to achieve high quality development within Teignbridge district by:

- setting standards and parameters for the design of land.
- providing a reference point for character and identity of settlements within the district.
- setting expectations for information that influences design quality.
- supporting design related policies of Teignbridge Local Plan.

Weight in Decision Making

Securing good design is central to good planning and place-making. The appearance of a proposed development and its relationship to its surroundings are material planning considerations.

All planning decisions within the district must be made in accordance with the Development Plan, which includes the Local Plan. Once adopted, as a Supplementary Planning Document (SPD) the Teignbridge Design Guide will become a material consideration to guide decisions relating to planning applications and will be a vital planning tool for shaping new development in line with the policies set out in the Local Plan, including Policy S2: Quality Development.

Prior to its adoption, including during and after the consultation period, the Teignbridge Design Guide SPD carries planning weight that may be material for consideration by developers and decision makers when preparing and determining planning applications for new development.

Version
09/01/18 Consultation draft

Process and Next Steps:

The broad timetable below sets out when we are aiming to consult upon and finalise the draft Design Guide SPD (in line with The Town and Country Planning (Local Planning) Regulations 2012)

Timetable	
Produce and publish draft SPD document Publish chapters of the guide as early drafts onto the Teignbridge District Council's Web site. Invite comments to develop content	September 2016 onwards
Advertise and consult widely on the complete Design Guide SPD for at least 6 weeks (Regulations 12, 13 and 35)	January/February 2018
Publish a 'Regulation 12 Statement of Public Participation', setting out the consultation process, a summary of main issues raised and how those issues were addressed	March 2018
Agreement to adopt by Teignbridge Council and Publication of final Design Guide SPD and Adoption Statement	April 2018

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	The Weight in Decision Making			3
	Contents			4
	Using the Guide			5
	Process			6
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DG-LS2	Movement Networks	S1 (A) (B) S2 (D) (E)	S9, S10	12
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DG-LS6	Land Use - Non-Residential Uses Compatible with Residential Land	S2 (B) (H) (I) (M)	EC6, EC9, EC10	20
GD-LS7	Land Use - Non-Residential Uses Not Compatible with Residential Land	S1 (E) (F)		22
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	Street Design General Parameters	S1 (B) (C) (D) (E) (F) (K) (L)	WE7	TBC
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Green Structures				
DG-GS1	Landscape Character	S2 (A) (G) (K)	EN2, S1	TBC
DG-GS2	Green Infrastructure	S2 (A) (B) (C) (D) (E) (H) (J) (K) (L) (M)		TBC
DG-GS3	Urban Parks	S2 (B) (C) (H) (J) (K) (M) (L)		TBC
DG-GS4	Natural Green Space	S2 (C) (H) (J) (K) (M) (L)		TBC
DG-GS5	Green and Blue Corridors	S2 (B) (C) (D) (F) (H) (K) (L) (M)		TBC
DG-GS6	Children's and Young People's Space	S2 (B) (C) (H) (J) (M) (L)		TBC
DG-GS7	Allotments	S2 (B) (C) (D) (M) (L)		TBC
DG-GS8	SuDS	S2 (B) (C) (H) (J) (M) (L)	EN4	TBC
DG-GS9	Street Planting	S2 (A) (B) (C) (D) (H) (K)		TBC
DG-GS10	Retained Green Features	S2 (A) (B) (C) (H) (K)		TBC
DG-GS11	Devon Hedgebanks	S2 (A) (B) (C) (K)		TBC
DG-GS12	Public Art	S2 (A) (C) (E) (H) (J)		TBC
Building Design				
DG-BD1	Good Building Design	S2 (A) (B) (C) (E) (G) (K) (L)	WE4	TBC
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	Materials and Details Standing Advice	S2 (A) (G)		TBC
DG-BD4	Shop Front Design	S2 (A) (C) (E) (G) (L)		TBC
DG-BD5	Building Types - Detached Houses	S2 (A) (B) (C) (E) (G)		TBC
Appendix				
A	Streetscape Precedents			TBC

Using the Document

The guide is divided into 6 main sections. Each provides guidance relating to a different area or scale of design

Principal Layout Strategies:

For proposals where large scale change to an area is anticipated involving the setting out of new neighbourhoods and the distribution of different land uses.

Urban Structures:

Design criteria for different aspects of master plans or large proposals.

Streets and Movement:

Design criteria for new streets, routes and civic areas.

Green Structures:

Design criteria for proposals that include open spaces, green and blue features, play and recreation.

Building Design:

Design criteria for locally distinctive buildings including advice to homeowners preparing to make changes their property.

Typical page layout:



Topic heading definition description

Advice and explanatory diagrams/ images/tables

Common mistakes and approaches to avoid/good examples

Design policy or important design parameters or principals, expressed in text, tables or diagrams.

- Benchmarks/default positions for the design of development. Tests for design quality.
- Statements can be used within planning applications to demonstrate commitment to design quality.

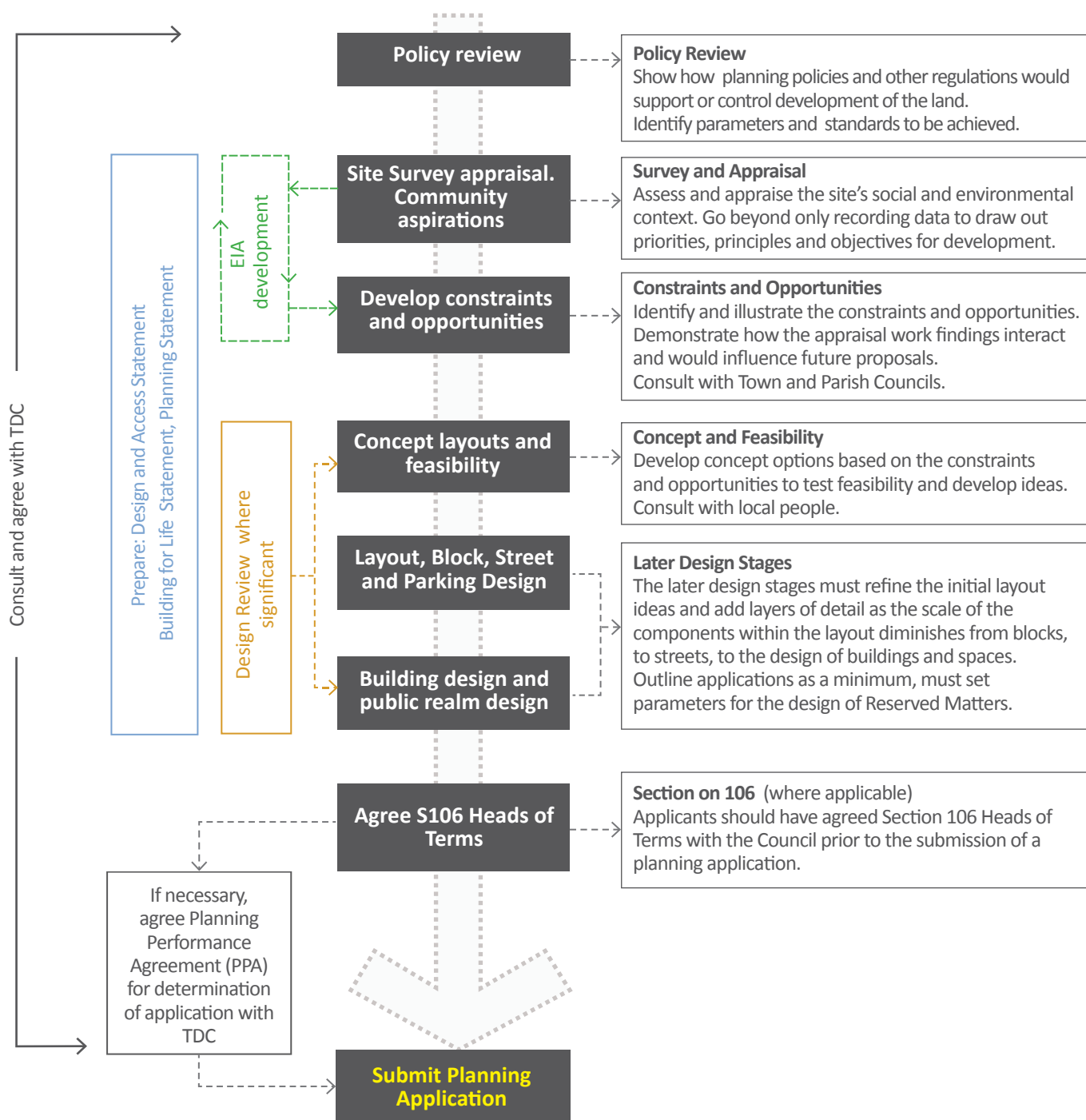
Process

Following and evidencing a logical design process, similar to the diagram below, can help to ensure support of proposals when they are submitted.

Depending on the scale of development planned, developers/applicants should consult with Parish/Town Councils, local people and neighbours to refine proposals.

Householder proposals are likely to be less complex than major planning applications, nevertheless following a logical design process can help to assemble a well considered planning application.

Assembling a Planning Application



Principal Layout Strategies

Principal Layout Strategies

The strategies and guidelines that are to be used in the design and layout of new areas of development.

Legibility

Policies and guidance to ensure that places are easily understood and memorable for residents and visitors.

Movement Networks

From footpaths to link roads, the policies and guidance that ensures that a network of routes allows direct, safe and attractive movement from place to place.

Residential Density

Guidance to help ensure that land is well used, that neighbourhoods function well, whilst supporting public transport, and local facilities.

Scale of the Built Form

Principals and parameters for guiding the heights of buildings so that their scale is appropriate for their location.

Neighbourhoods

Guidance to help ensure that places to shop, work, live, and go to school are located within reach.

Landuse:

Non-Residential Uses Compatible with Residential Land

Guidance for combining compatible non-residential and residential uses within areas of new development.

Non-Residential Uses Not Compatible with Residential Land

Guidance for shaping non-residential uses within new areas of development.

Community Facilities

Guidance for community facilities within new neighbourhoods.

Green and Blue Space

Overarching guidance for open space and water based infrastructure.

Active Place

Design principles for embedding physical, psychological and social well being into the design of places.

Legibility

Legibility is: the way in which a place is composed to be distinctive, memorable, interesting and of its place so that it is easy to navigate, is visually stimulating and distinctive.

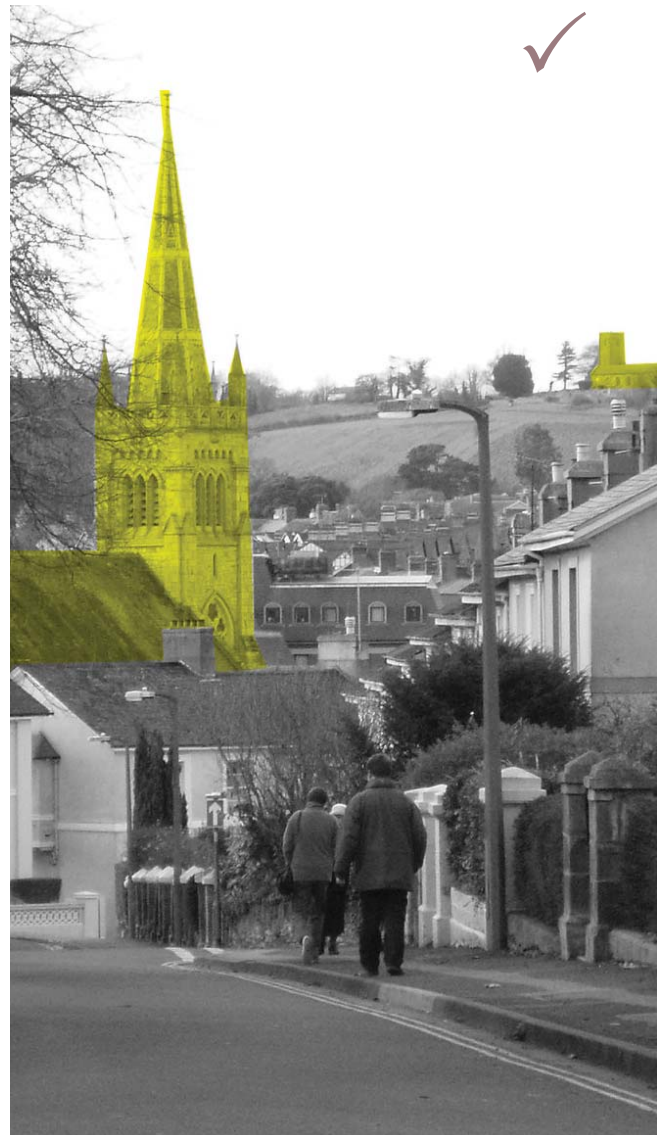
Code: DG-LS1 (legibility)

New development in Teignbridge is to be designed to have a legible structure through the following:

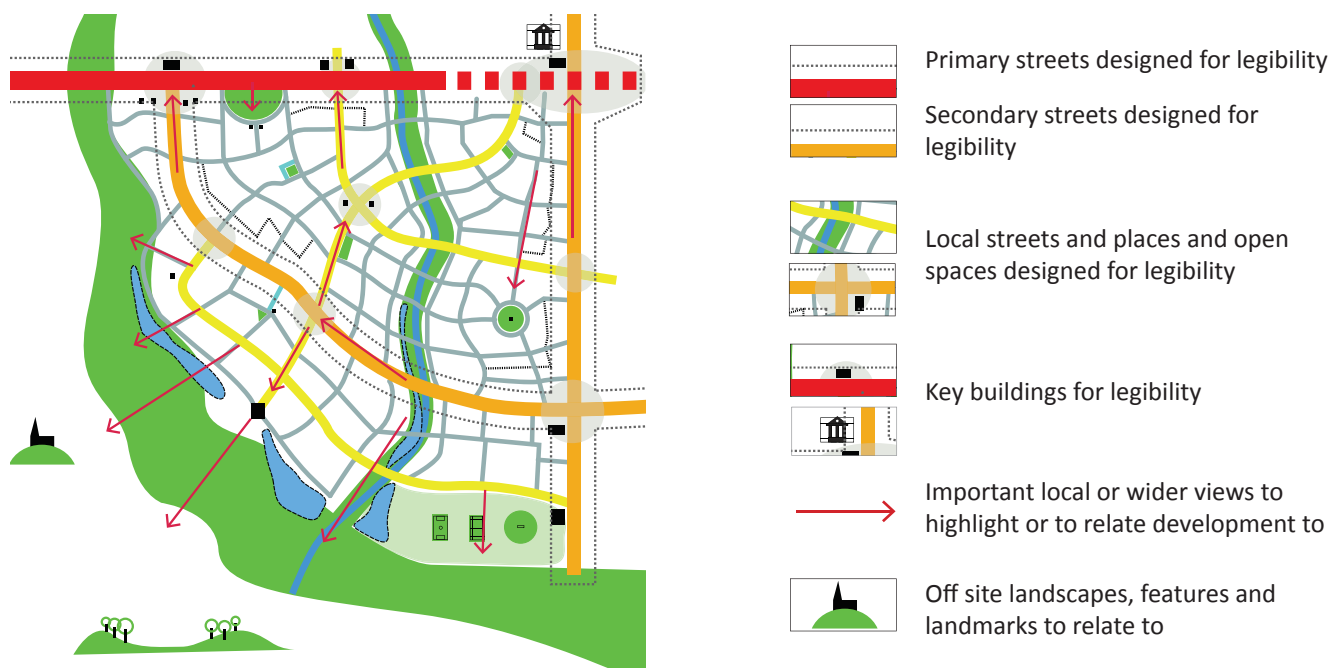
1. By arranging development to respond positively to the distinctive character, qualities and patterns of natural and built environments that reinforce the local identity of an area.
2. Where notable landscape features exist and are to be retained, they are to be integrated to make a positive contribution to a place's legibility.
3. Visual links should be made between significant existing and proposed buildings, landmarks, landscape features and spaces and areas of new development.
4. New development must not obscure, or have a negative impact, on existing or important view corridors.
5. Urban edges against areas of publicly accessible land must be designed to have a positive outlook and have a strong and distinctive character.
6. Buildings, streets and spaces of primary routes should be designed to create a network of distinct and memorable routes and places.
7. Buildings, streets, and spaces of secondary and tertiary streets should be designed to be memorable at a local scale
8. Buildings which have civic and/or community roles must be located in visually prominent positions such as at the corner of a street, the termination of a vista, on a public square or at key junctions.
9. Existing buildings of distinctive character that are worthy of retention should be integrated to make a positive contribution towards an area's identity.
10. Design briefs for landmarks, key buildings and spaces should identify principle physical attributes that meet legibility objectives.
11. Prominent side elevations of buildings, particularly those located on street corners, are to be architecturally composed to create interest on the street and enhance safety and surveillance, for example, through the

arrangement of materials and the placement and proportioning of windows







12. Buildings, streets and spaces must be arranged and designed to have a sense of hierarchy relative to their location within a settlement, neighbourhood, route or space. The highest order of design shall be applied to the most significant locations. (See sample Legibility Hierarchy Table overleaf).



Visual links of important landmarks form part of the pattern of development within Teignbridge



A legibility diagram to illustrate how landscape and townscape features combine to create a memorable place.

Legibility Hierarchy Table	Primary Streets			Secondary Sts	Tertiary Streets	
	Highest Hierarchy (1)				Lowest Hierarchy (3)	
	<ul style="list-style-type: none">• Most embellished• Most formal• Best materials				<ul style="list-style-type: none">• Least embellished• least formal• Simple materials	
	High Streets	Major Urban Thoroughfares	Avenues/ Principal Sts	Secondary Link Sts	Fine Grained Sts	Mews
						
Inside a village or neighbourhood centre boundary	1	1	1	2/3	2/3	3
Inside a town centre boundary	1	1	1	2	2/3	3
Outside a town or neighbourhood centre boundary but not adjacent to an open space	X	1	1	2	3	3
Adjacent to an open space	1	1	1	1	2	x
At places of significance for legibility	1	1	1	1	1/2	x

Ref policy DG-LS1.12. Sample hierarchy table suitable for a large outline planning application showing a strategy for the design for buildings and spaces. Where 1 is the highest order of design and 3 is the lowest. The above to be applied relative to the character of the existing settlement.

Avoid:

- Terminating streets with views of garages, parking, bin stores, service areas, or sub stations.
- Designing blank or uninteresting prominent side elevations.
- Presenting rear garden boundaries to areas that are publicly accessible including open spaces or existing or proposed movement routes.



Movement Networks

A Movement Network is: made up of the places between buildings and spaces where people move from one place to another. This typically includes routes for walking, cycling, travelling by public transport or in private vehicles.

Code: DG-LS2 (Movement)

New development in Teignbridge must have movement networks that are permeable, interconnected, attractive, safe and walkable that are designed as follows:

1. To have a clear hierarchy of primary, secondary, tertiary, and where appropriate, mews streets, together with other walking and cycling routes. The hierarchy is to be reinforced by a clear strategy and/or detailed design for:
 - 1.1. Accessibility
 - 1.2. Proportion
 - 1.3. Materials
 - 1.4. Landscaping
 - 1.5. Tree planting
 - 1.6. Utilities and services
 - 1.7. Street lighting
 - 1.8. Street furniture
2. To prioritise users in the following order:
 - 2.1. People on foot and those with disabilities,
 - 2.2. People on bicycles
 - 2.3. Public transport
 - 2.4. Cars and other motorised vehicles
3. To provide a safe and attractive environment predominantly edged by the fronts of development or well overlooked open spaces
4. To be interconnected, where there is the option for onward movement without the need for vehicles to u-turn such that streets are normally connected to other streets at intervals that create a walkable network
5. To provide publicly accessible connections between existing and proposed development areas for pedestrians, cyclists and vehicles at intervals that create a well connected network
6. To allow for future access needs to adjacent land in a way that does not frustrate future development potential and inter connectivity
7. To exclude private drives that reduce public access adjacent to publicly accessible land and reduce the interconnected nature of the network
8. To have cross roads as the default junction type between blocks
9. To account for anticipated traffic flows and environmental site factors

The following design criteria should be followed when designing the movement network:

Primary network streets are to:

- Pass through and connect neighbourhood centres
- Provide for prioritised segregated cycle movement, (including at side roads)
- Provide for access to public transport
- Have design speeds of not greater than 30mph outside neighbourhood centre areas and not greater than 20mph inside neighbourhood centre areas

Secondary network streets are to:

- Provide efficient movement between primary routes and important destinations
- Provide for safe on-road cycle movement
- Have design speeds of not greater than 20mph

Tertiary network streets are to:

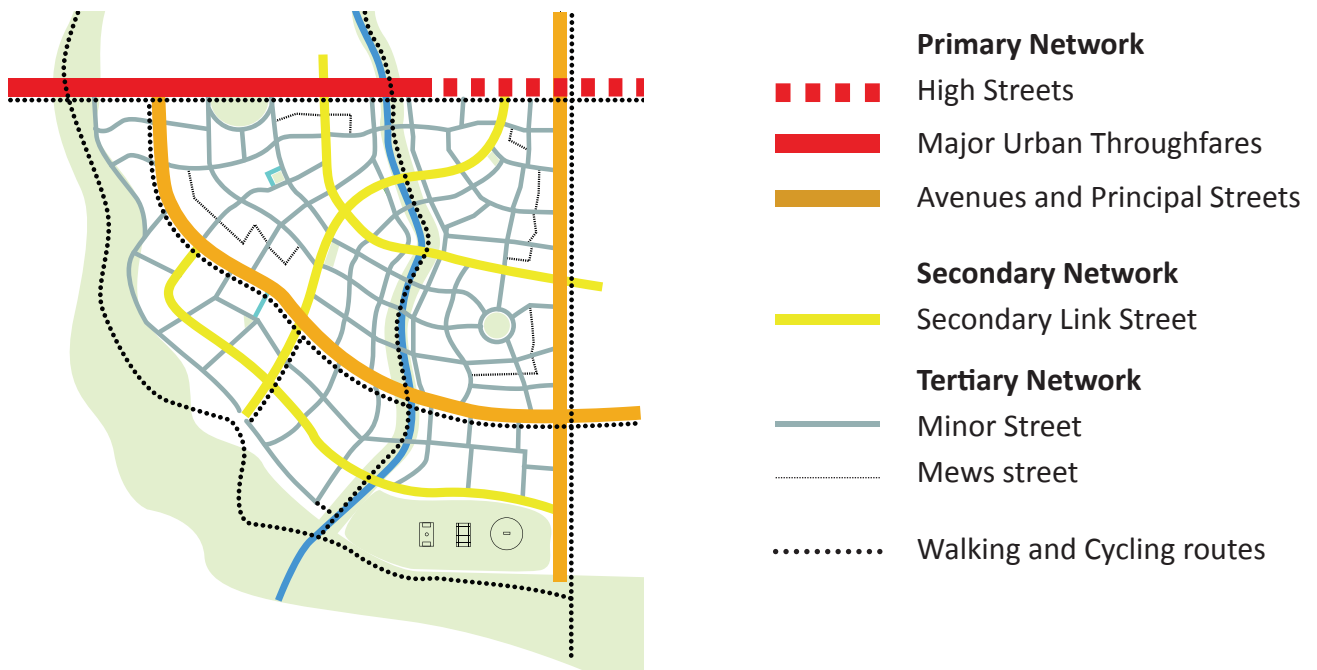
- Provide fine grained links between primary and secondary routes enabling a walkable block structure
- Provide for safe on road cycle movement
- Have design speeds of not greater than 20mph

Mews streets are to:

- Be attractive and safe streets upon which to live and pass through
- Be designed to be publicly accessible

Walking and cycling routes are to be:

- Safe, attractive, appropriately lit, well overlooked and of sufficient width for the anticipated numbers of users
- Direct and well connected to other existing and proposed routes and well related to desire lines



Major development proposals are to show a movement network based on primary, secondary, tertiary, and dedicated walking and cycling routes.



The Avenue, Newton Abbot is an attractive primary route fronted by buildings, lined with trees, and terminated by the War Memorial and St Paul's Church. The features create a memorable route with a clear sense of place that functions for residents, pedestrians, cyclists and drivers.

Residential Density

Residential Density is: measured as the number of dwellings per hectare (dph) and is used to estimate the number of people living in any given area. Well designed areas of higher density enable more people to have, within a short walk, access to things that they need regularly, like shops, local facilities, public transport, cafés and restaurants. In turn, the facilities are more likely to be successful over time as they have many more people within walking distance.

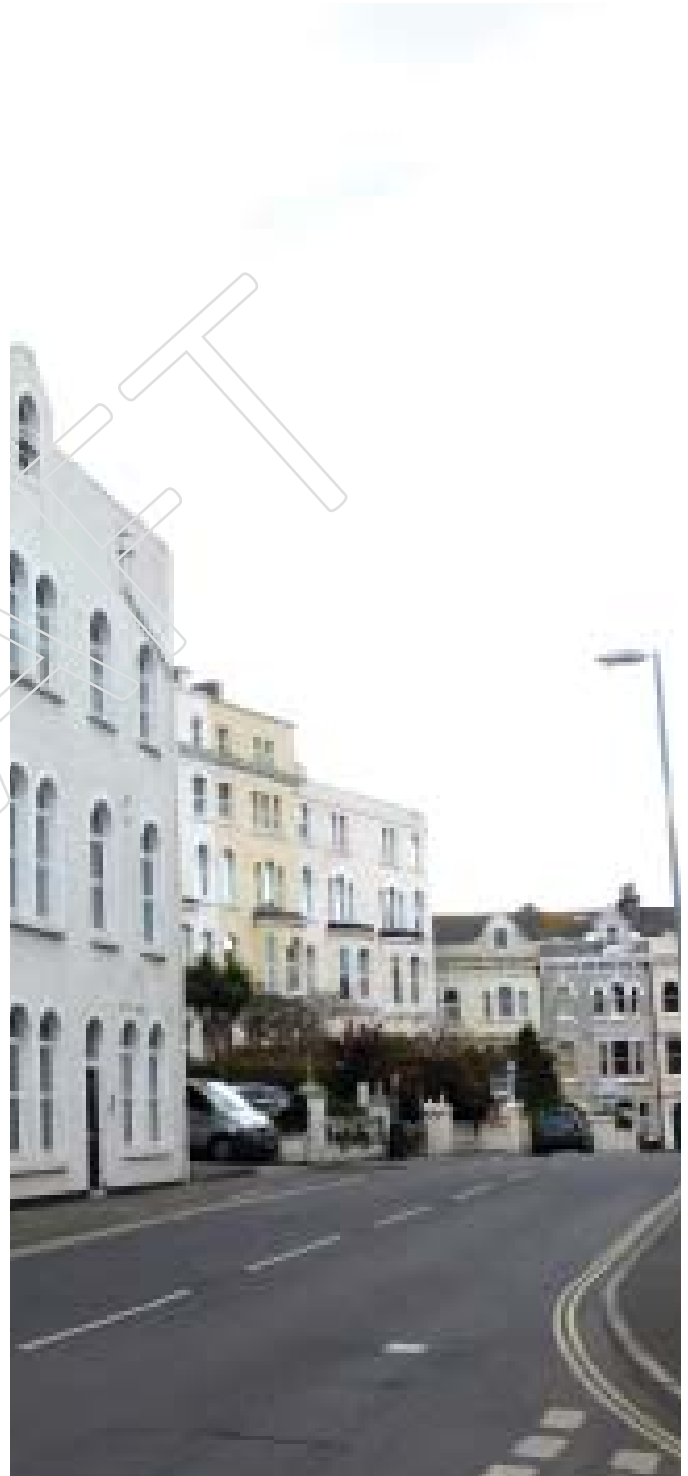
Code: DG-LS3 (Density)

The distribution of density of new dwellings within Teignbridge is to be arranged to support the principles of walkable neighbourhoods as follows:

1. New development must be structured so that the areas of highest density are located to support local facilities and where there is good access to public transport.
2. Density ranges for Major Urban Thoroughfares and avenues/principal streets should be between 40-60dph however densities may be increased to up to 80dph in some areas for townscape reasons.
3. Density ranges for neighbourhood centres should be between 40-60dph.
4. Density ranges for town centre areas should be between 50-70dph.
5. Density ranges for park edges and other green spaces should be between 40-55dph.
6. Density ranges for all other areas should be between 35-50dph.

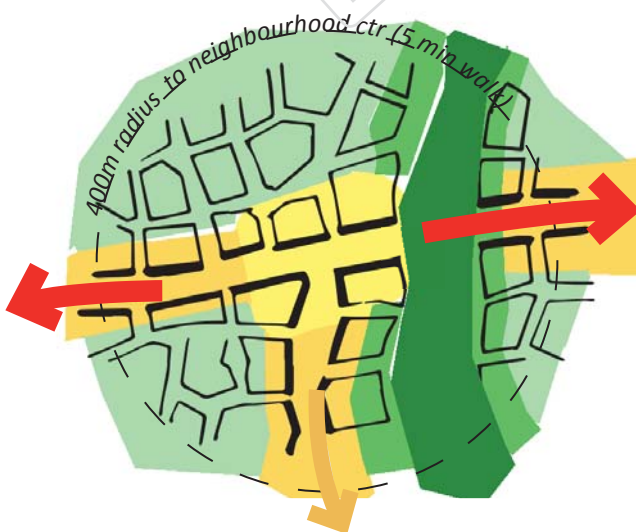
Density calculations are to:

- Include all private and communal space within the curtilage of an urban block
- Include all streets excluding the primary network
- Include all play areas and small urban parks and spaces situated in the secondary and tertiary street fabric
- Exclude land associated with non-residential uses except where that use forms part of a mixed use building that is partially residential



The central area of Teignmouth, built at the higher density ranges, achieves well defined, high quality living environments close to local facilities

Teignbridge residential densities:



- Retained Green Infrastructure and Urban Parks
- Park Edge density 40 - 55 dph
- Neighbourhood Centre 40 - 60 dph
- Major Urban Thoroughfares 40 - 60 dph
- Other Urban Areas 35 - 50 dph
- Major Urban Thoroughfare
- Avenue/Principal Street

Diagram to show an appropriate density distribution within a walkable neighbourhood

Scale of the Built Form

The Scale of the Built Form is: the height and overall size of buildings. Generally, taller buildings define primary streets, mark important locations for townscape reasons, edge and define wider spaces, and are to be found in central areas of towns and villages and are often in areas of higher density.







Code:DG-LS4 (Scale)

The scale of new development must clearly define streets and spaces as follows:

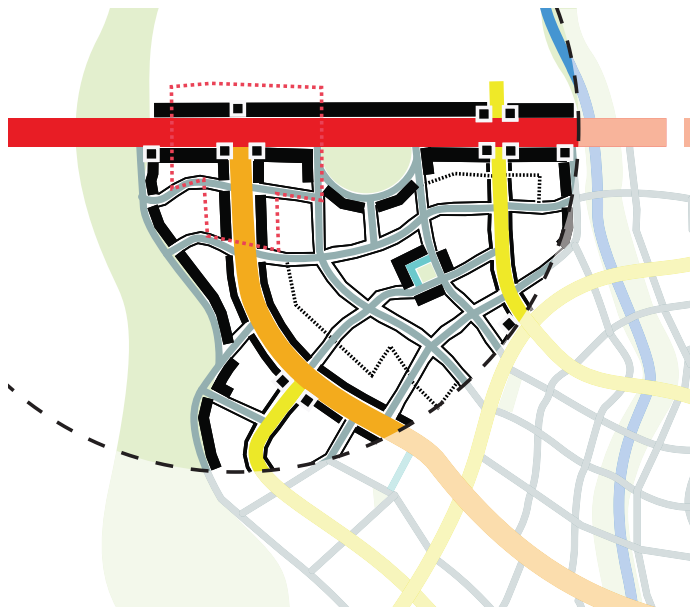
1. Built form must be scaled to define and enclose streets and spaces to create a legible environment that supports other layout strategies.
2. Storey heights must be set in response to:
 - 2.1. Local context
 - 2.2. The hierarchy of routes (ref DG-LS2 and table the below)
 - 2.3. The orientation to open spaces
 - 2.4. The overall width of spaces to which they relate
 - 2.5. Topography
 - 2.6. The proximity to neighbourhood and town centres
 - 2.7. landscape character and heritage assets
 - 2.8. Townscape and legibility (ref DG- LS1) where storey heights:
 - 2.8.1. Should be increased at the intersections between principal streets as well as those of secondary streets
 - 2.8.2. May be exceeded for key landmarks or to create specific points of emphasis.
3. Storey heights are to be taken from identified ground floor slab levels, or development platform levels for outline applications.


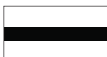
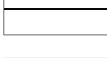

Building Storey Table:

Buildings in new development should to be scaled using the table below as a guide. Storey heights are expressed as ranges in order to be responsive to local conditions ,design intent and the sense of enclosure required

	Primary Network			Secondary Network	Tertiary Network	
	High Streets 	Major Urban Thoroughfares 	Avenues/ Principal Streets 	Secondary Link Streets 	Fine Grained Streets 	Mews 
Inside a village or neighbourhood centre boundary	2.5 - 3.5	2.5 - 3.5	2 - 3.5	2 - 3.5	2 - 3	2 - 2.5
Inside a town centre boundary	3 - 5	2.5 - 5	2.5 - 4	2.5 - 3	2 - 3	2 - 2.5
Outside a town or neighbourhood centre boundary but not adjacent to an open space	X	2.5 - 3.5	2 - 3.5	2 - 3	1 - 3	1 - 2.5
Adjacent to an open space	3 - 5	3 - 5	3 - 4	2.5 - 3	2 - 3	x
At places of significance for legibility	3 - 5	3 - 5	3 - 5	2.5 - 4	2.5 - 3	x

Scale ranges derived from research of towns and villages within Teignbridge. (see appendix)



-  Taller buildings for townscape reasons
-  Taller scale buildings
-  Smaller scaled buildings
-  Neighbourhood centre boundary

Building heights are to increase relative to street hierarchy, places of significance for townscape reasons, or adjacency to open spaces

Diagram to show how a strategy for building height could be expressed to reinforce to legibility and route hierarchy.



The main route through Chudleigh neighbourhood centre is defined by predominantly 2.5-3 storey buildings.



Courtenay Park, Newton Abbot is edged with 2.5-3 storey buildings. These frame the park edge and provide a sense of overlooking that helps keep the park feeling safe.

Neighbourhoods

A Neighbourhood is: a notional area of development that is local in scale and based around a nominal 5 minute walk or 400m distance where access to a range of local facilities, jobs, and public transport is possible.

Code: DG-LS5 (Neighbourhoods):

Development in Teignbridge is to be arranged to function as walkable neighbourhoods with options to access facilities, goods and services, jobs and public transport. In order to achieve this:

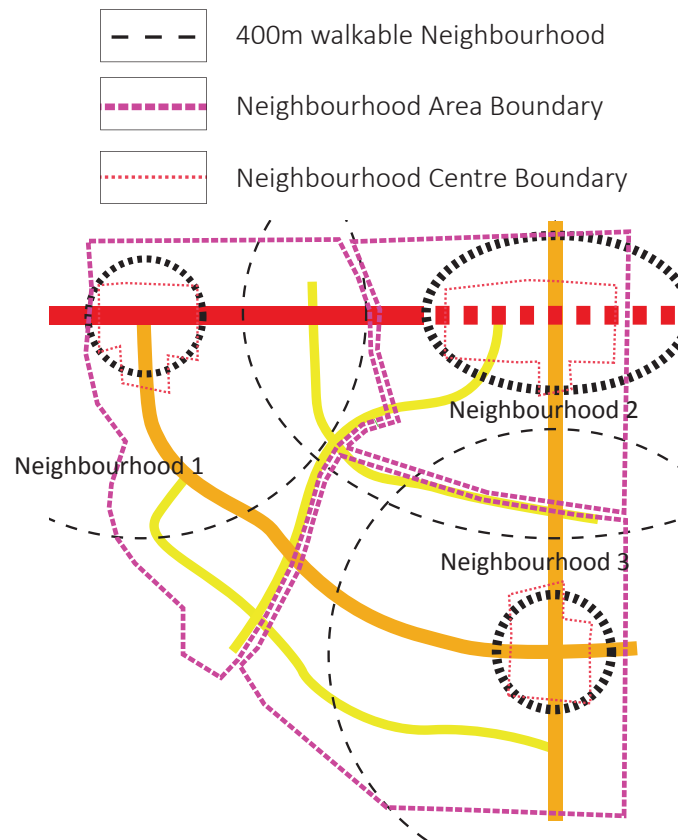
1. Neighbourhoods are to be structured to accord with other Teignbridge Design Guide Layout Strategy policies
2. The majority of homes should have good access to a range of local jobs and facilities within approximately 400m distance or a 5 minute walk (see also DG-LS8)
3. Non-residential uses shall be clustered to create neighbourhood centres that contain a suitable mix of compatible residential and non-residential uses and facilities that complement those within the local area.
4. Major new proposals are to define neighbourhoods and neighbourhood centre boundaries
5. New neighbourhood centres shall:
 - 5.1. Be located where good access to public transport is most likely, such as on primary network streets with through traffic
 - 5.2. Typically not be greater than 1.5 development blocks* deep from the primary thoroughfare and orientated around the intersections of primary routes or primary with secondary routes
 - 5.3. Be designed to create civic pride, be high quality, have a clear approach to character, and be comfortable and safe for their users, by the:
 - 5.3.1. Prominent positioning of civic buildings and community spaces
 - 5.3.2. The inclusion of high quality materials of construction in public realm areas including; surfaces, landscaping, and for buildings
 - 5.3.3. Designing for and prioritising pedestrian amenity and comfort over those of vehicles
 - 5.3.4. Containing a mix of compatible uses at higher densities

* Development blocks defined within Urban Structures chapter



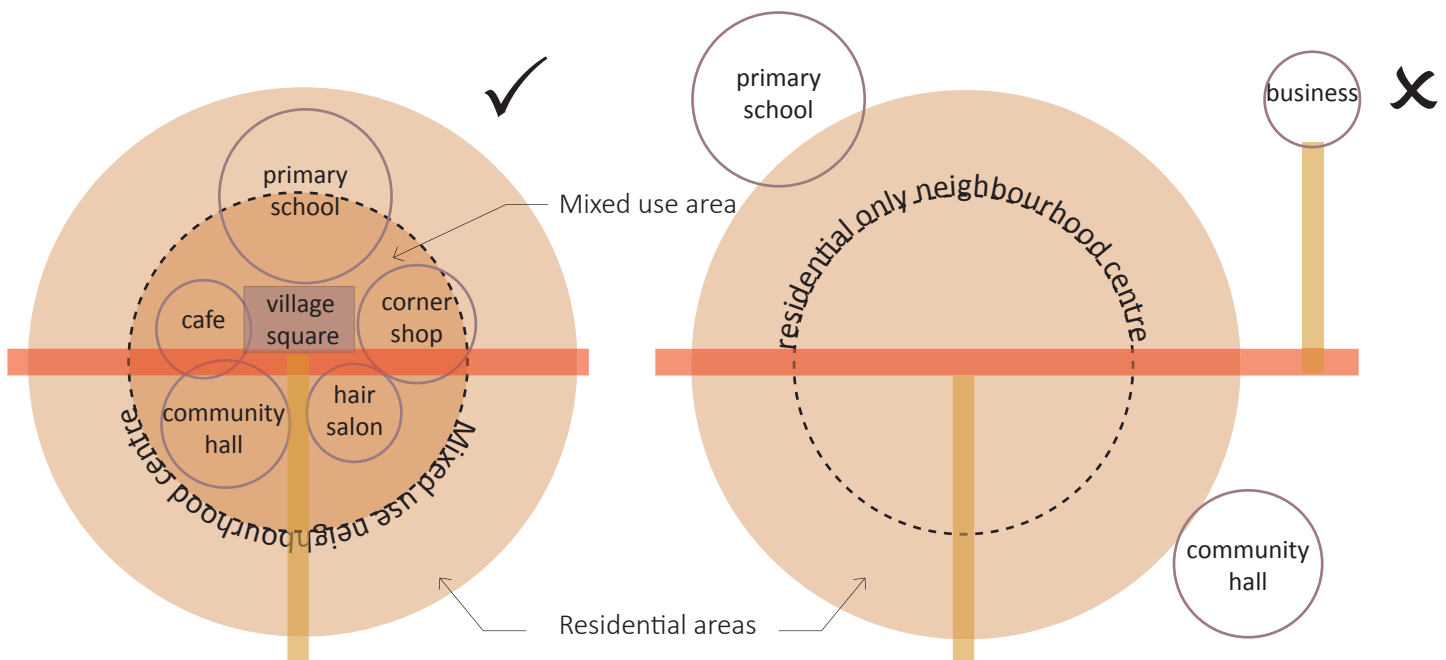
Chudleigh, a walkable neighbourhood whose mixed use centre is clustered around the key junction of a primary route.

- New development proposals of sufficient scale are to define neighbourhood areas and neighbourhood centre boundaries. Each neighbourhood is to be broadly based on a 5 minute walk or about 400m distance from the defined neighbourhood centre.



Avoid

- Orientating shops and community facilities in places that do not have sufficient residential critical mass away from the primary and secondary routes or neighbourhood and town centres.



- Plan to cluster local facilities and compatible non-residential uses within mixed use neighbourhood centre areas. Residents will benefit from good access to a variety of shops and facilities from each journey.
- Isolated non-residential uses and facilities perpetuate single purpose destination trips and are unlikely to create a walkable neighbourhood or support variety within the neighbourhood centre.

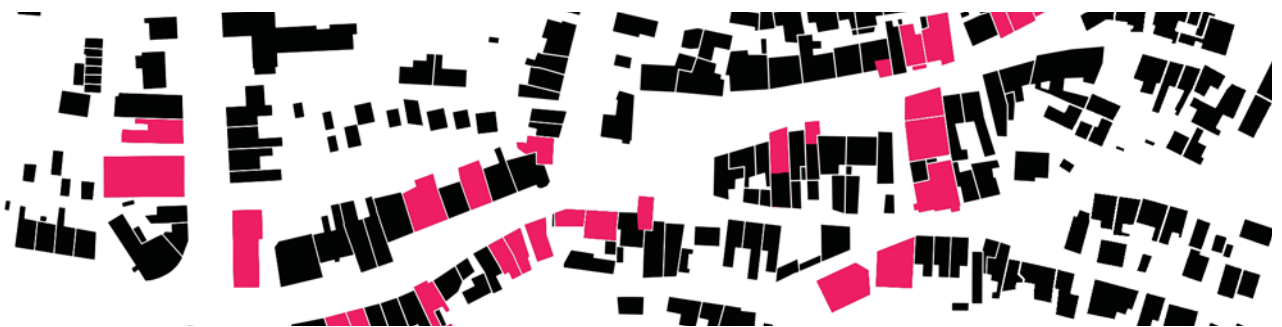
Land Use - Non-Residential Uses Compatible with Residential Land

Non-Residential Uses Compatible with Residential Land are: those land uses that are able to sit alongside the places where people live without having an adverse impact on residential amenity. The different uses can co-exist to their mutual benefit.

Code: DG-LS6 (Land Use: Non-Residential Uses Compatible with Residential Land)

New proposals are to integrate compatible non-residential and residential uses in a manner that supports walkable neighbourhoods as follows:

1. As well as the areas defined within the Local Plan and Framework Plans for employment the neighbourhood centres are to be the focus for non-residential uses that are compatible with residential land. The uses within these centres is to be arranged to create easily accessible neighbourhood cores with a mix of uses that:
 - 1.1. Are mixed both vertically and horizontally
 - 1.2. Front onto primary streets, or
 - 1.3. Front onto primary or secondary streets at prominent locations such as at corners and at urban squares
 - 1.4. Are within areas with attractive civic urban character
 - 1.5. Are supported by parking and public transport facilities
2. To allow for some degree of flexibility in the location of where non-residential uses may be delivered, some non-residential uses that are compatible with residential land could be located outside an identified neighbourhood centre core boundary in locations that:
 - 2.1. Front onto primary streets, or
 - 2.2. Front onto primary and secondary streets at prominent locations such as at corners and at urban squares.
3. Some B1 uses could be located up to half a block back from primary streets providing that the majority of non-residential uses remain in more prominent locations.
4. About 10% of buildings located as per DG-LS6.2 should be designed to be adaptable to change between different uses over time without significant modification by designing, for example:
 - 4.1. Higher ground floor, floor-to-ceiling heights
 - 4.2. Separate access to upper floors
 - 4.3. Non-structural internal ground floor walls.
 - 4.4. The capacity to fit larger areas of glazing to the ground floor front elevation
 - 4.5. The introduction of bay windows to ground floors
5. New development areas of sufficient scale to include new neighbourhoods are to define neighbourhood centre boundaries within which non-residential uses that are compatible with residential uses should be located as set out above.
6. For Local Plan allocations where more than one neighbourhood is necessary, each neighbourhood centre must contain sufficient non-residential uses to ensure the needs of each neighbourhood can be met relative to the context that the neighbourhood centre plays within the allocation and settlement as a whole.



Shaldon, Fore St. Non-residential uses (red) mixed with residential uses along or very close to an important route.

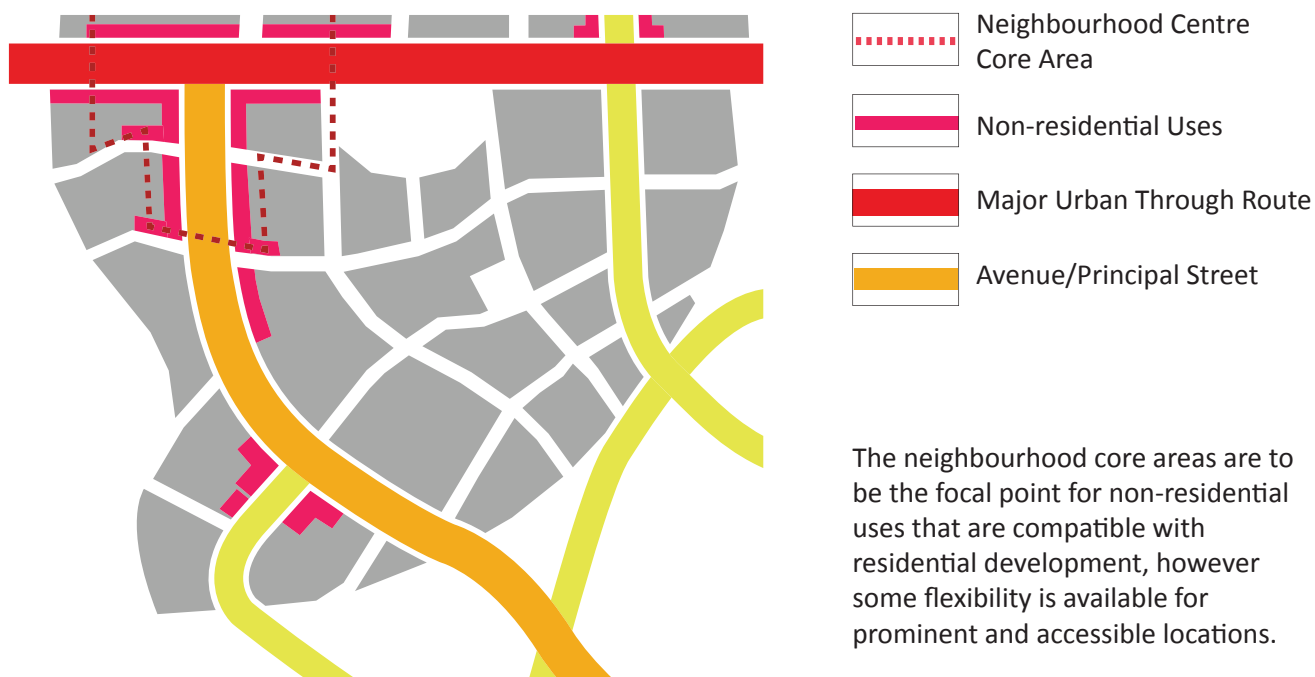


Diagram to illustrate the approach to integrating non-residential uses alongside residential uses.



Shaldon, Fore St. A mix of residential and non-residential working side by side along a principal street.

Land Use - Non-Residential Uses Not Compatible with Residential Land

Non-Residential Uses that are Not Compatible with Residential Land are: those land uses that are not able to sit alongside the places where people live because of the manner in which they function. Typically these uses tend to have unacceptable hours of operation or generate levels of noise, smells, dust, or heavy goods vehicle movements, which tend not to be compatible with residential life.

Code: DG-LS7 (Land Use: Non-Residential Uses Not Compatible with Residential Land)

Development within areas where land uses are proposed that are not compatible with the places where people live, should create attractive and safe places to work and visit, be easily accessible and well related to the surroundings. In order to achieve this new development should:

1. Have a positive or neutral impact on the character of the area
2. Be designed so that buildings, spaces and landscaping create well defined areas and contribute towards local identity and legibility
3. Have a permeable movement network that prioritises pedestrians and cyclists over vehicles and feels safe for its users
4. Be structured and detailed to reduce crime and the fear of crime at all times of the day
5. Be set out so that surface water is well managed and integrated positively into design proposals
6. Accord with any design codes or guidance relating to the area

Design Codes

The preparation of design codes for the design and layout of infrastructure, plot arrangements and landscaping will normally be expected to ensure that development follows both a considered approach across different development parcels. Where used, such codes could include suitable approaches to:

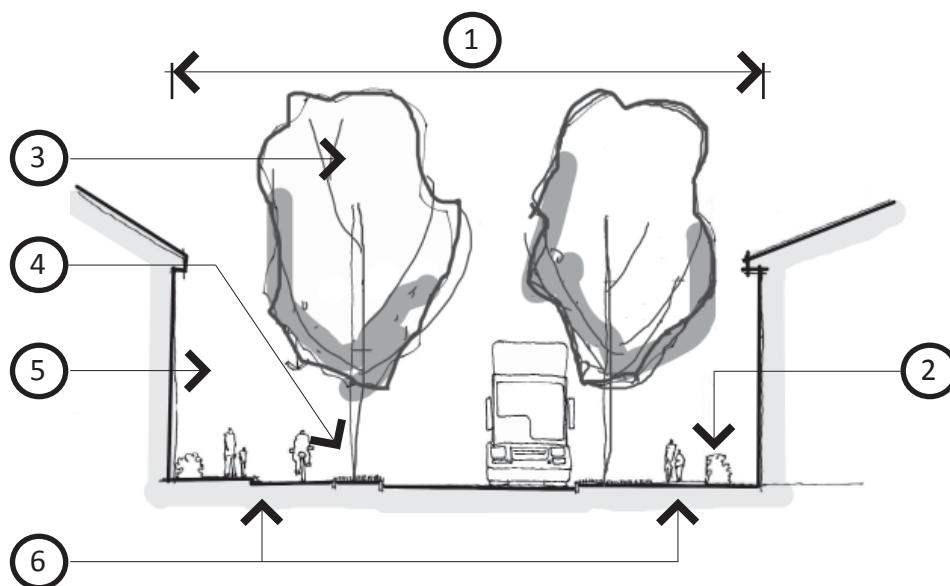
- Street design
- Scale
- Form
- Colour
- Materials
- Boundaries
- Landscape design
- Parking and servicing
- Boundary treatments
- Building setbacks and plot arrangements



Breaking up rooflines creates a positive interface with rural edges, ensuring that the impact of views of new development from surrounding locations is minimised



Prominent, consistent rooflines will have a negative impact on surrounding views when abutting a rural edge and should be avoided



1. Areas that are visible to the public must be designed to be attractive and to feel safe
2. Boundary treatments that edge public areas are to support a sense of continuity and integrate well with other structures. They must not appear defensive or create a sense that there is a fear of crime.
3. The design of common non-plot areas should be designed holistically to reinforce a sense of place and to maximise multifunctionality
4. Integrate SuDS features where appropriate
5. Front entrances should relate to the street and/or public areas. Long blank sides to public areas that provide no sense that the area is being overlooked should be avoided
6. Prioritise pedestrian and cycle users and design-in networks for them from the outset



Layouts should be set out to ensure that safe and convenient access is available for all users. Buildings and landscaping are to be arranged to create attractive places to visit and work.

Land Use - Community Facilities

Community facilities are: those uses whose function brings community benefit or has a public role. They are often (but not always) in part, publicly funded and can include: schools and colleges, surgeries and medical centres, community halls, churches, meeting places, leisure centres, sports clubs and play areas.

Code: DG-LS8 (Community Facilities)

The form of community facilities varies considerably depending on their type and function. Buildings and facilities that have a community role carry a civic responsibility and play an important role in the manner in which an area is perceived. Proposals for new community facilities within Teignbridge must therefore be:

1. Located:

- 1.1. To be well related to the distribution of facilities within a neighbourhood (see table overleaf) on land that is appropriate for their purpose
- 1.2. Where access is convenient and suitable for all users
- 1.3. Near other uses where trips are likely to be combined
- 1.4. In prominent locations appropriate to the function and purpose of the facility and should be arranged as components of an area's character and legibility.

2. Designed:

- 2.1. To be accessible for all users with public entrances well related to public areas
- 2.2. To create safe outside areas that are well overlooked
- 2.3. Where appropriate, to celebrate their public function, capture a sense of civic pride and be responsive to local and wider views
- 2.4. To relate well to the surrounding area in matters such as materials, form, scale, proportion, detail, layout and landscaping
- 2.5. To have attractive, robust boundary treatments where necessary
- 2.6. To have parking areas that do not dominate public areas
- 2.7. To make provision for people on bicycles
- 2.8. To have well located service and waste arrangements that have no detrimental impact on the function or appearance of public areas



Albany Surgery, Newton Abbot: Well related to a primary route, local primary school and convenience store. A new building designed in locally distinctive materials.

	Home Area				Neighbourhood				District/Small Town			
Approximate "Within" Distances from Home (km)	100- 200	200- 300	300- 400	400	400- 600	600- 800	600- 1000	800- 1000	1000- 1500	1500- 2000	2000- 3000	3000- 5000
Toddlers Play	→											
Allotments	→	→										
Playgrounds and Kickabout	→	→	→									
Bus Stop	→	→	→	→								
Local Park or Greenspace	→	→	→	→	→							
Local Centre, Pub, Hall	→	→	→	→	→							
Access to Green Network	→	→	→	→	→							
Primary School	→	→	→	→	→	→						
Surgery	→	→	→	→	→	→	→					
Playing Fields	→	→	→	→	→	→	→	→				
Secondary School	→	→	→	→	→	→	→	→	→			
Town or District Centre/Superstore	→	→	→	→	→	→	→	→	→	→		
Leisure Centre	→	→	→	→	→	→	→	→	→	→	→	
Industrial Estate	→	→	→	→	→	→	→	→	→	→	→	→
6th Form College	→	→	→	→	→	→	→	→	→	→	→	→

Table based on work within *Shaping Neighbourhoods*, Hugh Barton et al, 2010



Newton Abbot Library is prominently located terminating the view along Bank Street and Highweek Street. It has a prominent entrance and is embellished with detail that celebrates its public function.

Land Use - Green and Blue space

Green and blue space is: the land that forms part of urban areas that includes parks, squares and woodlands as well as street trees, footpaths, cyclepaths, river and stream corridors, drainage features, wetlands and other open spaces.

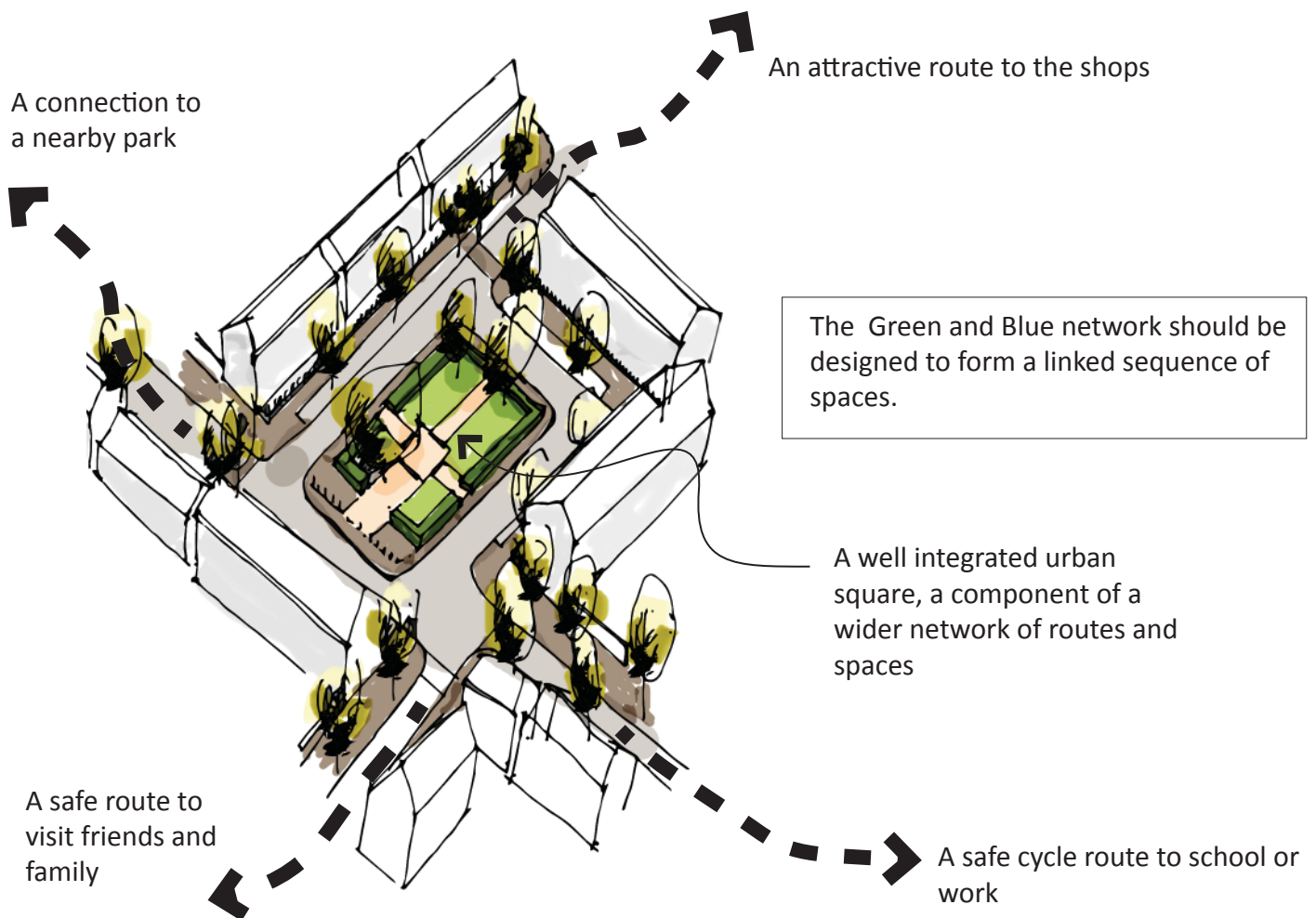
Code: DG-LS9 (Green and Blue Spaces)

Green and blue spaces can form networks that provide economic, social, and environmental benefits such as for recreation, movement, sport, education, ecology and health and can be a link to an area's heritage, traditions and character. In order to achieve these benefits, proposals must:

1. Plan to create networks of green and blue spaces that:
 - 1.1. Contribute towards the creation of an attractive and valuable network that delivers relevant GI strategies
 - 1.2. Are designed to be at the heart of the design and arrangement of new development
 - 1.3. Reinforce local character, heritage and identity
 - 1.4. Function for people, wildlife and drainage appropriately
2. Design green and blue space to have a clear approach to:
 - 2.1. Local character and appearance including:
 - 2.1.1. The degree of formality or informality appropriate
 - 2.1.2. The aesthetic and sensory aspects such as colours, textures, smells, species, and traditions
 - 2.1.3. Patterns of development - from legibility to materials and details
 - 2.2. Layout, function, and connectivity i.e.
 - 2.2.1. For wildlife or/and people, movement, play or active leisure
 - 2.3. The approach to reconciling conflicts between different aspects of design
 - 2.4. Maintenance operations, their review and adaptation, and is to include the methods and mechanisms to permanently secure the multifunctionality of spaces envisaged at the outset.



Victoria Gardens, Newton Abbot. A small urban park, reinvigorated and now much used by town centre users.



Play areas and sports pitches can form an important part of the green and blue network



High quality and well planned cycleways and footpaths help people make healthy travel choices

Active Place

Active Place is: a way of putting places together so that opportunities for people to be both physically and socially active are inherent within the way that they are designed. Actively designed places enable people to derive physical and mental health and stronger social cohesion benefits from the environment about them.

Code: DG-LS10 (Active Place)

Active Place design is vital to the promotion of active living and to providing physical, psychological and social health benefits for individuals and the community. Development proposals are to approach Active Design in the following manner:

1. Accessible Activity

Neighbourhoods, facilities and open space are to be accessible for all users and provide opportunities for physical activity across all ages and abilities, enabling those who want to be active to be so, whilst encouraging those who are inactive to become active

2. Walkable Communities

Local facilities, services, destinations, points of interest and locations meeting peoples daily needs are to be connected by integrated networks of walking and cycling routes within convenient walkable ranges

3. Connected Travel Routes

All destinations are to be interconnected by direct, legible and integrated active travel routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable appropriately surfaced and clearly signposted. Active travel modes should be prioritised over other modes of transport

4. Infrastructure

To provide a diverse range of activity, infrastructure is to be designed to enable and encourage physical activity to take place for different age groups across all contexts, including workplaces and public space

5. Management of Space

The management, long-term maintenance and viability of public spaces is to be designed to ensure long-term functionality for Active Place

6. Streets and Spaces

Movement and public space networks and areas are to be high quality, multifunctional, legible, and provide direct, safe and convenient pedestrian and cycle and other wheeled user access whilst employing high quality durable materials, street furniture and signs

7. Co-location of Community Facilities

Community facilities and services are to be co-located with a concentration of retail and associated uses, to support linked trips. A mix of land uses and activities at appropriate densities, ideally within walkable ranges, should be provided - creating multiple reasons to visit a destination on foot and minimising the number and length of trips

8. Active Buildings

The internal and external layout, design and use of buildings is to provide opportunities for physical activity, such as providing facilities to safely store bicycles, and for employees to shower and dry and store clothes

9. Activity Promotion

Measures are to be introduced that highlight or promote the usability of space and opportunities for participation in physical activity as a means of improving health and wellbeing across neighbourhoods, workplaces and facilities

10. Network of Multifunctional Open Space

Multifunctional open space networks that integrate well with the local landscape are to be created across all communities to support a range of activities including active and passive recreation, play, and other landscape uses. Facilities should be positioned in accessible locations with walking and cycling routes connected to the broader network

Designs that ignore Active Place tend to:

- Fail to create connections that enable the free movement of people between different areas of development or stifle the potential for future connectivity
- Miss opportunities to layer design solutions for different users and travel modes that encourage or facilitate active patterns of use. For instance walking routes to schools or play areas can be designed engaging and to accommodate pushchairs and scooters

Diagram showing an overall strategy
for the integration of Active Design
principles into a new development

Designing streets and open spaces as safe attractive and pleasant places for all users encourages active participation with the world outside the home and presents opportunities for active movement, social interaction and play.



Employing Active Place principles encourages all users to follow more active and healthy patterns of movement and activity that endure throughout life and can lead to fun and positive experiences.



Well designed street and pedestrian environments promote active place principles by providing comfortable social spaces within which to move through and spend time

Urban Structure

Urban Structures

Design guidance for creating attractive, well defined public and private space in Teignbridge.

Block Design

Guidance for the design of urban blocks within the district.

Block Design - General Principles

Where buildings edge the perimeter of a block and parking is contained within its centre in one or several courtyards.

Parking Court Blocks

Where buildings edge the perimeter of a block and parking is contained within its centre in one or several courtyards.

Mews/Lane Blocks

Where wide blocks have a small lane that contains dwellings and parking for both the lane and the properties that edge the perimeter of the block.

Back-to-Back Blocks

Where buildings edge the perimeter of a block and its interior contains private space, usually gardens.

Edge Blocks

Where blocks address the edge of development or open space areas.

Wrap around Blocks

Where buildings located on the perimeter of a block surround other buildings within its the blocks centre.

Block Design and Topography

Approaches that arise as a result of developing sloping land.

Private Frontages

Guidance for the areas of land that are situated between a building and the back edge of the highway or public area that are in public view.

Teignbridge Frontage Types

The type of frontage typically found throughout the district for use in new areas of development.

Waste and Recycling

Guidance relating to accommodating waste and recycling into development.

Services and Utilities Networks

Guidance for the location and appearance of utilities infrastructure within new areas of development.

Custom and Self Build

Guidance for the design and integration of self build areas of development.

Back to Back Arrangements

Guidance to provide for privacy and reduce overlooking between properties.

Daylighting

Guidance to help inform the detailed design of development to achieve appropriate levels of natural daylight to buildings and property.

Block Design - General Principles

Urban Blocks are: the areas of developable land that are contained by a pattern of streets or spaces. Urban blocks may contain shops, houses, parks, car parks and other aspects of community life. The way that buildings are arranged and their relationship to the street affects the character, function and safety of an area.

Code: DG-US1 (Block Design Principles)

Development blocks in Teignbridge are to be arranged to create safe accessible, attractive, well overlooked and well defined public routes and spaces and secure private areas by:

1. Defining publicly accessible routes and spaces with building frontages, well designed side elevations and robust, attractive, and locally distinctive boundary treatments whilst achieving a sense of natural surveillance
2. Sizing blocks to create a network of walkable interlinked routes (see table below) that:
 - 2.1. Responds to desire lines
 - 2.2. Allows for future movement
 - 2.3. Are appropriate for the proposed land use, topography, and location within the neighbourhood
 - 2.4. Are designed in response to local context and a hierarchy of routes
3. Designing blocks that have sufficient space. i.e. for buildings and private space together with adequate storage including for bins and cycles, and parking for vehicles.
4. Designing rear parking, access and service areas to be attractive, well lit, welcoming and comfortable for users at any time of day that:
 - 4.1. Have robust, locally distinctive and attractive boundary treatments
 - 4.2. Contain dedicated and adequate space for waste and recycling that is away from general view
 - 4.3. Have structures, surfaces and demarcation in colours and materials that appear welcoming, and are well co-ordinated
 - 4.4. Contain landscaped areas, where appropriate, to soften and enhance visual appearance
 - 4.5. Have lighting levels designed for convenience, safety and for wildlife
 - 4.6. Have a sense of surveillance at all times
 - 4.7. Have secure private curtilages with externally lockable personnel gates.

5. Designing buildings located at corners or in prominent locations to:
 - 5.1. Contribute towards memorable townscape.
 - 5.2. Create visual interest and overlooking to all streets to which they relate
6. Avoiding developing half blocks that enable access to rear boundaries or service areas, reduce surveillance of public areas, and provide unattractive edges to public areas.

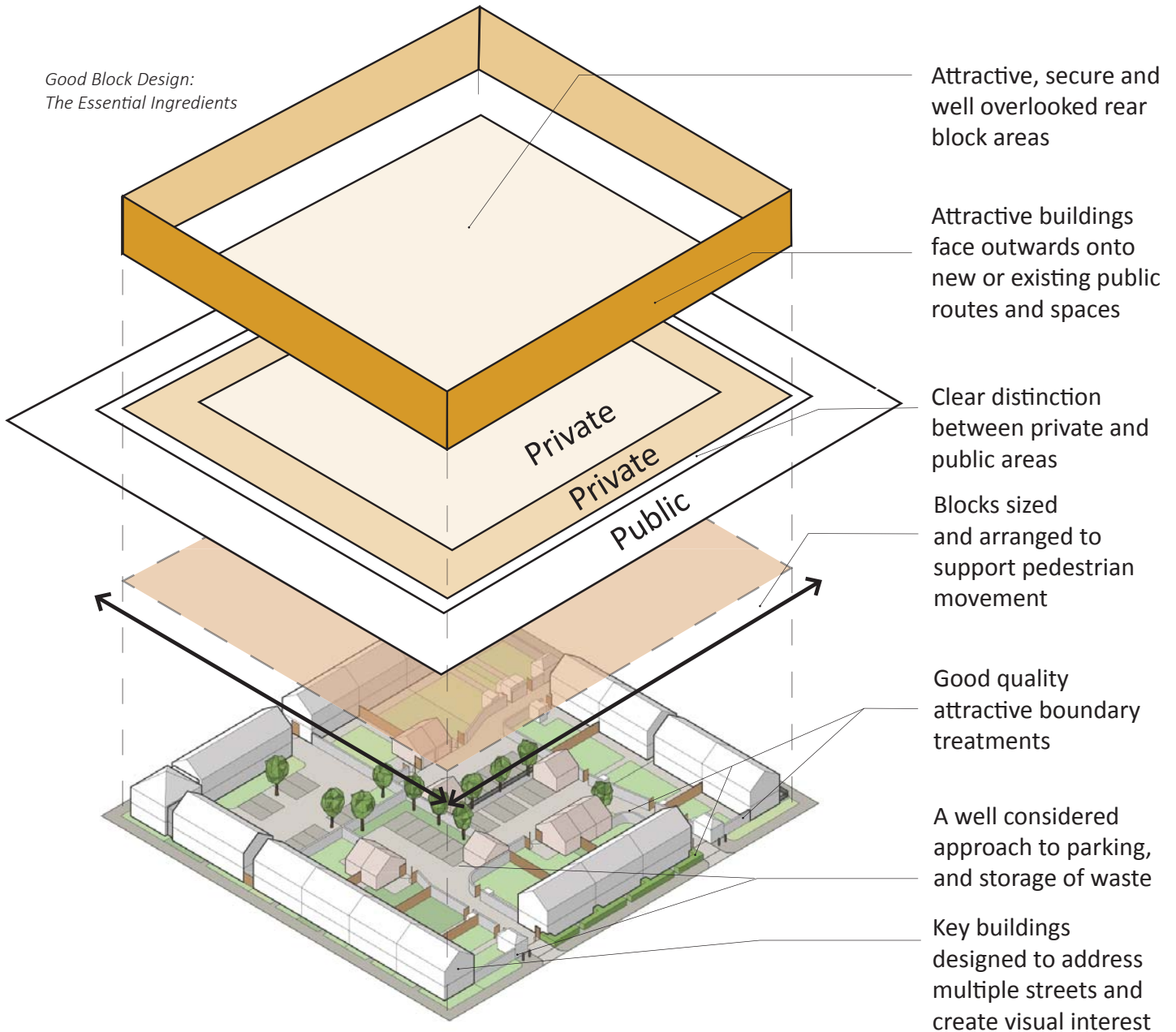
	Block widths (m)
Non B1 Employment	about 115
Urban Edge	80-90
Urban Middle	80-90
Urban Core	60-80

*Typical block dimensions for different settlement locations
Urban Design Compendium 2007*

Poorly designed Blocks often have:

- Low quality boundaries (i.e. timber panel fences) to rear and side boundaries that are visible from public and communal areas
- Streets defined by a mix of fronts, blank sides and backs of buildings or poor boundaries
- Parking areas that are not well overlooked, appear uninviting or do not co-ordinate well with their surroundings
- Inadequate or poorly arranged space for parking, leaving streets and footways cluttered and/or obstructed by vehicles
- Areas that deter residents' use, or give unobserved access to the rear of properties
- Large distances between pedestrian junctions and paths that do not link, or have limited capacity to create links in the future
- Waste and bins visible throughout the week from public areas

*Good Block Design:
The Essential Ingredients*



The Following Section:

As well as the block design policy DG-US1 specific design principles to be achieved are highlighted in the following pages for 5 different block types:

- 1.1. Parking Court Blocks
- 1.2. Mews/Lane Blocks
- 1.3. Back to Back Blocks
- 1.4. Edge of Development Blocks
- 1.5. Wrap Around Blocks

Blocks are illustrated as distinct types, but single urban blocks may share characteristics from several types. In these circumstances relevant guidelines should be applied to the relevant section of each block



Good block design supported by familiar architecture and high quality boundaries are some of the fundamentals to the success of many of the districts most cherished streets. Photo: Bishopsteignton.

Block Design - Parking Court Blocks

A Parking Court Block is: a perimeter block that contains one or more secure internal courtyards that provides parking and enables private access to the rear of properties. Residential and non-residential buildings are located around the perimeter of the block with their main pedestrian accesses and elevations orientated outwards towards streets and spaces.

Code: DG-US1.1 (Parking Court Blocks)

Parking court blocks are to be designed to meet the general Block Design policy DG-US1 as well as the following in relation to:

1. Courtyards

Courtyards should be designed to have a sense of ownership and surveillance, be welcoming and feel safe by:

- 1.1. Designing small parking courts - about 10 parking spaces
- 1.2. Separating parking for apartments from other parking areas
- 1.3. Co-ordinating materials, finishes, demarcation and landscaping to create attractive spaces for instance by:
 - 1.3.1. Using robust, well detailed, locally distinctive boundary walls between communal and private areas
 - 1.3.2. Co-ordinating recessive colours for garage doors and access gates
 - 1.3.3. Using good quality, attractive surfacing with simple detailing to edges, margins and drainage
 - 1.3.4. Softening structures with pockets of planting
- 1.4. Lighting for convenience and safety

2. Access

Access points should be arranged to provide residents with comfortable safe access to private and communal areas with relevant access to service personnel where necessary in a manner that discourages crime or a fear of crime by:

- 2.1. Providing single access points to courtyards with thresholds that mark that the area is private, for instance by:
 - 2.1.1. Including automatic locking gates with a separate pedestrian access accessible to residents/owners and waste collection operatives
 - 2.1.2. Changing surface materials
 - 2.1.3. Narrowing the entrance/including piers (width circa 3.0m)

- 2.2. Ensuring that entrance points are well overlooked from windows to active rooms and well lit
- 2.3. Ensuring that units have front doors orientated towards public routes or spaces with secondary, externally/internally lockable, accesses to internal courts
- 2.4. Where communal access gates are provided, they should be set back from the Highway to allow cars to wait off the carriageway while gates open

3. Waste and Recycling: (see Policy DG-US3)

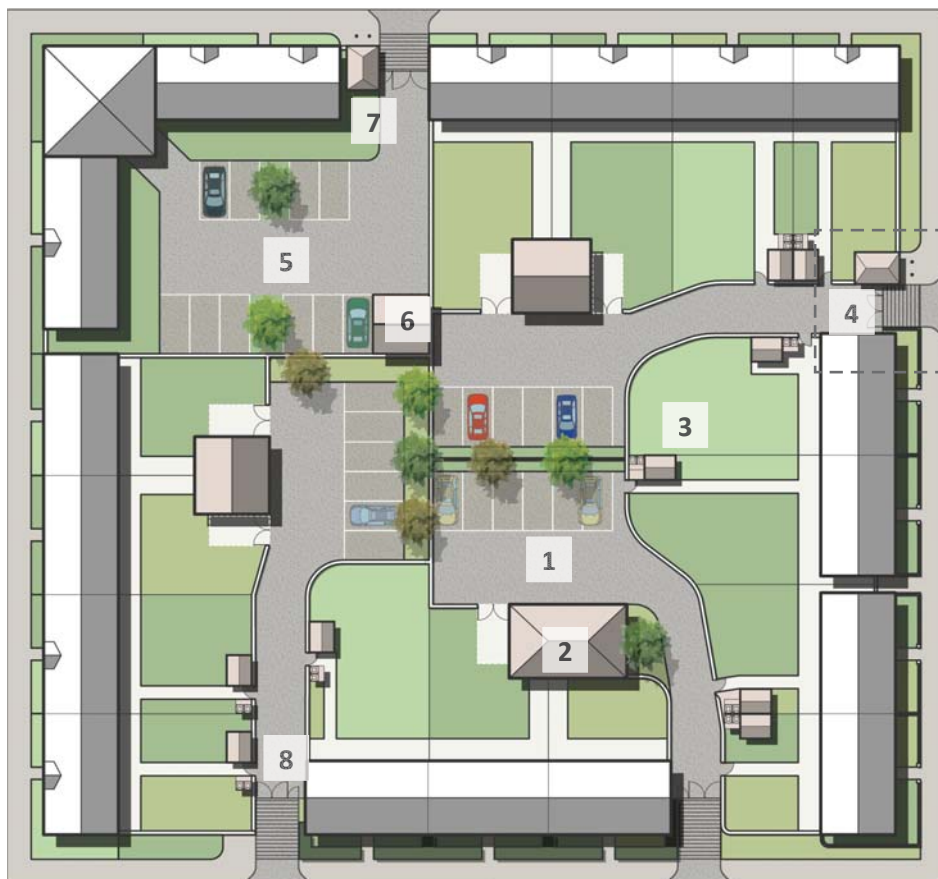
4. Bicycle Storage. (see Policy xxxx)

Bicycle parking should be located in well integrated secure covered structures located within rear gardens, flats parking courtyards or in private garages

Poorly designed parking courts often have some of the following characteristics:

- A lack of surveillance at entrances and within courts
- Timber fences used as rear boundaries, bin or cycle storage
- Lack of lighting to rear court areas
- Excessively wide vehicular entrance points
- Starkly contrasting surfaces, garage doors and locally irrelevant materials.
- Parking spaces and allocation demarcated by highly contrasting lining and numbering
- Large numbers of parking spaces within single courts





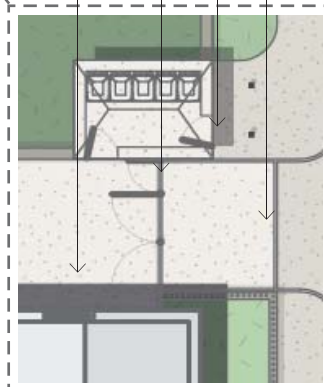
Block Diagram:

Space for cars to pull off street

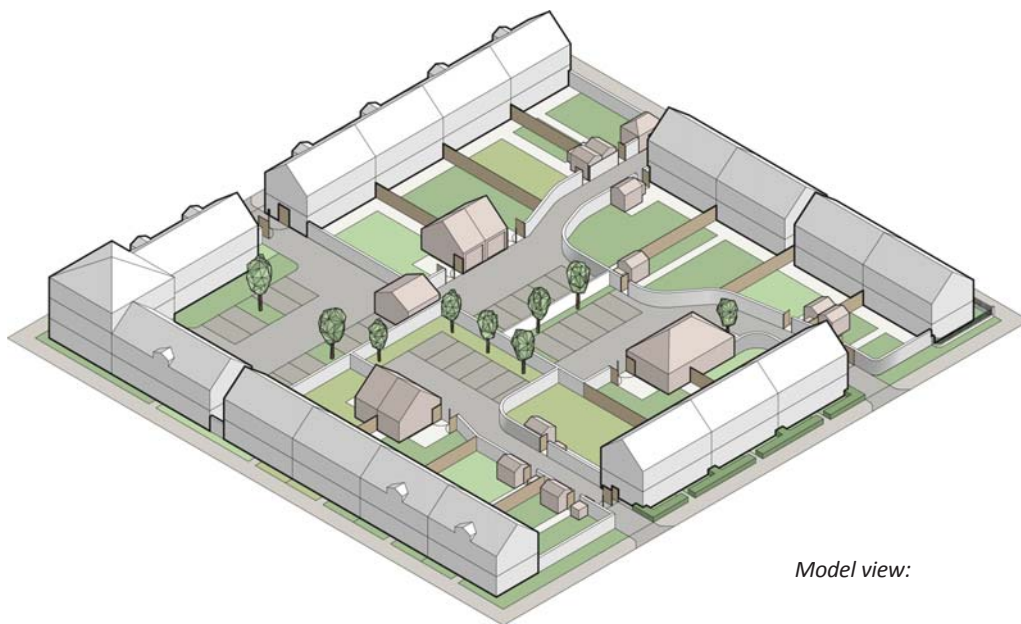
Key pad access for bin collection

Separate pedestrian access gate

Windows on side elevations create safe, overlooked entrances



Detail: Typical Entrance Gateway and Bin Store/Presentation Point



Model view:

Key:

1. Parking Court - Up to about 10 spaces. Courtyard enclosed with attractive solid walls (max height 2.1m) and lockable gates to private back gardens
2. Private garage/cycle/bin store
3. On plot cycle store and bin storage
4. Lockable communal bin presentation point (where

- no access for waste operatives provided)
5. Apartment Parking Court - Separate parking court for apartments
6. Apartment cycle store
7. Apartment bin store
8. Secure access gates with separate pedestrian gate to meet Police recommendations.

Block Design - Mews/Lane Blocks

Mews/Lane blocks are: blocks that contain a small accessible street through the centre. The street or lane contains parking in small groups, garages or open shelters, access to rear gardens and accommodation. They are often deeper than other blocks to accommodate the additional street width.

Code: DG-US1.2 (Mews/Lane Blocks)

Mews/Lane Blocks are to be designed to meet the general Block Design policy DG-US1 as well as the following in relation to:

1. Mews/Lanes street

Mews/lanes are to provide small scale, simple, attractive, safe and accessible streets within the centre of blocks and should be designed:

- 1.1. Ideally to contain a minimum of 5 dwellings (not including flats over garages) with front doors accessed from the mews street
- 1.2. As small spaces with an informal, irregular street edge with short sight lines terminated by visually interesting elements
- 1.3. To be narrow, generally no more than 7.5-10 meters wide
- 1.4. So that buildings and boundaries define the street edge with minimal or no set-back distances
- 1.5. To give pedestrian priority
- 1.6. With suitable street tree planting and soft landscaping where appropriate

2. Mews Lane Buildings and Structures

Mews/ Lane buildings and structures should provide a good level of surveillance, enclosure to the street and contribute towards creating a small scale intimate scene considering in particular:

- 2.1. Materials of construction, their use distribution, character and detailing
- 2.2. Scale of structures, the sense enclosure created and the lighting of public areas

Typically, designs will include:

- 2.3. Ground floor habitable rooms with windows and doors that relate to the street
- 2.4. Variety to roof arrangements (hip/gables etc)
- 2.5. Low order, functional detailing
- 2.6. Unembellished doors and window styles
- 2.7. Solid boundary treatments in materials with local character generally 1.8m height to rear gardens
- 2.8. Co-ordinated recessive colours for garage

doors and access gates

- 2.9. Good quality attractive surfacing with simple detailing to edges, margins and drainage

3. Access

- 3.1. Vehicular: Mews streets are to:

- 3.1.1. Be accessible to the public
- 3.1.2. Provide access to parking for mews and perimeter units
- 3.1.3. Have separate parking for apartments
- 3.1.4. Be well overlooked

- 3.2. Pedestrian: Mews streets are to:

- 3.2.1. Provide residents with secure (lockable) and well overlooked access to their back gardens, garages and mews units.
- 3.2.2. Provide front doors to mews units that relate to the mews street

- 3.3. Apartments: Where apartments form part of the block there may be controlled pedestrian and cycle access to the mews street from the apartments' parking courtyard

4. Waste and Recycling: (see Policy DG-US3)

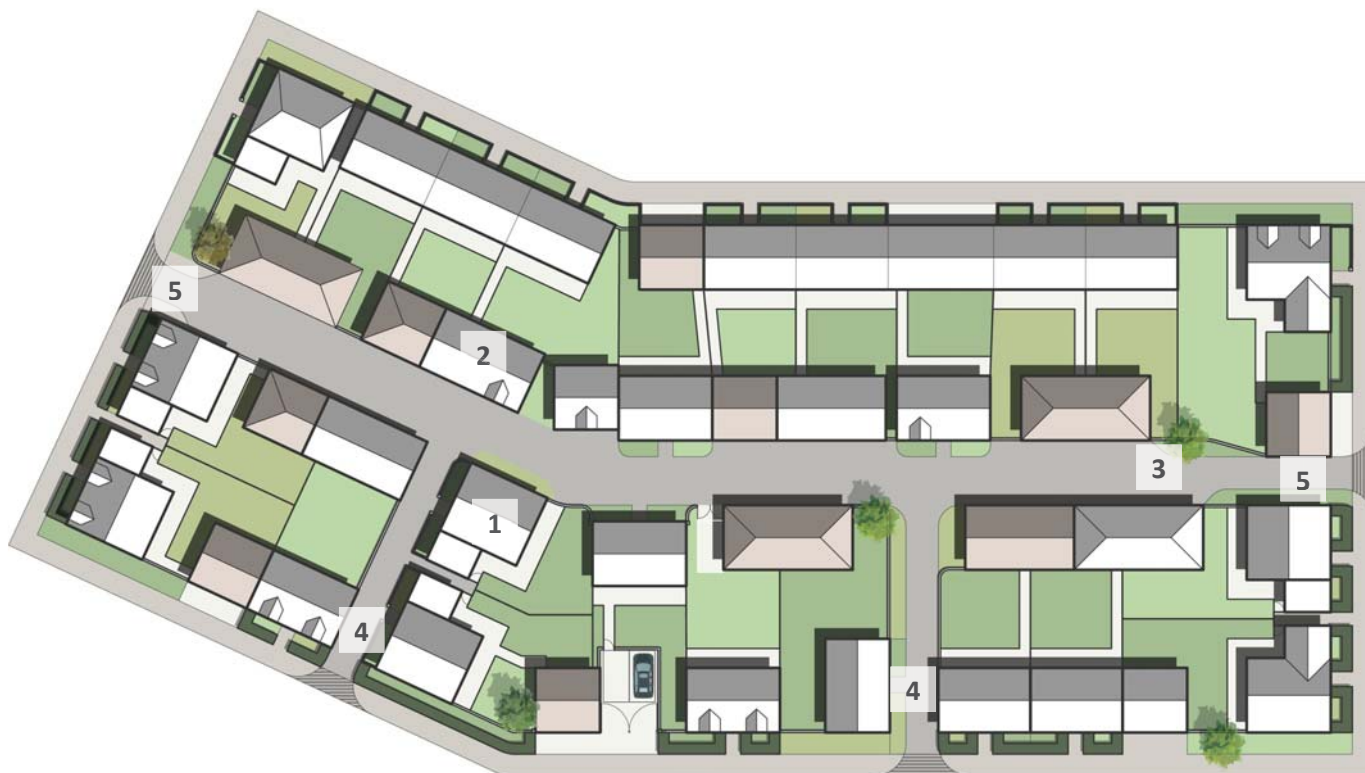
Waste and recycling areas will normally be stored on plot however where required by the Local Authority, bin collection areas are to be provided close to the mews entrance

5. Bicycle Storage. (see Policy DG- xxxx)

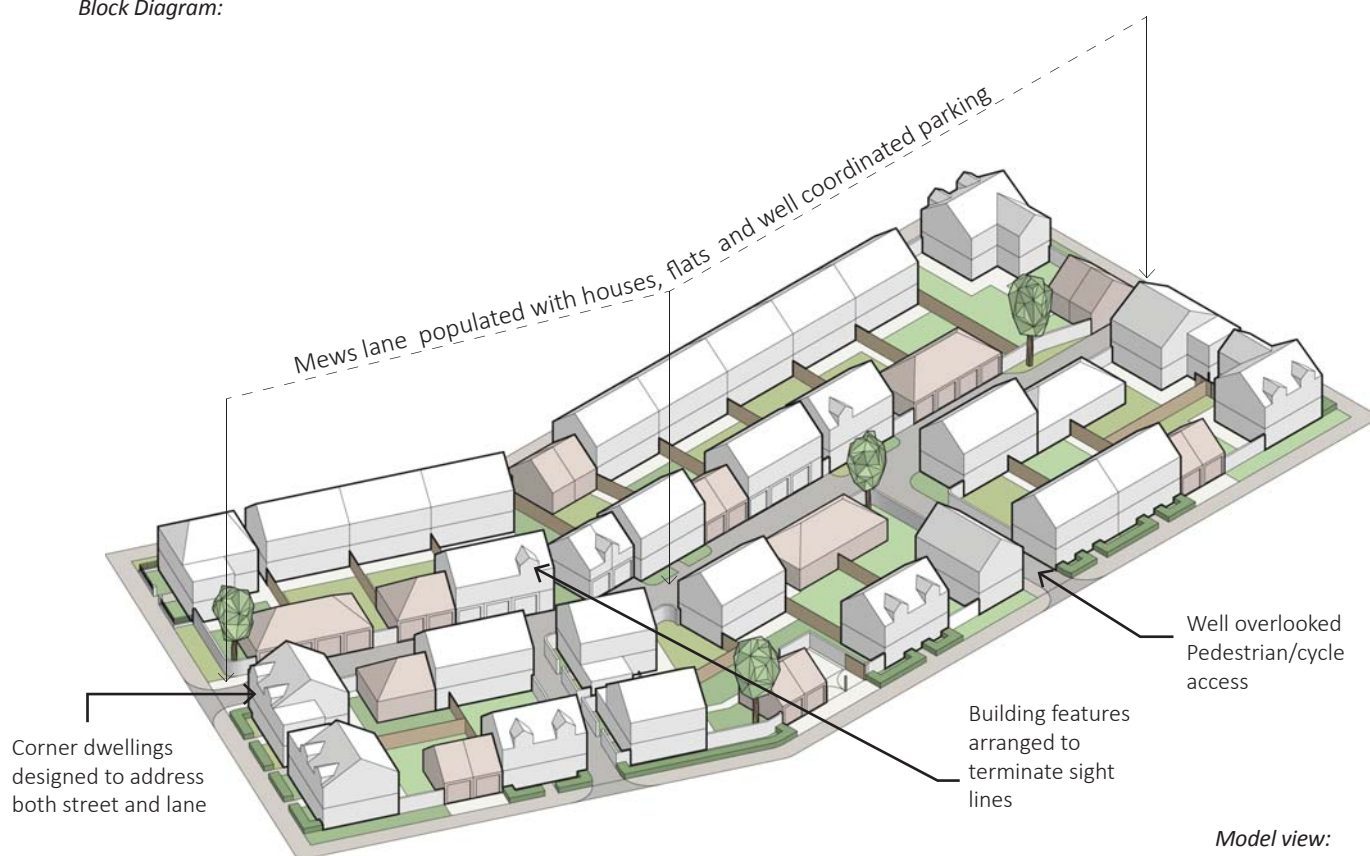
Generally, secure cycle storage shall be located on plot, either within garages or cycle storage in private gardens

Poorly designed mews blocks often have:

- Insufficient numbers of residential properties within the mews lane to provide a sense of surveillance and security.
- Poor boundary treatments or building arrangements that do not provide a continuous edge to the street or sense of enclosure.



Block Diagram:



Model view:

Key:

1. Dwellings within mews/lane - designed to incorporate habitable rooms at ground floor level and terminate sight lines
2. Garages and parking beneath flats - Mix of

- parking within garages and within FOGS
3. Soft landscaping within the mews/lane
4. Well overlooked pedestrian access routes
5. Narrow vehicular access routes

Block Design - Back-to-Back Blocks

Back-to-Back blocks are: blocks where the rear plot boundaries abut one another within the centre of the block, forming a core of private space accessible only to residents from the outside edges.

Code: DG-US1.3 (Back-to-Back Blocks)

Back-to-back blocks are to be designed to meet the general Block Design policy DG-US1 as well as the following in relation to:

1. Parking

Back to back blocks rely on on-street parking, or parking to the front or sides of buildings. Parking arrangements and their associated structures should be designed:

- 1.1. So that cars and their parking areas do not have a negative impact or are a visually dominant component of the street scene. For example by:
 - 1.1.1. Ensuring that boundary treatments, gates buildings or landscaping enclose parking areas and visually define the edges of public areas
 - 1.1.2. Designing parking areas to be set back from the building line or well integrated with street and public spaces
- 1.2. Cycle parking is to be located on plot, within garages or private gardens

2. Access

Back-to-back blocks shall be located where street standards allow for direct access and egress at the front or side of the plot, or in mixed use blocks, where servicing can be arranged from the front.

- 2.1. Vehicular: access points to plots are to be designed to:
 - 2.1.1. Prioritise pedestrians using the street
 - 2.1.2. Support a well defined street and should be as narrow as practical
- 2.2. Pedestrian access points to plots are to be designed to provide:
 - 2.2.1. Access to plot frontages
 - 2.2.2. Secure and lockable access to gardens. Shared paths must be lockable at the point they meet public areas
- 2.3. Apartments: Where apartments form part of the block, a primary pedestrian access to the building must be located relating to the

street. Dedicated cycle/vehicular access to any associated parking courtyard should also be provided



3. Waste and Recycling (see policy DG-US3)

- 3.1. Waste and recycling areas will normally be stored on plot and brought to the plot frontage for collection or as otherwise directed by the Local Authority
- 3.2. Sufficient space must be provided to enable bins to be stored out of view from public areas

4. Bicycle Storage (see policy DG-XXXX)

- 4.1. Generally, secure bicycle storage shall be located on plot, either within garages or cycle storage in private rear gardens

Poorly designed Back to Back blocks often have:

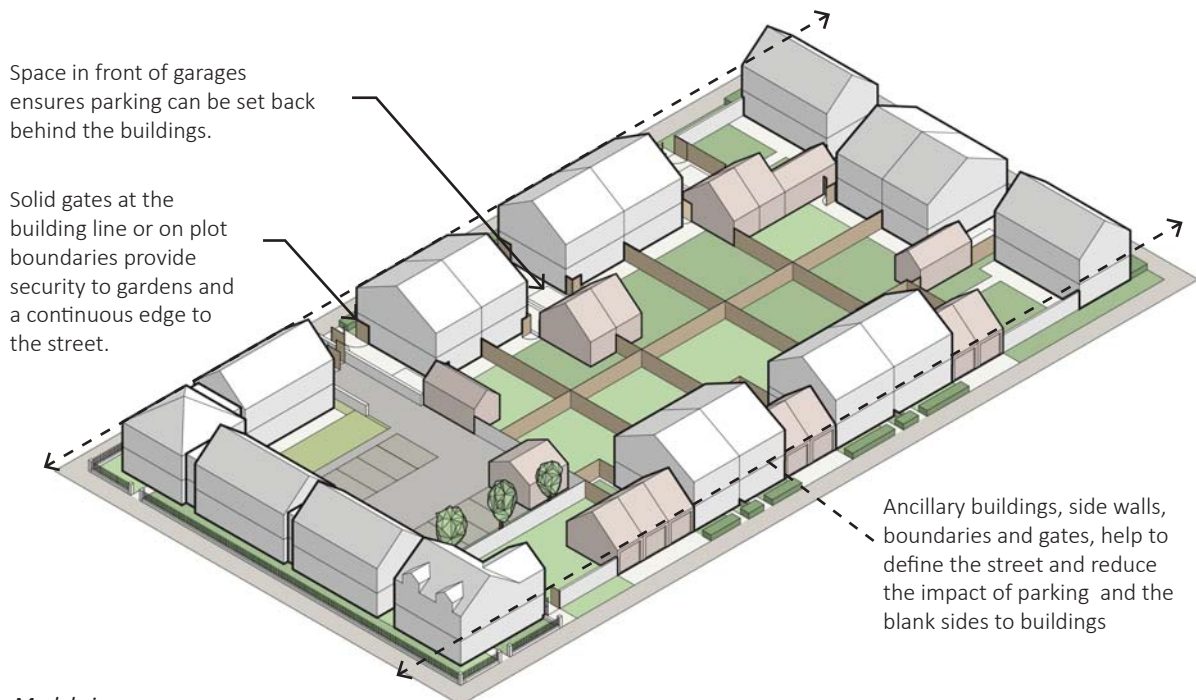
-  Poor building and highway arrangements: that give a poorly aligned and fragmented edge to the street and leak views from the street towards blank building sides and into open driveways
-  Missing boundary definition: that does not properly define areas of public and private ownership, creates streets that lack continuity and leak views into driveways and service areas



- Streets dominated by blocks of parking
- Poor bin storage arrangements that result in waste containers being visible throughout the week.



Block Diagram:



Model view:

Key:

1. Garages/cycle store, set far enough back from street edge to enable parking to their front. Solid gates at the driveway edge provide security to rear garden areas.
2. Through garages can help maintain a continuous street edge and provide parking for more than

one car.

3. Apartment parking court with bin and cycle storage
4. Visitor parking as part of the street design provides some flexibility for additional vehicles

Block Design - Edge Blocks

Edge of Development Blocks are: blocks which may have one or more frontage which addresses a rural edge or an accessible landscaped area such as a park, or an area designed for drainage or wildlife.

Code: DG-US1.4 (Edge Blocks)

Edge blocks are to be designed to meet the general Block Design policy DG -US1 as well as the following in relation to:

1. General

The design of edge blocks is likely to be derived from other block types. Guidance relating to the servicing and access arrangements to properties and the internal core should be taken from the appropriate block type chosen

2. Open Space Edges:

Orientation

- 2.1. Buildings should be orientated so that their front elevations face outwards towards:
 - 2.1.1. Areas that are designed to be accessible to the public
 - 2.1.2. Areas of land that are unlikely to be developed in the future, such as strategic green spaces or land that is impractical to develop

Building Design

- 2.2. Buildings should be designed to provide a positive edge to development for instance by:
 - 2.2.1. Scaling and designing buildings with reference to Policy DG-LS1 and DG-LS4
 - 2.2.2. Ensuring the windows and front doors face outwards towards movement routes and open spaces

Routes of Movement

- 2.3. Routes of movement are to be arranged to:
 - 2.3.1. Provide public access to building frontages for pedestrians and cyclists and where necessary vehicles as part of an interconnected network
 - 2.3.2. Avoid creating a disjointed network comprising short sections of unconnected private drives and turning heads
 - 2.3.3. Minimise the impact of noise and lighting on wildlife

Boundaries

- 2.4. Boundaries are to be arranged to:
 - 2.4.1. Clearly define plot edges
 - 2.4.2. Make a positive contribution to the character of the whole street

Poorly designed Edge Blocks tend to have:

- A disjointed movement network that:
 - Reduces access to open spaces
 - Can be wasteful of land and is poorly arranged and detailed
 - Leads people away from desire lines causes conflict between owners and the public and affects public safety
- A weak edge character due to:
 - A lack of building scale or sense of enclosure
 - A disjointed edge character as public and private space areas repeatedly end and begin
- Poorly functioning and unattractive open spaces due to
 - Building and access arrangements minimising land for open space, drainage or trees





Block Diagram: showing rear parking court and pedestrian/cycle access along side green space



Model view:

Key:

- | | |
|---|---|
| 1. Rural edge/green space | lines, boundary treatments and approach to scale and architecture |
| 2. Publicly accessible route. May be vehicular route or pedestrian/cycle only. Non-interlinked private drives should be avoided | 4. Parking Court - Up to about 10 spaces. Courtyard enclosed with attractive solid walls (max height 2.1m) and lockable gates to private back gardens |
| 3. Strong sense of character and consistent building | 5. Bin Store- Temporary store/presentation point |

Block Design - Wrap Around Blocks

Blocks that wrap larger uses are: often required where large civic, commercial or industrial buildings or surface parking areas are proposed. Wrapping these larger units with smaller plots ensures that blank rear and side elevations and any associated servicing is not exposed to the street whilst also achieving active frontages.

Code: DG-US1.5 (Wrap Around Blocks)

Wrap Around blocks are to be designed to meet the general Block Design policy DG-US1 as well as the following in relation to:

1. General

Wrap Around blocks are to be used where large format uses (compatible with neighbouring uses) and buildings are to be located and, if left unwrapped, they would have a negative impact on the character and appearance of an area

2. Access and parking

Vehicular:

- 2.1. Access to the large format uses shall be arranged:
 - 2.1.1. To be separate from other units in the block with parking areas away from street frontage areas
 - 2.1.2. To be able to be made secure
 - 2.1.3. So that servicing is separated from public areas
- 2.2. Access to non-large format uses shall be arranged either:
 - 2.2.1. From the street frontage where appropriate
 - 2.2.2. From a private secure alley that is accessible only to residents and is made secure with gates at each end, has entrance points not wider than circa 3m, gives access to parking spaces, garages or on-plot parking and space for the secure storage of bicycles
 - 2.2.3. From a separate secure parking court for apartments

Pedestrian

- 2.3. Access to the large format uses should primarily be arranged:
 - 2.3.1. From a primary facade facing a public area or street
 - 2.3.2. Communal/visitor cycle storage should be provided close to the entrance
- 2.4. Main access to non-large format uses shall be arranged from the street with secondary access to alleys or lanes

- 2.5. For access to apartments on the ground and upper floors, see Parking Courtyard specifications
- 2.6. For access to units backing onto larger units, see Back-to-Back specifications

3. Boundaries

- 3.1. Appropriate planting or boundary treatments should be used to create a secure and attractive interface between residential and non-residential uses

4. Waste Storage and Collection

The storage and collection of waste shall be arranged to meet policy DG-US3

- 4.1. Individual waste storage shall be located within each civic, commercial or industrial plot in a secured compartment away from public view
- 4.2. Where an alley is provided and communal waste collection areas are supported by the Local Authority, bin storage/collection shall be provided close to the access points from the street. The pavilion buildings shall complement the architecture of the buildings adjacent to them

Poorly designed large format uses tend to:

- Present blank sides and service areas to public routes and spaces
- Set buildings back behind large areas of parking





Block Diagram



Key:

- 1 Large format use
- 2 Houses backing onto centre of block defining the street with attractive front elevations.

- 3 Alley/Lane to rear parking where continuous frontage is required.
- 4 Parking Court to Apartment Block

Block Design - Block Design and Topography

Topography: The gradient of land has a significant effect on the design and arrangement of development blocks. Poor block design that does not account for slope gradients can lead to the creation of inaccessible public and private areas, streets that are dominated by parking and rear boundaries and overlooked gardens that lack privacy.

Code: DG-US1.6 (Topography)

Blocks are to be designed to meet the general Block Design policy DG-US1 as well as the following in relation to topography:

1. Retaining Walls

Retaining walls are a feature of both public and private areas across the district. Where necessary they should be designed:

- 1.1. To be attractive features that respond well to the character of the area
- 1.2. And located so as not to cause overbearing or excessive overshadowing
- 1.3. To integrate well with other structures including other boundaries, railings, balustrades and parapet walls

2. Buildings

- 2.1. Are to be designed to make best use of land and relate well to the site

3. Underbuild

Underbuild (areas below the damp proof course) are to be designed:

- 3.1. So that their visual impact is minimised
- 3.2. To integrate well with other materials and structures
- 3.3. And constructed to be adaptable to aid conversion to storage or accommodation in the future where appropriate

4. Amenity Space

- 4.1. Where provided, garden spaces should be safe, usable and easily accessible, preferably containing a level area that is well connected to the building, to use for example, as a place for a table and chairs
- 4.2. Raised areas of decking that provide elevated views across neighbouring property and reduce access to gardens for residents are unlikely to be acceptable

5. Undercroft parking

Where parking is designed to be within garages at street level, as part of the dwelling it should be designed to:

- 5.1. Integrate well with the host structure

- 5.2. Not create streets dominated by garages and parking arrangements

6. Movement and Access

Steep gradients and abrupt changes in level can be a barrier to movement, particularly for the less ambulant. Movement routes are to be designed:

- 6.1. To create a well connected network of routes
- 6.2. To integrate well with the character of the area

7. Access Points to Buildings

- 7.1. Are to comply with best practice for access
- 7.2. Be designed to be attractive and work well with adjacent levels, and materials

8. Overbearing

Levels of overbearing may seem greater where effective building heights are increased due to topography. Refer policy DG-US6 (Back to Back Arrangements)



- ✓ Underbuild materials are well detailed and integrated with other structures
- ✗ Lower ground/raised underbuild area should have been designed to make better use of the land ie. for accommodation or storage.
- ✗ Access to the garden space via raised external decking provides poor access to garden
- ✗ Decking platform may have a negative impact on neighbour amenity.



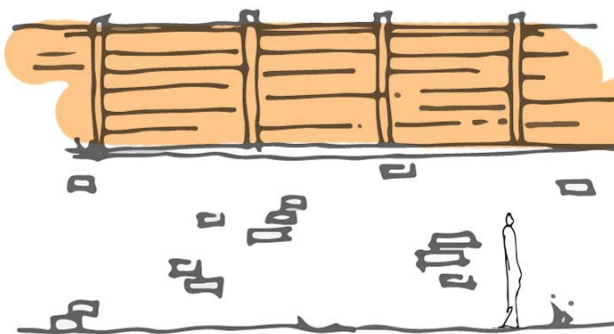
Undercroft parking and street scene dominated by garage doors and side views of cars



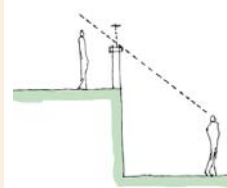
Recessed garages and attractive front boundaries reduce the impact of parking and garaging.



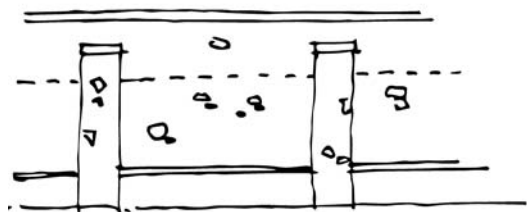
Some engineering retaining solutions can have a negative impact on both private and public amenity



Boundary fences on the top of retaining walls or steep changes in level are normally unattractive and should be avoided particularly where they are visible from public areas. Enclosures formed in the same materials as the retaining wall can be more satisfactory.



Well integrated parapet structures or railings can be an effective way of providing adequate protection from falling and privacy



The overbearing nature of larger walls may be reduced by visually dividing them into sections using horizontal or vertical detail or material changes

Private Frontages

A private frontage is: the area of land between a building and the street or a side boundary and the street. It is usually privately owned and in public view. These areas make a significant contribution to an area's character, can influence the sense of privacy and surveillance and help define land ownership.

Code: DG-US2 (Private Frontages)

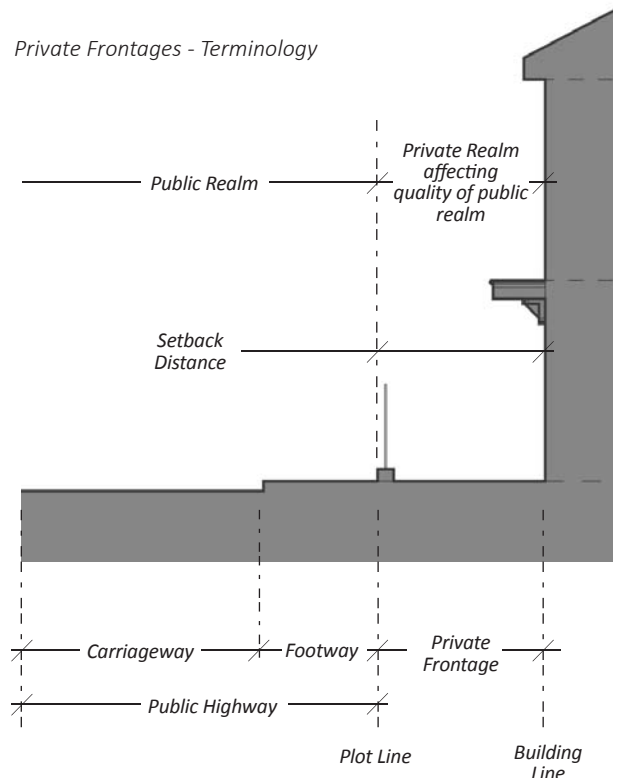
Frontage areas within Teignbridge are to be well arranged to achieve the following:

1. To provide a clear definition between private and public areas and between private areas,
 - 1.1. For instance, through the use of physical features, such as railings, walls or hedges, changes in surface materials or ground level or the use of subtle surface markers
2. To be robust and long lasting,
 - 2.1. Constructed and arranged to have a long life and be capable of being easily maintained
3. To be attractive, and to reflect local character,
 - 3.1. Being constructed in materials that complement the design of the street and the surrounding architecture, landscaping and surfaces and reflect local patterns of development
 - 3.2. Being set out to create a visually cohesive arrangement of land, features and surfaces that transition well between areas
- 3.3. Where utilities plant and access covers are well arranged relative to features, surfaces and edgings and allow landscape planting flourish
4. To relate well to the hierarchy and dimensions of the street,
 - 4.1. Where the choice and design of frontage type is influenced by the position of the street within a settlement's hierarchy of routes and spaces (see DG-LS1 Legibility)
5. To support public safety and provide adequate privacy,
 - 5.1. Being arranged to maintain views of public areas from ground floor windows (usually not exceeding 1.1m height although gateposts/piers may be greater than this) and to provide a sense of privacy to ground floor rooms where appropriate.



Good boundary treatments help to reinforce local character, help to define the edge of the street, provide a sense of ownership, privacy and security and assist in obscuring negative aspects such as metering devices or isolating instances of lack of maintenance

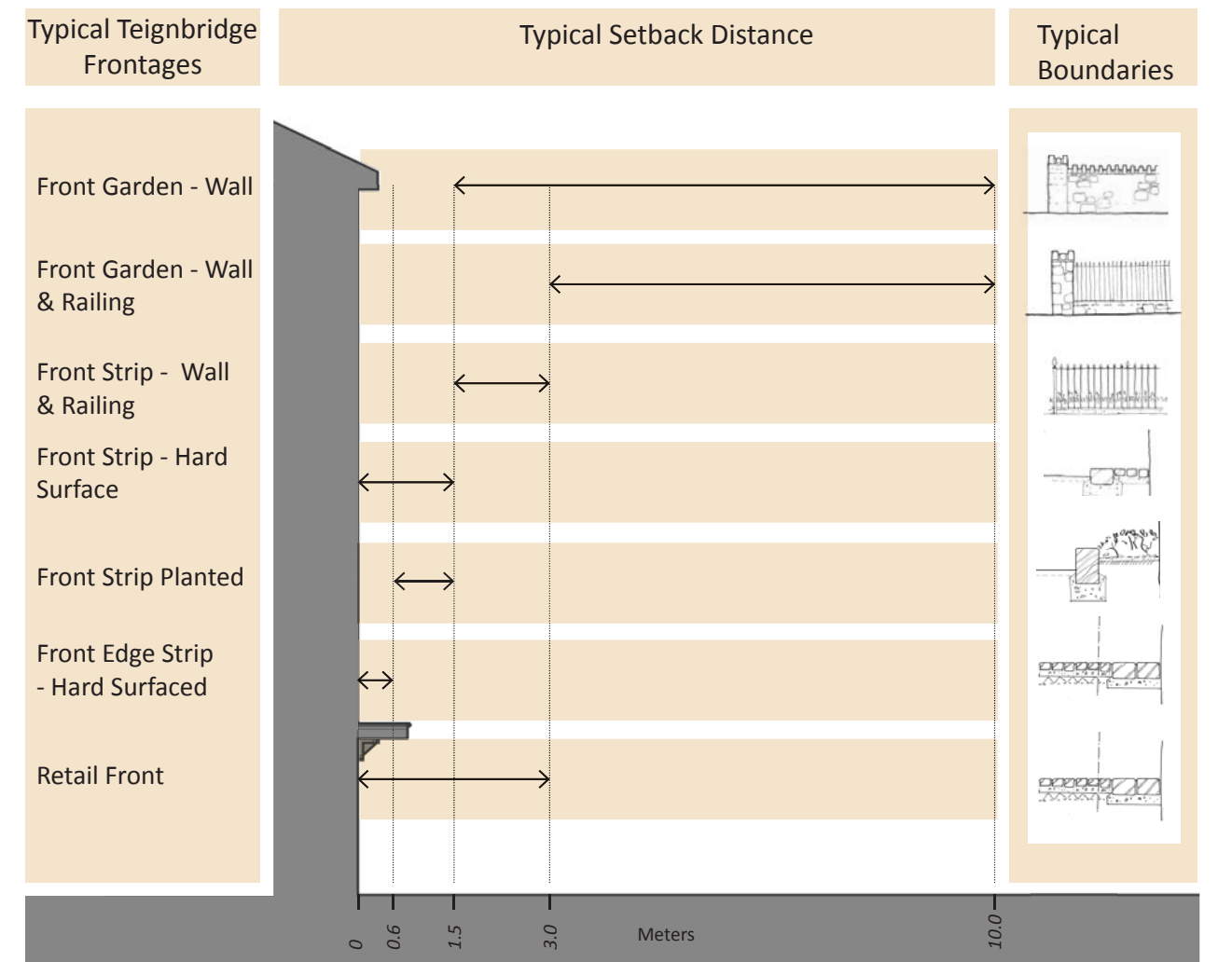
Private Frontages - Terminology



Typical Setback arrangements and their use within Teignbridge

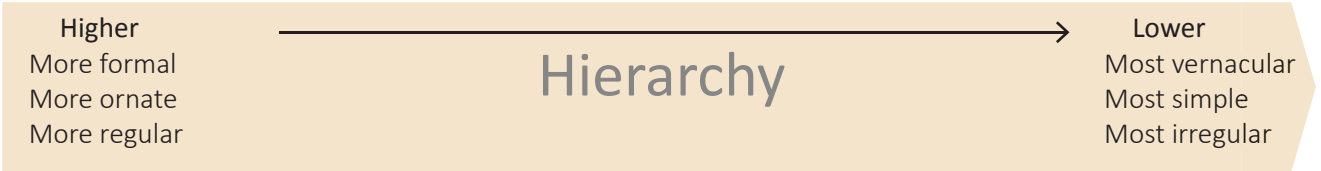
The following pages illustrate a range of frontage types found within Teignbridge (Ref Appendix A also).

The frontage types illustrated would be acceptable for use in new development in the appropriate location.



The setback type, distance and design should relate to the proportions, character and hierarchy of

the area including the street, adjacent spaces and buildings.

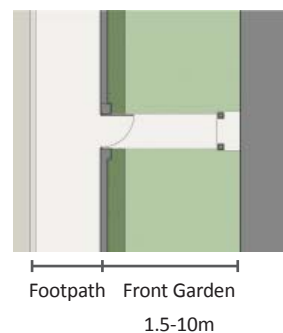
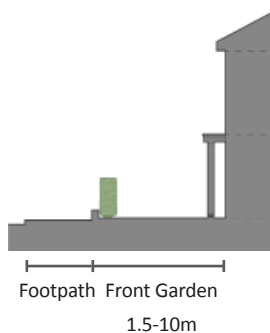


Private Frontages - Teignbridge Frontage Types

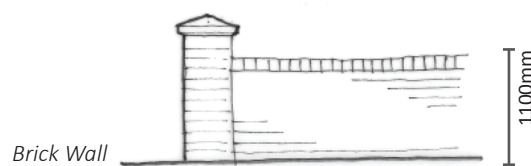
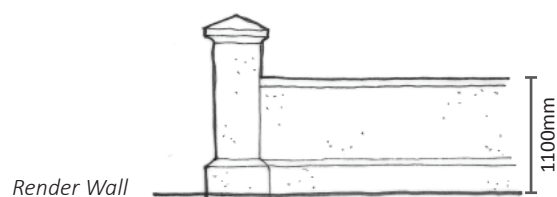
1.5 - 10m. Front Garden (Wall)

A generous garden is situated between the plot line and the building edge.

Setback	1.5 - 10m
Boundary feature	Wall or wall and hedge
Height	300mm- 1100mm (low wall associated with a hedge)
Entrance	Substantial gate posts min 1450mm height
Material	Brick, stone, render.
Style	Relate to building hierarchy and street character.
Planting	Hedge/shrubs on boundary not higher than 1100mm.
Protrusions	Porches/bays may protrude into setback.



Typical Examples



Low wall and hedgerow delineate plot boundary. Substantial gate piers frame entrances



Brick wall delineates plot boundary supported by hedgerow planting.

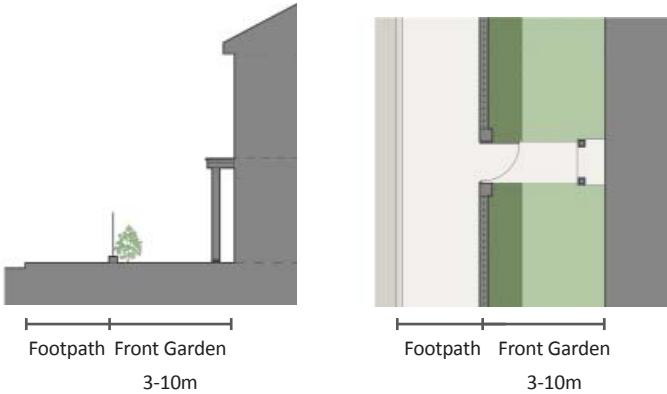


Stone wall delineates plot boundary.

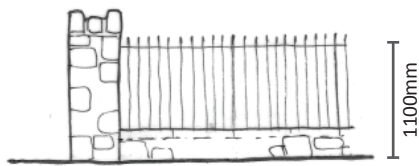
3 -10m. Front Garden (Wall & Railing)

A generous garden is situated between the plot line and the building edge.

Setback	3 - 10m
Boundary feature	Low wall and railing, often with hedge. Finials larger at intermediate posts and corners/ends
Height	Wall below 350mm. Railing/ hedge not higher than 1100mm.
Entrance	Substantial gate piers often min 1450mm height or posts with oversized finials.
Material	Brick, stone, render.
Style	Relate to building hierarchy and street character.
Planting	Hedge/shrubs on boundary not higher than 1100mm.
Protrusions	Porches/bays protrude into setback.



Typical Examples



Stone Wall with Railings



Stone Wall with Railings and Hedge



Low rendered plinth wall and railings delineate plot boundary. Planting helps to reinforce boundary



Boundary feature materials compliment surrounding building character.

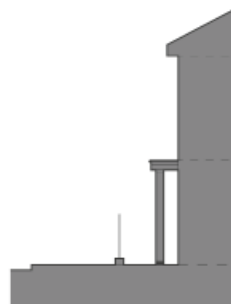


Low rendered wall and railings delineate plot boundary. Planting helps to reinforce boundary

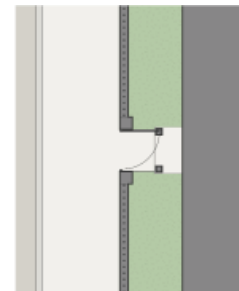
1.5 - 3m Front Strip (Railing)

A narrow frontage defined by vertical boundary features.

Setback	1.5 - 3m
Boundary feature	Railing or wall and railing
Height	Total no higher than 1100mm. Wall component no higher than 300mm
Entrance	Substantial gate posts min 1450mm height. Enlarged or ornate fence finials.
Material	Boundary feature: brick, stone, render. Cast iron, steel. Narrow margins, surfaces often hard but more often planted
Style	Relate to building hierarchy, design and street character.
Planting	Hedge/shrubs on boundary not higher than 1100mm, but generally not higher than 600mm where less than 2m wide
Protrusions	Porches/bays may protrude into setback.

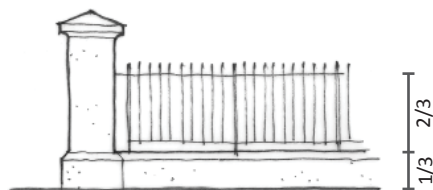


Footpath Front Strip
1.5-3m

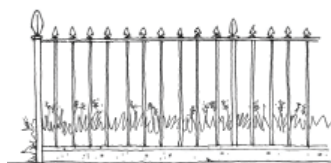


Footpath Front Strip
1.5-3m

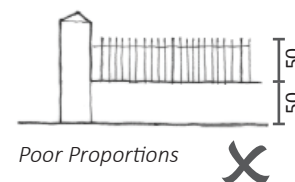
Typical Examples



Render Wall with Railings



Low plinth with Railings enlarged intermediate and end finials



Low stone wall with railings define plot boundary. Planting helps to reinforce boundary.



Low stone wall with piers define plot boundary. Planting helps to reinforce boundary.

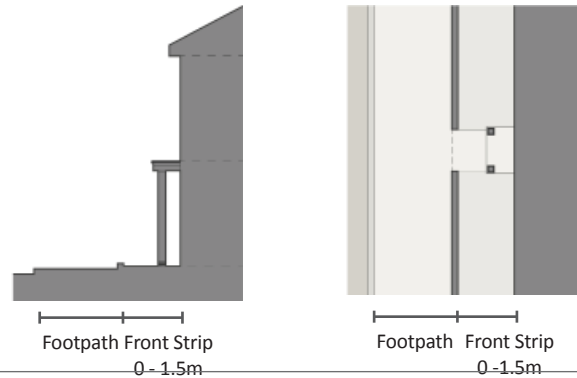


Low stone wall with railings define plot boundary.

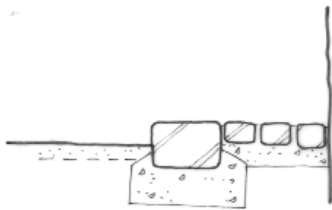
0 - 1.5m Front Strip (hard surfaced)

A narrow strip of private land between the building and the street.

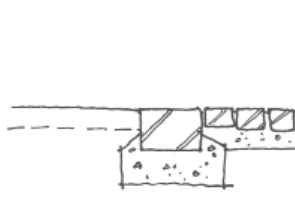
Setback	0 - 1.5m
Boundary feature	Studs, edging, or material change
Height	0 - 300mm
Entrance	None or detail within surfacing and or edging
Material	Cobbles, setts, stone pavers. Small units accommodate changes in level in two directions
Style	Relate to building hierarchy and street character.
Planting	No formal but owners may place pots etc.
Protrusions	Porches/bays may protrude into setback.



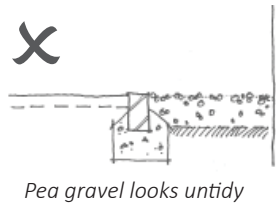
Typical Examples



Raised Edge Detail



Flush Edging Detail



Plot line delineated by change in surface materials and local change in level



Plot line delineated by river washed cobbles.

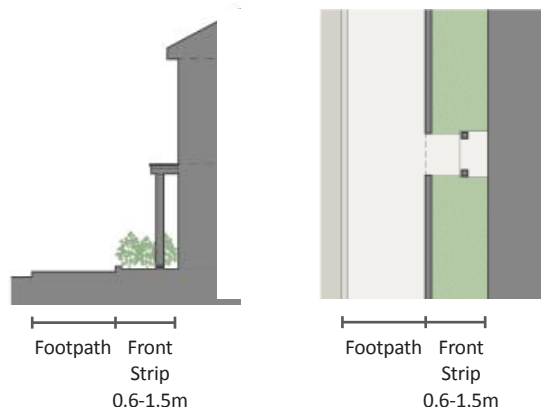


Plot line delineated by stone flags that doubles as a place for pot plants.

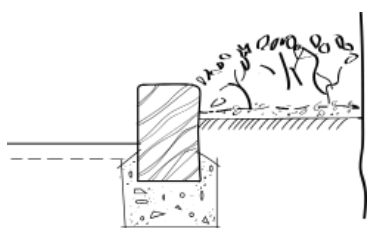
0.6 - 1.5m Planted Front Strip

Where there is sufficient space for planting a narrow strip fills the space between the building and the street.

Setback	0 - 1.5m
Boundary feature	Edging kerbs, setts. Raised edges help to contain bark mulch and prevents trampling.
Height	0 - 600mm planting
Entrance	None or detail within edging and access path
Material	Brick, stone, reconstituted stone.
Style	Relate to building hierarchy and street character.
Planting	Low, mass planting for impact
Protrusions	Porches/bays may protrude into setback.



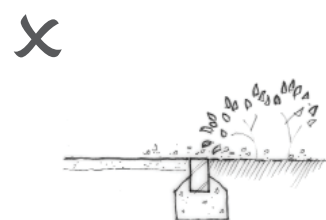
Typical Examples



A raised edge clearly defines ownership and protects and contains planting.



A planted strip left as a verge can look unowned and often leaves unsightly meter boxes exposed



A flush kerb lets mulch spread across footpaths and plants can become trampled



Low shrubs define the frontage with planting contained behind edging bricks



Low shrubs define the frontage with planting contained behind a low rendered wall

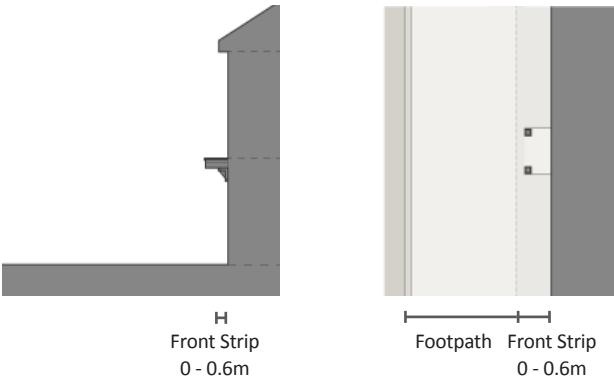


Narrow planted front strip defines the plot boundary.

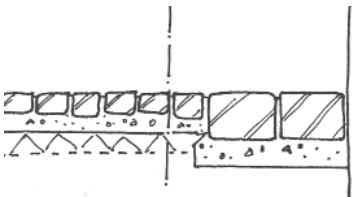
0 - 0.6m Front Edge Strip (hard surfaced)

Where private or public land abuts building or boundary wall that reads as part of the street.

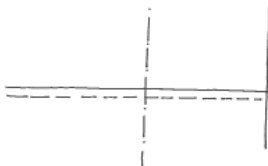
Setback	0 - 0.6m
Boundary feature	No edging feature, subtle marker
Height	0 - 6mm
Entrance	None
Material	Matching with adjacent materials and pattern
Style	Relate to building hierarchy and street character.
Planting	None
Protrusions	Porches/bays may protrude into setback.



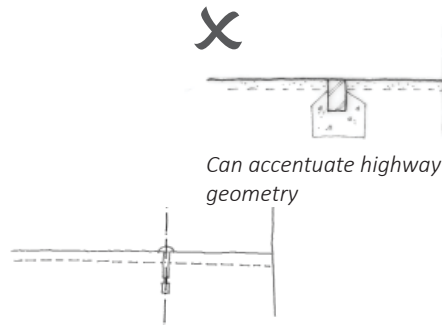
Typical Examples



Same surface materials. Bonding delineates ownership



Flush surface the same as adjacent surfaces



Flush surface the same as adjacent surfaces



A very subtle change between surface materials suggests the space for vehicles whilst also continuing to the buildings



Plot line not defined in this non-adopted street.

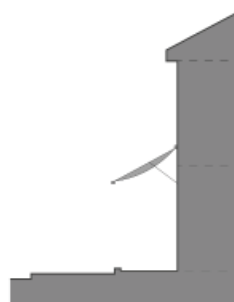


Slate flagstones boarder the edge of the carriageway as part of the street composition

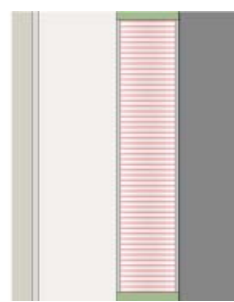
0-3m Retail front

Spill out space to the front of commercial premises that feels as though it is part of the street.

Setback	0 - 1.3m
Boundary feature	No edging feature, subtle changes to surface materials
Height	N/A
Entrance	None
Material	Co-ordinated with adjacent materials
Style	Relate to building hierarchy and street character.
Planting	None or containerised
Protrusions	Porches/bays may protrude into setback. If awnings project further a licence may be necessary to oversail the Highway.



Footpath Front Strip 0-3m



Footpath Front Strip 0-3m



Awning overlaps the pavement. Materials consistent with that of the street.



Traditional roller blinds oversail the Highway. Materials consistent.



Veranda delineates plot line.

Private Frontages - Common Things to Avoid

Lack or boundary treatment to plot frontage



Absent boundary treatments can create an open and unkempt street appearance.

1. Front rooms can feel exposed reducing the surveillance of the street.
2. Any litter, poor maintenance or prominent meter boxes in view negatively affect the appearance of the whole street, not just the individual plot

Poor detailing of frontage areas



Typical poor threshold and setback design:

1. Material selection unable to accommodate cross falls in two directions without having to cut pavers diagonally. Poor colour co-ordination between materials.
2. Drainage, utilities, levels and landscaping badly designed.

Poor Integration with Highway Design



Poor Highway and layout design at the sides and fronts of properties can be wasteful of land and make the highway more prominent

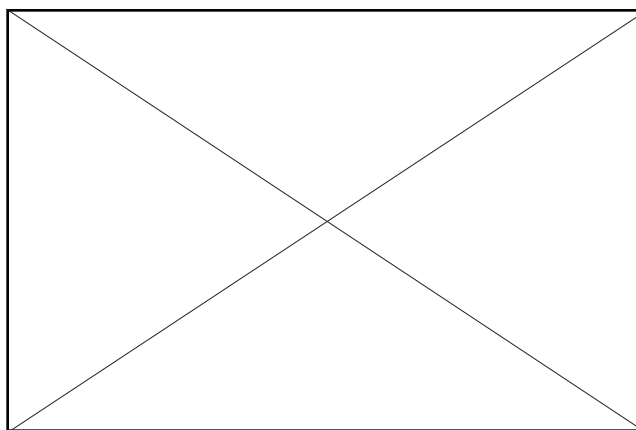


Adopted service strips or kerb maintenance zones often sub divide front garden areas, reinforce highway geometry and can be confusing to pedestrians if surfaced in footway materials.

Poor material selection



Boundary materials not well integrated with other colours and materials within the street.



An over reliance of hedging to create enclosure

Waste and Recycling

Waste and Recycling Facilities are: the areas necessary for the storage and collection of waste from commercial or residential properties

Code: DG-US3 (Waste and Recycling)

New development proposals must have adequate and appropriate storage and presentation areas for waste, arranged to ensure that public and communal areas are not cluttered by bins, refuse or poorly integrated enclosures and designed as follows:

1. To provide adequate storage, presentation and collection points for the waste containers necessary for the development. (For residential areas see table below)
2. To provide suitable access for waste collection vehicles and operatives where:
 - 2.1. The starting point for domestic collections, by the District Council, is for each unit's waste to be collected from plot, with access for collection provided by the owner
 - 2.2. Steps or steep slopes are avoided between the storage and collection points where wheeled bins are proposed
 - 2.3. All routes and surfaces, including access covers, intended to be trafficked by waste collection vehicles must be adequately specified for load, width and tracking
3. Presentation and storage areas should be:
 - 3.1. Well integrated and complement the surroundings, by their; position, form, scale, materials, colours and details
 - 3.2. Away from prominent locations.
 - 3.3. Not greater than 10 m from the nearest road accessible to refuse collection vehicles, avoiding steep slopes, steps, and including, for larger capacity bins, dropped kerbs
4. In particular communal bin storage areas should be:
 - 4.1. Out of view from public areas
 - 4.2. Secure but accessible to residents and waste collection operatives
 - 4.3. Able to be maintained in a clean condition i.e.:
 - 4.3.1. Include a lockable tap and drainage point
 - 4.3.2. Protected against seagulls and vermin
 - 4.3.3. Be well ventilated
 - Designed:
 - 4.4. To have some additional capacity (circa 10%) to be adaptable for the future
 - 4.5. So that bin doors open outwards and are specified for the largest bin size anticipated
 - 4.6. In consultation with the Local Authority
5. Mixed use areas should allow:
 - 5.1. Sufficient space to the rear of buildings for access and storage of waste and recycling
 - 5.2. Separate well defined areas for commercial and residential waste and recycling
6. Proposals should indicate:
 - 6.1. All proposed storage and presentation areas for waste and recycling together with details of management and maintenance of such
 - 6.2. The proposed capacity and dimensions of waste and recycling containers and their associated shelters or structures
 - 6.3. Details of access arrangements to bin storage or presentation points for waste collection operatives and their vehicles
 - 6.4. Vehicle accessibility demonstrated through tracking

Residential Areas: Teignbridge District Council Recommended Recycling Standards

Bin Vol (Ltrs)	Size (ltrs)	Non-Communal (No.)	Communal /9 units (No.)
Garden Waste	240	1	9 (garden no. dependent)
Glass	240		1
Card	240		1
Paper	240		1
Cans & mixed plastic	240		2
Residual (general) waste	180	1	9
Dry Recyclables (Glass, Tins, Plastics, Card, Paper in bag)	110	1	
Food Caddy	23	1	9

Teignbridge Approximate Bin Specifications

Bin Vol (Ltrs)	Type	Width (mm)	Depth (mm)	Height (mm)
23	Kitchen Caddy	260	320	380 (630 handle up)
55	Recycle Box	450	600	370
120	Wheeled Bin	505	555	975
180	Wheeled Bin	470	770	1110
240	Wheeled Bin	585	740	1110
360	Large Wheeled Bin (communal)	750	880	1115
660	Wheeled Bin (Communal)	1265	850	1250
1100	Wheeled Bin (Communal)	1265	1190	1470



*Domestic Recycle Box.
Black - Plastics and tins
Green - Glass and card
Reusable bag - Paper and magazines*



*Typical Wheeled Bin.
Black - Individual Residual Waste -180 Ltrs
Green - Subscribed Garden waste -240 Ltrs
- Communal Recycling - 240 Ltrs*



Bin Storage - Poor.

- Visible from public areas
- Boundaries too low & flimsy
- Too small
- Open to weather and gulls
- Poorly managed
- Not secure
- Poorly related to properties



Bin Storage - Good, Poundbury, Dorset.

- Well integrated and not visible from public areas,
- Durable
- Correctly sized
- Accessible
- Level access

Services and Utilities Networks.

Services and Utilities Networks are: the network of cables, pipes, ducts, sewers, and drains and their associated pumps, transformers, access chamber covers, inlets and outlets, etc, that supply and service development and enable it to fully function. The network may vary depending on the nature and design of the development but often includes gas, water and electricity, lines of communication, waste water and surface water.

Code: DG-US4 (Service and Utilities Networks)

New service and utilities networks are to be designed and co-ordinated to relate well to built and natural features as follows:

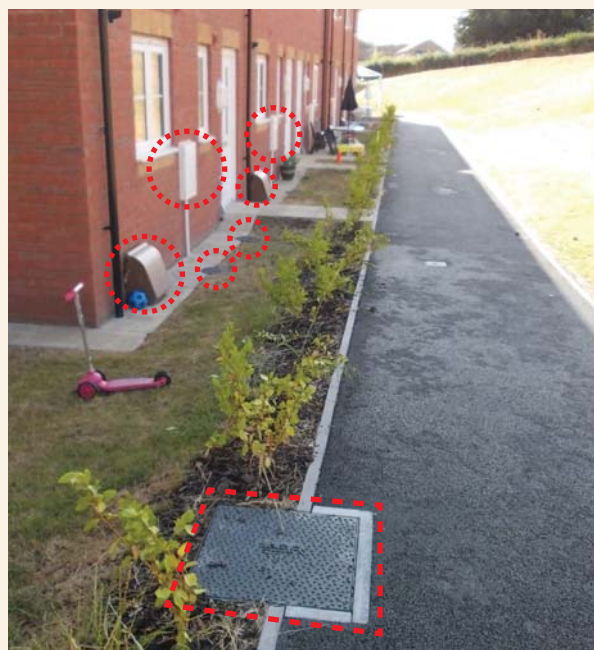
1. Underground networks are to be designed to be compatible with planting proposals and are to allow for the soil volumes contained within tree pits necessary to support proposed tree species.
(ref DG-XXXXX)
2. Meters, housings and plant access points must be designed, and located to minimise the impact on buildings landscape and the street scene.
 - 2.1. Meters should be located and arranged to be remotely read without the need for external access at the front of the house. Where this is not possible meterboxes should be located away from front or prominent elevations and designed to be inconspicuous and complement background surface colours where visible
3. The layout, design and location of access chambers and their covers must be well co-ordinated with paving surfaces, kerbs and areas of landscaping i.e.:
 - 3.1. Covers should be aligned to be parallel to nearby kerbs, street geometry or paving patterns. They should not straddle kerbs or different surface types unless designed to do so
 - 3.2. Covers should not be located within areas intended to be used for play or sport. Where unavoidable, covers must be recessed or set below ground surface as appropriate
 - 3.3. Covers should not be located within areas of soft landscaping where they will have an adverse impact on the landscape design
4. Pumping stations, transformers, gas governors, control or switching units, feeder pillars or similar plant necessary for the functioning of infrastructure together with their associated housings, compounds fencing and access arrangements must be designed to be:
 - 4.1. Well integrated into designs and illustrated within design proposals

4.2. In character within their surroundings

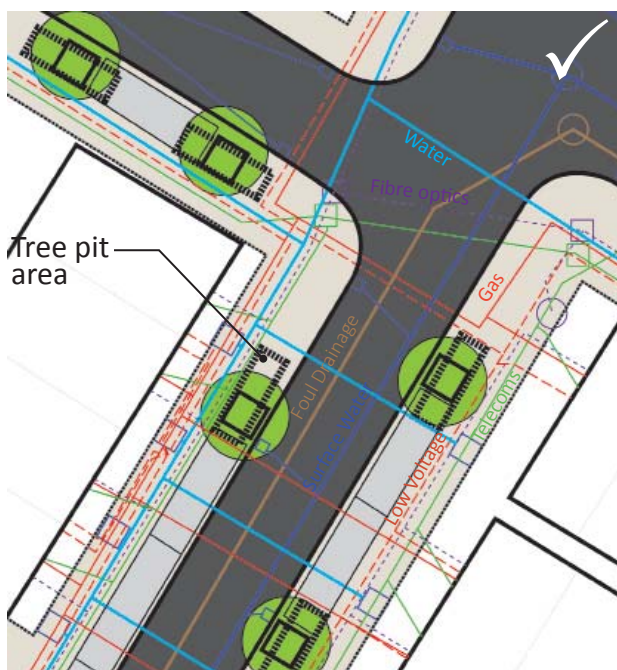
4.3. Located away from prominent positions such as at the ends of sight lines or on street corners unless designed to be well integrated with their sounding

Poorly designed utilities networks often:

- Do not cross co-ordinate well with hard and soft landscape proposals so that:
 - Manhole covers straddle different surface materials and kerbs
 - Pipes and ducts pass directly below tree pits preventing planting
 - They significantly reduce planting areas such that plants struggle to thrive
- Locate standardised plant in prominent locations that are significant to local views
- Locate meter boxes in ways that poorly integrate with the front elevations of buildings



Poorly co-ordinated and integrated services undermine design quality from the outset and are costly to rectify



Utilities and drainage networks need to be designed alongside proposals for tree planting so that there is adequate space for the soil volumes needed for small or large trees



Utilities zones that form part of the highway need to be designed to work well as part of the street. The above poor example is not wide enough to function as a footway and contributes little to the function or appearance of the street.



A poorly located sub-station terminating the view down a street. Avoid standardised housings, and prominent locations such as street corners, the apex of bends or edges of open space. In every case ensure that designs blend well with their surroundings.

Custom and Self Build (CSB)

Custom and Self Build is: the actual construction or the organisation of the construction of homes by their owners, who will subsequently occupy the home. These homes can be built directly by the owner or someone employed or working with the owner. It excludes houses that are purchased and built or offered for sale to another's specification. Self build construction can enrich the urban environment by adding variety, interest and individualisation to the way in which a place is assembled.

Code: DG-US5 (Custom and Self Build)

CSB areas of development are to be planned, offered and designed as follows:

1. Developers are to prepare a design code or to design the context where CSB plots are to be located in line with the table below by defining:
 - 1.1. The key parameters that will define the characteristics of the area within which CSB plots would be located in the form of a Local Area Code

- 1.2. The character of the immediate setting at a block and street scale in the form of a Street Code
- 1.3. Specific design issues pertinent to individual plots in the form of a Plot Code
2. A plot passport is to be prepared and is to be derived from the Design Code
3. Plot purchasers are to prepare designs that conform to the parameters set within a Plot Passport and Design Code

The above design policy supports the adopted Teignbridge Custom and Self Build Housing SPD and provides a structure and timing for the submission of information. Applicants preparing proposals containing CSB development are advised to discuss proposals with the Council prior to submitting applications.

	Information level	Information to be provided	Main Developer	Plot Purchaser	As part of outline planning app.	Planning Condition with timed trigger	As part of outline planning app.	Planning Condition with timed trigger	As part of Reserved Matters app.	Planning Condition with timed trigger
Design Code	Local Area Code (Parameters)	Scale	✓		✓		✓			
		Density & Amount	✓		✓		✓			
		Land-use/Location	✓		✓		✓			
		Landscape/Drainage	✓		✓		✓			
		Legibility	✓		✓		✓			
		Movement & Access	✓		✓		✓			
	Street Code	Block Character	✓			✓	✓			
		Street Character	✓			✓	✓			
		Setbacks	✓			✓	✓			
		Building Types	✓			✓	✓			
		Building Character	✓			✓	✓			
		Utilities and Services	✓			✓	✓			
	Plot Code	Plot specific design criteria	✓			✓	✓			
	Plot Passport	At-a-glance plot specific parameters	✓			✓	✓			
Plot Design		Plot Layout Design		✓					✓	
		Building Design		✓					✓	
		Boundary Design		✓					✓	
		Plot Landscaping		✓					✓	
		Fine Detail		✓					✓	or ✓

1. Local Area Code.

Defines the broad parameters relating to the design of the neighbourhood. For outline applications these aspects are normally defined in Parameter Plans such as the Land-Use plan. For CSB development applications should:

- Identify zones for CSB development
- Provide a written description of the type of places where CSB development would be located
- Provide any necessary dimensions or criteria to ensure they are appropriately located.



2. Street Code.

Defines the characteristics of the streets where CSB properties are to be located. Hybrid applications may define much of the necessary detail within the ‘full’ part of applications but details, pertinent to CSB areas, should be reaffirmed. Street Codes must accord with any Local Area Code in place and will typically include:

Block Character (see also Urban Structure section)

- Block type and dimensions
- Servicing for refuse
- Access and adoption
- Parking (car and cycle)

Street Character

(see also Streets and Movement section)

- Street hierarchy
- Street dimension (road, footway, parking)
- Street geometry (radii, regularity)
- Design speeds
- Street materials
- Street planting

Setbacks (see also Urban Structures section)

- Frontage boundary types and materials
- Building setback

Building Types (see also Building Design section)

- Terrace/semi-detached/detached
- Regularity/uniformity
- Local legibility

Building Character (see also Building Design section)

- Materials
- Colours
- Hierarchy
- Proportioning
- Building good practice
- Utilities and servicing



3. Plot Code

Identifies key aspects that are relevant to an individual plot that must be achieved or included at the Plot Design stage. Typically this might include:

Colours, fenestration, orientation, response to views, landscaping etc.

4. Plot Passport

(see also TDC Custom and Self Build SPD)

Defines those aspects that are critical to the specification of the plot, typically including:

Plot Parameters

- Plot dimensions
- Plot distances to boundaries
- Plot boundary responsibility
- Plot build-zones
- % Plot coverage
- Frontage length
- Plot servicing: utilities & drainage/sewerage
- Plot access
- Plot parking (car and bike)

5. Plot Design

Is the design of the individual plot by the plot purchaser in line with the other codes (above).

Back to Back Arrangements

Back to back arrangements: are concerned with the relationship and distances at the back of properties to ensure residents are able to enjoy adequate privacy and quality of outlook for comfort and enjoyment of dwellings and gardens without feeling unduly overlooked or enclosed.

Code: DG-US6 (Back to Back Arrangements)

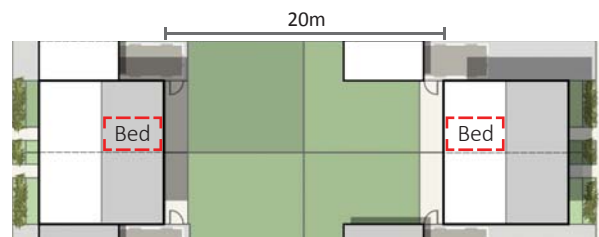
Properties are to be arranged to ensure that residents can enjoy appropriate levels of comfort and enjoyment of their properties without feeling unduly overlooked or enclosed.

The following is applicable between proposed and existing dwellings as well as between proposed dwellings.

1. A back to back distance of 20m between the windows of habitable rooms (living room, dining room, kitchen and bedroom) is to be used as a nominal standard minimum. Reduced separation distances may be acceptable by careful layout and building design, such as by:
 - 1.1. Designing layouts to avoid the windows of habitable rooms of different properties facing one another
 - 1.2. Orientating properties so that they are not perpendicular to one another
2. Where buildings of different storey heights back onto one another, or differences in site levels place buildings of the same storey height higher than those they back onto, privacy distances may need to be increased beyond the 20m nominal standard distance to reduce overlooking and overbearing. Additionally:
 - 2.1. Where balconies and roof terraces are featured, they must be designed to not cause unacceptable levels of overlooking
3. Where the principal habitable room window faces onto a blank, or largely blank wall of another building or structure, appropriate space and design should be provided to avoid the blank feature being overbearing
4. Any designs must not undermine neighbours' right to light

Some steps to reduce Overbearing

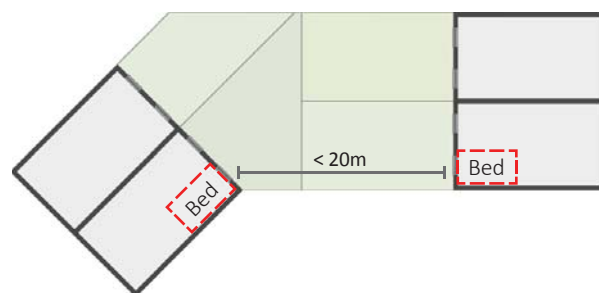
- Hipped roofs or stepped upper floors can help to reduce the perceived height of buildings.
- Introducing planting, designing walls to have pattern and texture and not topping retaining walls with unsightly fences can all help to alleviate the impact of structures. See also DG-US 1.6 (Topography)



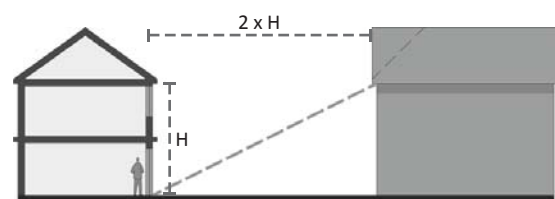
General rule: Distance between habitable room windows should be minimum of 20m



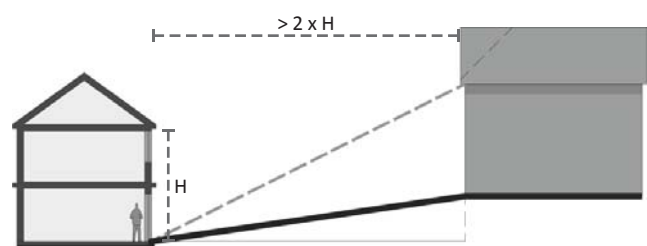
Distance between non-habitable room windows may be reduced to < 20m providing adequate privacy & amenity can be achieved



Distance between habitable room windows may be reduced due to building angles



Minimum distance between 2 buildings should be approximately equal to twice the building height unless there are design features to ensure mutual privacy for occupants



Minimum distance between 2 buildings may need to be increased in situations where there are level changes

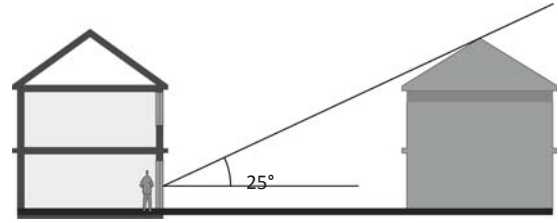
Daylighting

Daylighting is: the practice of enabling natural light to penetrate into buildings.

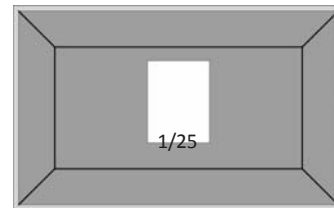
Code: DG-US7 (Daylighting)

The design and arrangement of buildings in Teignbridge is to allow for good levels of natural light within habitable rooms, as follows:

1. Buildings should be designed to have sufficient daylight to allow comfortable use and enjoyment of habitable rooms, gardens and communal spaces. BS 8206-2 (2008) states that in principle, sunlight should be admitted unless it is likely to cause thermal or visual discomfort to occupants, or the deterioration of materials.
2. As a rule of thumb, for residential use, a room will appear to be daylit when the glazed area is at least 1/25th of the total surface area of the room (DETR, 2012).
3. In general there should be sufficient area of sky visible to give good interior lighting with windows of reasonable size.
 - 3.1. As a guide, when a window is used as a main source of light, external obstructions should not be higher than 25° above horizon (from the centre of the window).
4. Buildings should be designed so that they do not overheat due to excessive glazing or lack of shading.
5. Where there is doubt about the quality of daylight developers will be required to produce plans illustrating shadow paths at the winter solstice and spring/autumn equinox (sunrise, midday and sunset). Reference should be made to (or their subsequent revisions):
 - 5.1. BS 8206 Lighting for buildings,
 - 5.2. DETR Good Practice guide 245 Desktop Guide to Daylighting
 - 5.3. BRE document Site Layout Planning for Daylight (2012).



Angle of obstruction above the horizon (DETR, 2012)



A room can have a daylit appearance if the area of glazing is at least 1/25th of the room's total surface area (DETR, 2012)

- Additional windows within side elevations will improve natural daylight levels and assist in creating active and interesting elevations, particularly on corner plots.
- As well as improving the amenity for residents, buildings and dwellings with good quality natural light allow opportunities for passive solar gain and on-site solar energy generation to be maximised.

Green Structures

Green Structures

The parameters and guidance that ensures green space is set out and designed as a comprehensive network, providing a range of benefits for people and wildlife that is responsive to the character of the area.

Landscape Character

Principles to steer the design of development in relation to the special qualities of the local landscape.

Green Infrastructure

Principles about the design and setting out of networks of green spaces.

Urban Parks

Guidance for the design of new urban park spaces.

Natural Green Space

Guidance for the design of spaces whose principle role is to provide space for wildlife.

Green and Blue Corridors

Principles about the design of linear green spaces and those that contain water features.

Children and Young Peoples Space

Guidance and standards for the design of space for play and social interaction of children and young people.

Allotments

Standards and guidance for the design of new allotment areas.

SuDS

Principles and guidance for the design of surface water drainage to reduce flooding and improve water quality, habitat and amenity.

Street Planting

Guidance for the design of planting that forms part of the composition of the street.

Retained Green Features

Design guidance and parameters for elements that are or can be retained and integrated into new development.

Devon Hedgebanks

Specific design issues relating to the selection and design of Devon hedgebanks.

Public Art

Principles on the integration of public art into the design of new development.

Landscape Character

Landscape Character is: that which makes an area unique and gives it a ‘sense of place’. It is a distinct, recognisable and consistent pattern of elements that makes one area different from another, rather than better or worse. Areas with a recognisable identity strengthen connections between people and place and continue a positive legacy of human influence for future generations

Code: DG-GS1 (Landscape Character)

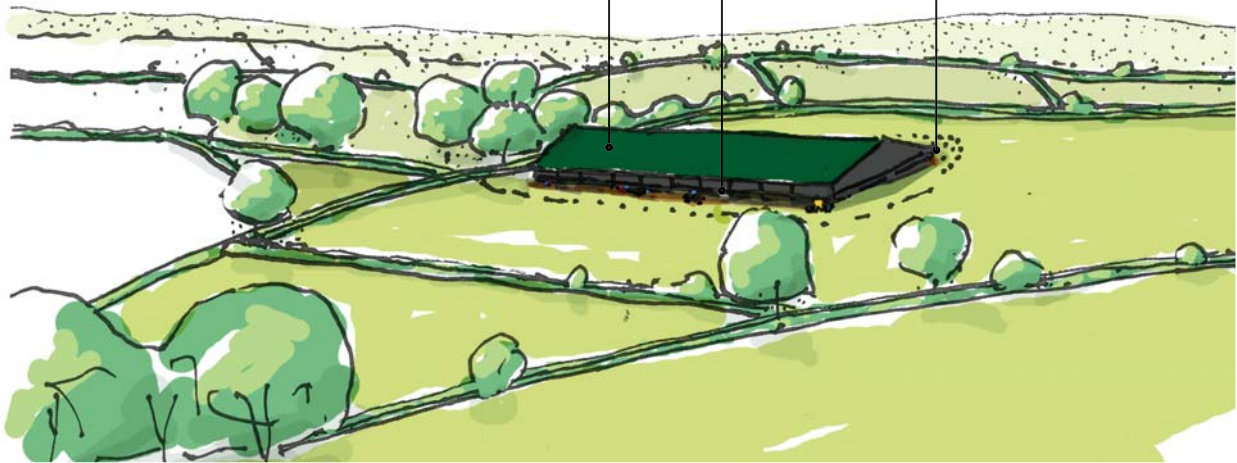
The siting and design of new development must respond to the character of the area by:

1. Respecting the key characteristics, valued features and special qualities of the landscape, including where relevant:
 - 1.1. Topography: Achieve a good fit with the natural landform, to create areas of strong positive character, avoiding excessive cut and fill which can destroy distinctive vegetation and features
 - 1.2. Scale and pattern of the landscape context: reflect the scale, massing, proportion and relationship to the land of urban forms
 - 1.3. Vernacular: Use the same or reflective of the distinctive materials, building characteristics and boundary treatments
 - 1.4. Tranquillity: Avoid or minimise light pollution in characteristically dark countryside away from urban areas, to protect the quality of dark skies for stargazing
2. Reinforcing local distinctiveness and historic character, for instance by drawing reference from:
 - 2.1. The character and qualities of the existing site to define areas of distinct character within the development:
 - 2.2. Naturally wet areas and drainage features so they contribute to the site’s sustainable drainage scheme (SuDS), enhance biodiversity, and take opportunities to restore, enhance and create a natural character to water bodies
 - 2.3. The distinctive characteristics and valued features of the area, taking inspiration from natural and cultural influences such as topography, aspect, drainage, land use, field pattern, locally distinctive colours and traditional building materials and styles that have influenced local settlement character, form and pattern in the past
 - 2.4. Boundary features that are characteristic of the local area and appropriate to the intended character of the development. such as Devon hedgebanks, agricultural style fencing or stone walls to retain rural character
- 2.5. The views within, across and beyond a site to local or distinct features, landmarks or places that establish a sense of identity. Borrow these from the surrounding landscape and create new landmarks and architectural incidents to terminate and channel views within a development (See also DG-LS1).
- 2.6. Existing trees, woodlands, hedges and soft landscape features to integrate new buildings into their setting and influence species selection that fit with the landscape context and are appropriate to the intended character, use and management of the site
- 2.7. A site’s distinctive landscape features such as historic field patterns as part of the design to reinforce character and respect history. Celebrate the site’s history and cultural associations in new place names and public art
3. Mitigating significant adverse landscape and visual impacts to acceptable levels. Approaches to mitigation should reinforce, rather than erode, landscape character, adopting the following:
 - 3.1. Avoid introducing features that are alien to the landscape character, such as tree or hedgerow planting in areas where lack of enclosure and openness are characteristic
 - 3.2. Use a palette of mitigation solutions that reflect the position, land use and status of the area. For example:
 - 3.2.1. In agricultural landscape this may include hedgebanks, small irregular woodlands and orchards; whilst in unenclosed upland areas, this may include scrub planting and earthworks
 - 3.3. Integrate new elements into the existing landscape pattern. For example where a landscape is characterised as having isolated copses or small woodlands, ensure that new woodlands continue to reflect this pattern
4. Rebuild eroded patterns, for example by positioning new enclosures to recreate lost former field patterns or to reintroduce orchards and woodlands into the landscape where they were formerly present

*Building is a dominant feature in the landscape
Inappropriate roof colour raises its prominence*

*Clutter and surfaces around buildings can be
visually intrusive*

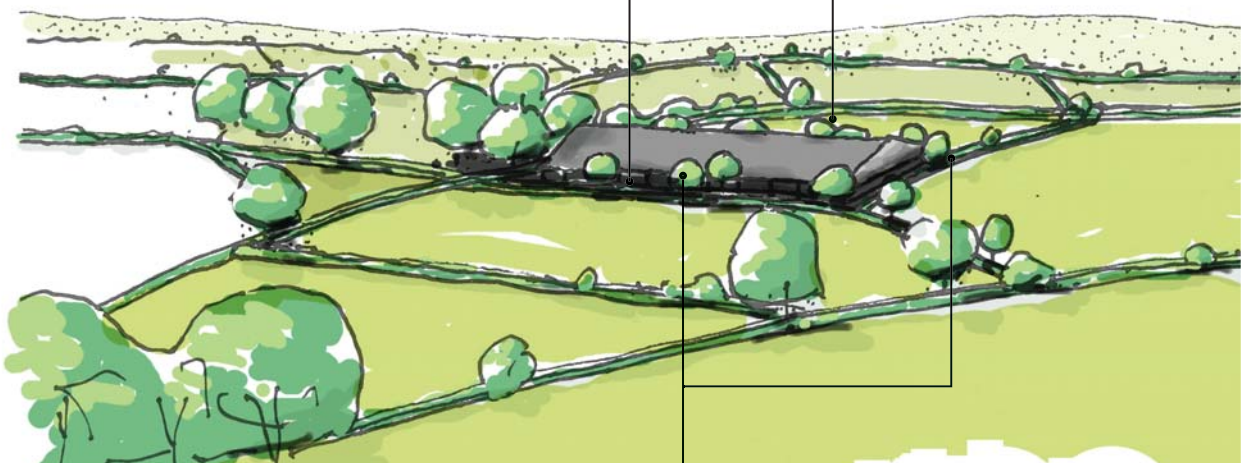
*Cutting and earthworks scars
visible*



Approach ignoring Landscape Character and the visual impact of development

*Shade and shadow from trees and hedges help to
obscure development*

*Dropper hedgebanks and tree planting
help resolve cutting at the rear of the
building, tie it into the landscape and break
up its silhouette*



Approach led by Landscape Character

*New trees and hedgebanks help to break up building
outline, partially screen lower building elevations and
tie the building into the landscape using appropriate
patterns found within it*

The District Landscape Character Assessment identifies Landscape Character Areas and describes their character quality and key characteristics. Strategic guidelines and recommendation for each area are provided. Local Plan policies require that proposals should conserve and enhance the qualities, character and distinctiveness of the locality.

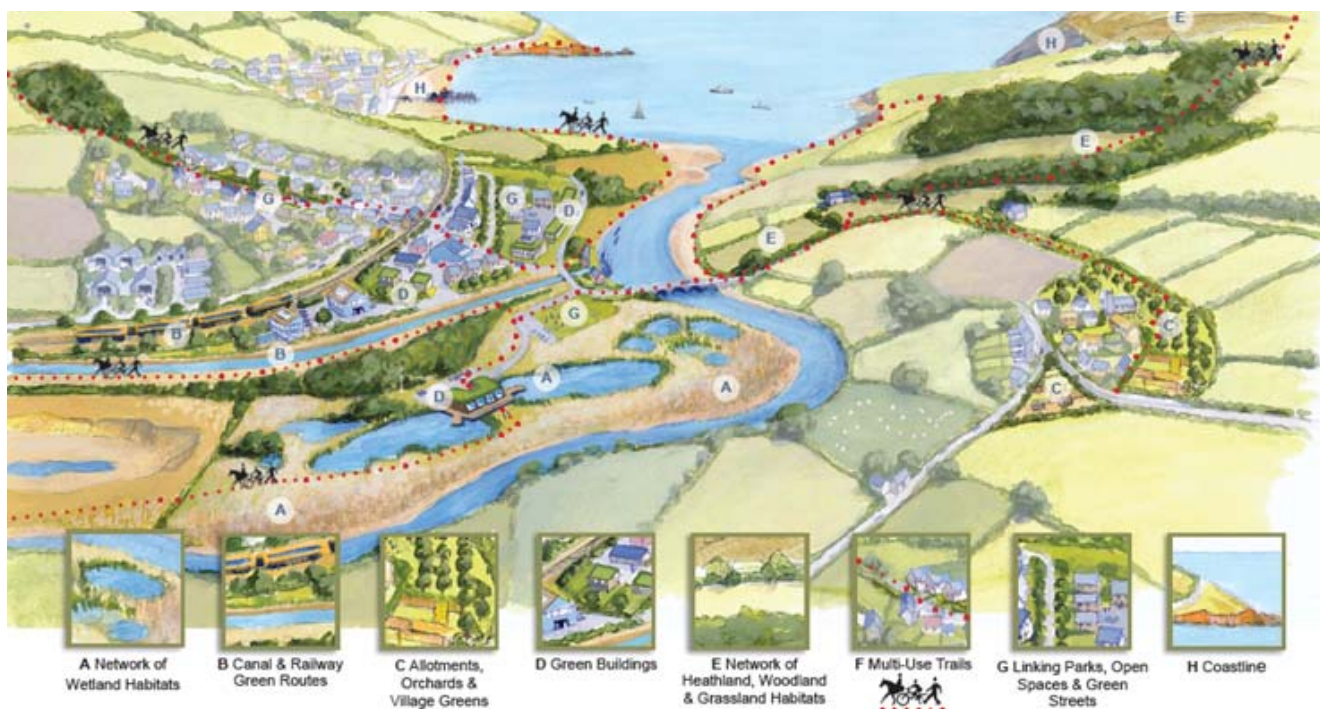
Green Infrastructure

Green Infrastructure (GI) is: a network of multifunctional green and blue spaces, both urban and rural, that create environmental and quality of life benefits for the community while providing habitats for wildlife.

Code: DG-GS2 (Green Infrastructure)

New development is to provide interconnected green, and where relevant, blue spaces that meet its needs and relate well and contribute to the wider network of green spaces within Teignbridge by:

1. Accounting and incorporating or delivering the principles and projects in the Teign Green Network - Green Infrastructure Strategy for Teignbridge
2. Responding to opportunities to enhance existing or create new GI assets and connections. This may be demonstrated in GI context plans and masterplans showing the proposed roles and connections in relation to the wider GI network.
3. Relating development proposals to GI features such that:
 - 3.1. There is sufficient space for the mix of functions within the proposed green spaces, supported by illustrative cross-sections
 - 3.2. Publicly accessible and interconnected pedestrian, cycle and vehicular networks are integral to proposals
 - 3.3. Necessary wildlife buffer zones and connections are allowed for and can be maintained
 - 3.4. Lighting levels are compatible with wildlife
 - 3.5. Buildings provide surveillance of public spaces and multifunctional corridors so they feel safe, are well elevated and provide a positive outlook to those spaces
 - 3.6. Property boundaries visible from public areas are durable for the lifetime of the development, attractive when implemented and likely to be maintained in an attractive and co-ordinated manner for the future
 - 3.7. Street and parking arrangements do not undermine function or appearance and are not wasteful of land.
 - 3.8. Landscape proposals are designed in a coordinated manner, are attractive and can be easily maintained





A well integrated GI Network - functioning for wildlife and people

- | | | |
|------------------------------|---|--|
| 1 Play areas and leisure | 5 Interconnected street network | 8 Wildlife commuting and foraging routes |
| 2 Water management | 6 Outward facing block structures | |
| 3 Food production | 7 Existing habitats retained and enhanced | |
| 4 Safe footpath/cycle routes | | |

Plan positively for the design of GI by including strategies or proposals for the following where relevant to the envisaged development:

- | | |
|---|---|
| • Retained features | • Public art |
| • Access for all and movement | • Play and sports facilities |
| • Boundary treatments | • Trees |
| • Utilities | • Lighting and surveillance |
| • Hard and soft landscape materials | • Relationship between buildings and green spaces |
| • Surface and path treatments | • Public events, users and activities |
| • Furniture (incl seating, bollards, bins, cyclestands, structures and shelters etc.) | • Ownership |
| • Signage, nameplates and banners | • Monitoring, management and maintenance |
| • Water features and drainage design | |

Many Teignbridge GI constraints and opportunities can be found on the council's web site.

Urban Parks

Parks are: landscaped amenity green spaces that function as focal points and gathering places and may include: a formal structure, flower beds, sensory areas, exercise equipment, and public art. The definition also includes smaller spaces that are informal in layout and character and have few formal facilities.

Code: DG-GS3 (Urban Parks)

New development is to create attractive, high quality spaces that function as focal points and places for neighbourhoods to gather relax and socialise and are to be designed as follows:

1. Positive spaces.

- 1.1. Parks are to be central and well integrated within new development with a clear sense of purpose and identity.
- 1.2. Parks must be designed as a component of the wider network of spaces contributing to the full range of uses including informal active or passive recreation and socialising. Designs shall make best use of existing features and provide suitable topography and access. Larger parks should include facilities to promote healthy living such as trim trails, green gyms and multi-wheeled activity surfaces where appropriate.
- 1.3. Parks can provide a context for formal play forming part of the required buffers to residential property.

2. Urban form

- 2.1. Buildings at the edges of parks are to:
 - 2.1.1. front towards the park spaces providing good scale and edge definition and attractive facades; and
 - 2.1.2. have high quality plot boundaries and access and parking arrangements that avoid private drives and visually complement the arrangement of park and buildings.
- 2.2. Park boundary treatments are to reinforce park definition, prevent unauthorised vehicle access and parking and not impede natural surveillance. Suitable enclosures include: railings, low walls, changes in level, bollards and hedge planting.
- 2.3. Urban Parks should have multiple access points and pathways for foot/cycle movement and park maintenance. These should be located to facilitate desire lines, and link logically to the wider movement network.

3. Materials and lighting

- 3.1. Surfaces, edging materials, street furniture and

lighting are to be durable, easily maintained, attractive and complement the hierarchy and wider palate of materials proposed for streets and civic spaces. (Refer section XXX)

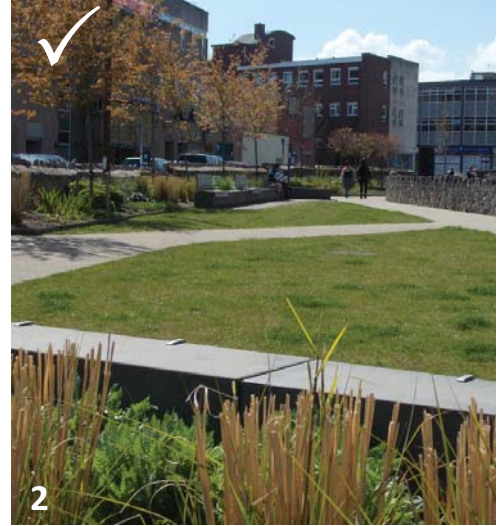
- 3.2. Routes and spaces should be supported by way-finding signs and outdoor learning
- 3.3. With appropriate illumination to help people to feel safe and to contribute to a sense of place whilst avoiding light pollution and disturbance to wildlife.
- 3.4. Public art may be used to reinforce identity, and enrich the experience of using Urban Parks. It should be part of a coherent approach across an area and developed in consultation with the Council

4. Planting

- 4.1. The design and use of space should be influenced by existing trees and vegetation where they could make a positive contribution to the function or appearance of a space.
- 4.2. New planting is to be attractive and robust and incorporate native, edible and sensory species as appropriate for the context of the park.
- 4.3. Planting must be set out and maintained without not compromising safety and surveillance with maintenance plans to cover periodic activities.
- 4.4. Trees should be planted to provide a sense of maturity, to resist damage, and thrive once planted. Individual trees should be planted as heavy standards or larger and are to be specified: greater than 8-10 cm girth, container grown to comply with BS 8545:2014 with tree pits that comply with BS3882:2007 and soil volumes that relate to (DGXXXX)
- 4.5. Trees are to be protected or located to avoid damage from strimming and grass cutting machinery.

5. Surface water drainage

- 5.1. Formal Urban Parks are not to include surface water drainage features unless they are an integral component of the space and would make a positive contribution towards its recreation or social functions of design.



Poorly designed Urban Parks tend to

- Be designed at the edges of development or as left over space with a poor sense of character or clearly defined function
- Occupy land that is unsuitable for the proposed function without design intervention to make it appropriate
- Have edges that are defined by the backs or sides of property
- Be located on land left over after planning and feel secondary in character, function or position

Urban Parks of different character reflecting their locations uses or functions:

- 1. Courtenay Park - Newton Abbot. Implemented as part of the historic town plan responding to the link between St Paul's Church and the Station. Clear sense of identity, buildings and boundaries define and frame the park edge, paths follow desire lines and link well to access points into the space. Play is well overlooked.*
- 2. Victoria Gardens - Newton Abbot. A new park within the centre of the town providing high quality space for visitors to relax and socialise*
- 3. Mill Marsh Park - Bovey Tracey - A centrally located and successfully integrated park that includes play, gym, natural features, cycle track, formal trees and caters for uses from community events to private picnics.*
- 4. Widecombe Village Green - An urban park sitting comfortably with its rural, moorland, setting providing a village green function for social or passive recreation*

Natural Green Space

Natural Green Spaces are: green spaces where the predominant functions are to mitigate the impact of development on wildlife and provide public access. Public access is a requirement but the main focus is on wildlife. Other functions may also be accommodated where they are consistent with these principle functions.

Code: DG-GS4 (Natural Green Space)

New development shall be designed to include areas of new and enhanced semi-natural habitat to benefit priority habitats and species by:

1. Approaching proposals so that:

- 1.1. Natural Green Space is the principal contributor to achieving net biodiversity gain. Where on-site measures are insufficient to achieve a net gain, off-site measures are to be provided
- 1.2. The mitigation hierarchy is followed so that development:
 - 1.2.1. Seeks to avoid impacts
 - 1.2.2. Mitigates for unavoidable impacts
 - 1.2.3. Compensates for any remaining impacts
 - 1.2.4. Delivers enhancements to achieve net gain

2. Preparing proposals:

- 2.1. Using the Defra biodiversity offsetting metric to evaluate net gain/net impacts; and
- 2.2. Using up to date and relevant ecological reports with survey and evidence prepared by suitably qualified ecologists

3. Designing proposals:

- 3.1. To be site specific, located and designed to account for the nature and scale of potential impacts on existing habitats and species;
- 3.2. So that there is adequate space between built form and green features to enable the green features to function well for their intended purpose. Typically this will mean allowing space for: biodiversity, habitat growth, drainage and paths for movement and maintenance access;
- 3.3. So that buildings, their frontages, and movement routes provide a sense of activity, movement, and natural surveillance to Natural Green Space areas
- 3.4. So that they can be maintained by a single management body into the future
- 3.5. So that plant species are predominantly native, are of local provenance and resilient to the anticipated impacts of climate change

4. Where public access is provided this shall include (proportionate to the scale of the space):

- 4.1. Well designed and located information boards to describe natural and cultural heritage
- 4.2. Paths/tracks in suitable materials at appropriate widths for the intended mode of travel
- 4.3. Informal play, exercise, seating and/or public art features using natural materials.
- 4.4. Limited use of lighting to:
 - 4.4.1. Minimise light pollution
 - 4.4.2. Be directed away from sensitive or protected habitat areas
 - 4.4.3. Not disturb nocturnal wildlife but balance this against the need for public safety

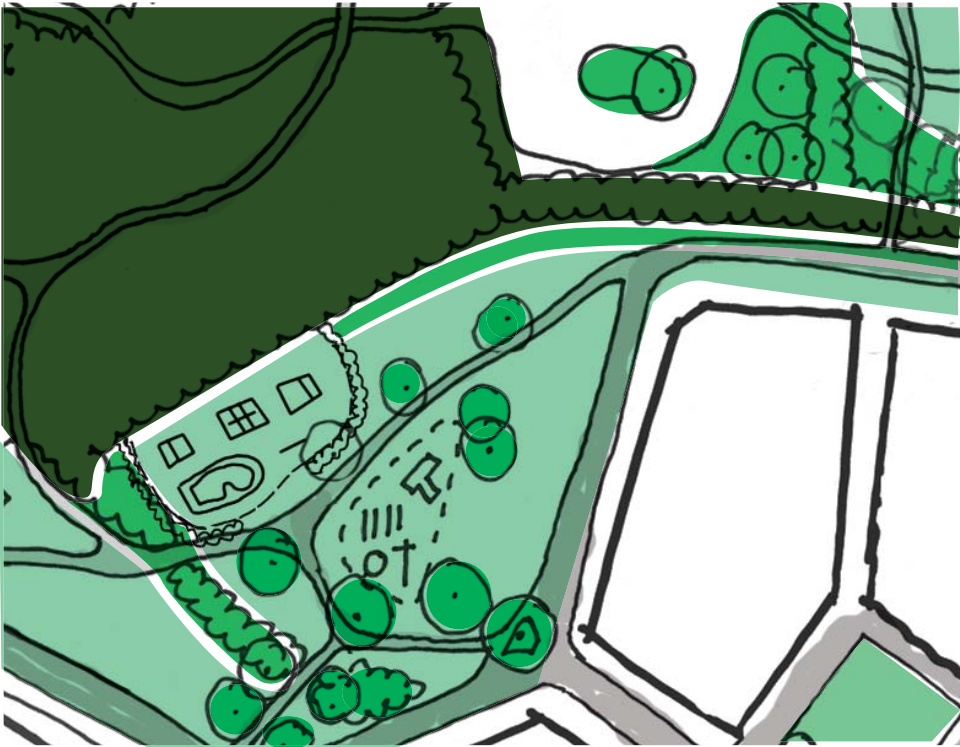
Poorly designed Natural Green Spaces often include:

- Gardens within wildlife buffer areas. Gardens are extremely unlikely to deliver the specific habitat and species conditions required
- Areas that are designed for wildlife but then managed for people using intensive maintenance techniques. In these instances it may be preferable to offer these areas to be placed under the stewardship of wildlife charities or trusts
- Areas that are designed for wildlife that aren't managed sympathetically for people, feel unsafe, reduce use and attract antisocial behaviour

Occasionally no access may be required to achieve biodiversity objectives. Such areas would normally not be considered to contribute towards Natural Green Space

Applicants must be realistic about the benefits to wildlife of amenity park land and the recreational value of wildlife areas in calculating on-site mitigation for the development and any residual need for off-site contributions.

- High wildlife value
low amenity value
- Medium wildlife value
medium amenity value
- Low wildlife value
high amenity value



Public access within Natural Green Space areas must be designed and managed to retain the habitat value envisaged at the outset. For instance natural play can be encouraged where it is consistent with the mitigation role of the land. Information boards can help to explain the natural and cultural value of areas to encourage appropriate patterns of use.



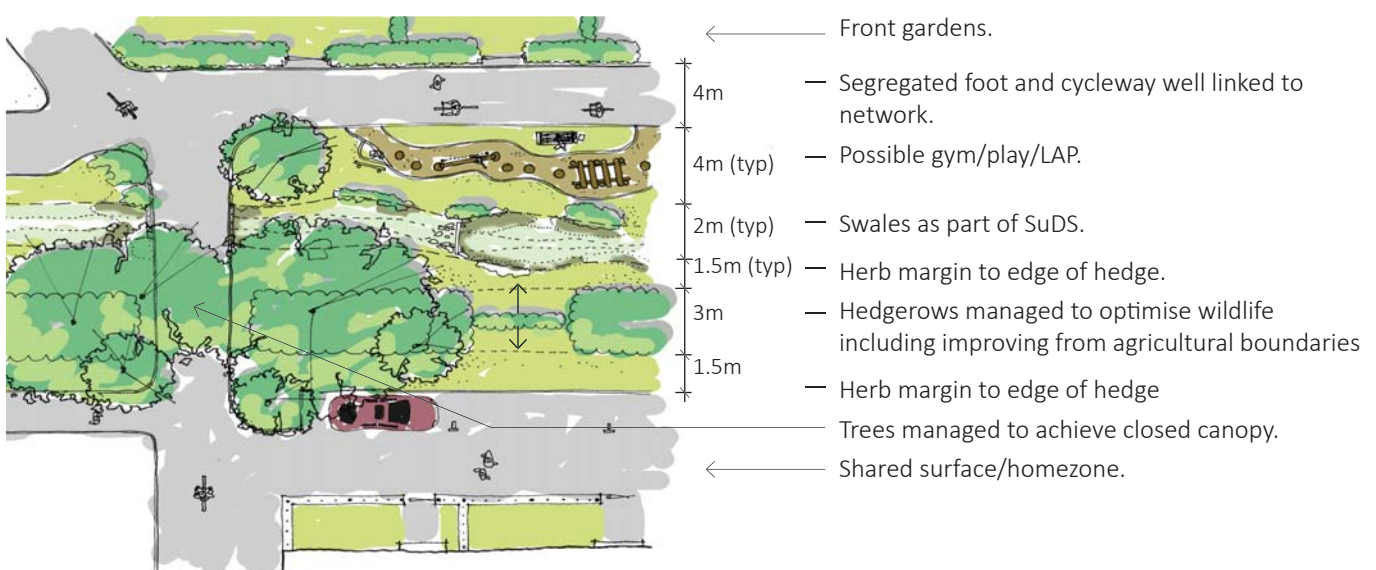
Green and Blue Corridors

Green and Blue Corridors are: critical components of an effective linked network of green or blue spaces that have movement, drainage and wildlife habitat functions. They are attractive spaces that often contain green features like hedgerows, trees, and grassland, and/or drainage features like streams, rivers, ditches, ponds or SuDS features.

Code: DG-GS5 (Green and Blue Corridors)

New development is to provide high quality green and blue corridors that connect spaces, provide a range of quality of life benefits and are to be designed as follows:

1. Surrounding buildings are to front onto green and blue corridors providing active frontages and a sense of natural surveillance.
2. Corridors are to be arranged around existing ecological features and patterns of use such as species-rich hedgerows, watercourses and bat flyways. They should be designed and maintained to maximise biodiversity value while providing space for movement and compatible leisure activities.
3. To meet any site specific habitat/multifunction requirements and are expected to be at least 13m wide excluding footpaths roads and cycleways and play. This should take account of anticipated hedgerow growth to improve biodiversity and to achieve required lighting levels. Additional width is to be provided for cycle and pedestrian trails with regular links to the surrounding movement network
4. Where corridors function as important bat flyways, lighting levels of 0.5 lux at 5m from the face of the hedge or bat flyway feature must not be exceeded. In these instances, uses requiring high illumination will not be compatible and should be buffered or located outside of the green corridors.
5. To be maintained as part of the public realm with maintenance and management plans provided to cover all operations needed to develop and retain habitat value
6. Corridors may provide a suitable mix of additional features such as:
 - Biodiversity interpretation
 - SUDS features
 - Edible/sensory planting
 - Trim trail stations
 - Public art
 - Play facilities/multi activity areas
 - Landscaping
 - Wayfinding and



Cross sections and typical details can be used to establish parameters and show how compatible uses can be accommodated in the proposed spaces

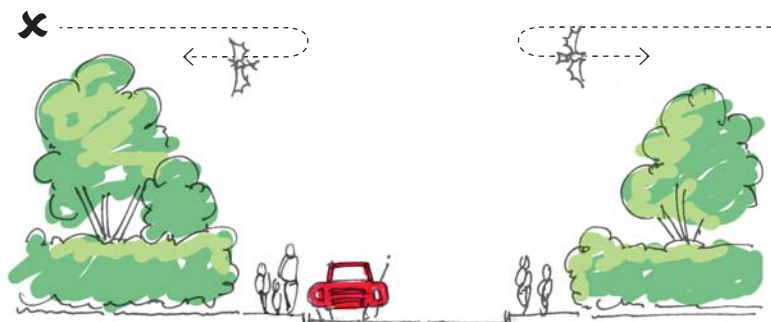
Design for connectivity

Some European protected species such as dormice and bats rely on the connectivity of green networks for food gathering, movement and habitat.

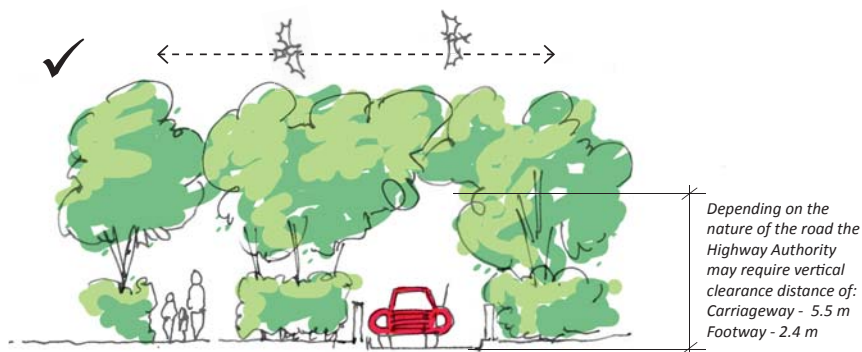
Hedgerows that form strategic flyways as part of the South Hams Special Area of Conservation require special consideration.

Aim to design continuously linked linear habitat features. Where breaches for movement or other reasons are needed, ensure canopy closure.

Increasing the width of planting at the point at which a breach is made improves the chances of successful habitat connectivity.



Avoid creating large gaps in important hedgerows



Find design solutions that achieve canopy closure and minimise the width of breaches needed

Avoid severance from light sources

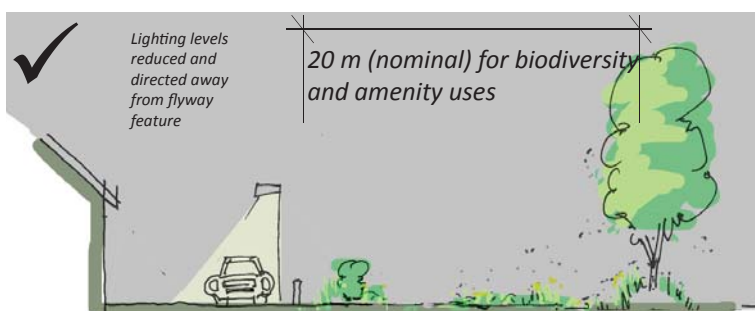
Light levels greater than bright moonlight can deter the movement of bats. The proximity of development to bat flyways and especially any associated lighting must be designed to enable bats to move and feed.

As a rule of thumb light levels should be no more than 0.5 lux at 5m from the face of the bat commuting feature.

Allowing 20m corridor width in the early layout stages of design can help ensure that adequate space is available for biodiversity and other uses such as SuDS, movement and play. There may be areas where more or less space is required depending on the uses and function of the corridor.



Ensure that light direction and levels do not have the effect of severing feeding and movement routes for bats by spilling onto features that they use.



Reducing or omitting public and private amenity lighting as well as ensuring adequate distances from important green features help to ensure that their wildlife function is retained

Children's and Young People's Space

Children and Young Peoples Spaces are: outdoor areas whose principal purpose is to provide focused opportunities for children and young people to play and socialise.

Code: DG-GS6 (Children's and Young People's Space)

Proposals for new development are to provide for children and young people with dedicated accessible areas for their play and interaction as follows:

1. Be well Integrated

- 1.1. In relation to the overall location, character, design and arrangement of a neighbourhood and development, so that proposals work well with the site to provide accessible enjoyable play as an integral part of an area
- 1.2. So that the design of play is influenced by the local environment within which it is proposed. Its physical character, including the design of equipment, materials of construction, manipulation of landform, selection of surfaces, themes and means of enclosure, should fit with its context and optimises the play potential of the site and meets the needs of the local community. (Standard equipment and formulaic design is unlikely to meet this requirement)

2. Amount

- 2.1. Have the appropriate level of play for the anticipated number and age ranges of children and young people, suitably equipped to meet the needs of the area (ref table overleaf)

3. Well linked

- 3.1. To be accessible by the intended age ranges of children and young people, disabled and less ambulant users and carers
- 3.2. Positioned in locations that are central or part of safe attractive and well overlooked pedestrian/cycle movement routes linked to wider green space network, and positioned within reach of anticipated users, but not in a manner likely to create conflict with adjacent residents. (see Play Space tables)
- 3.3. With suitable proximities and design to enable safe, access and egress and provide an attractive setting accounting particularly for vehicle parking and carriageways
- 3.4. Arranged to avoid children crossing main roads, railways or waterways to access, and that are separated from major vehicle routes and are accessible directly from pedestrian routes with firm surfaces

4. Quality

- 4.1. To provide attractive accessible age-appropriate spaces that are robust and fit for purpose that:
 - 4.1.1. Address the standards table overleaf relevant to the type of provision proposed
 - 4.1.2. Are sited in well landscaped and overlooked, open, welcoming locations and are visible from nearby dwellings or well used pedestrian routes and are free of fear of harm or crime
 - 4.1.3. Are sized and arranged to provide workable arrangements suitable for the level of play provision
 - 4.1.4. Have boundary and separation to adjacent sources of significant risk, such as roads and SuDs features
 - 4.1.5. Are not excessively over shaded by existing or proposed trees, such that equipment remains damp or becomes slippery, or lies within tree rooting zones
 - 4.1.6. Are on land having a suitable natural topography or on land that is capable of being landscaped for the type of play experiences intended
 - 4.1.7. Occupy a well drained and reasonably flat site with appropriate surface beneath and around formal equipment which meets industry standards, is high quality, and responds well to local setting and context
 - 4.1.8. Are designed accounting for the Equality Act 2010 or subsequent revisions
 - 4.1.9. Are designed to minimise visual intrusion between high play structures and dwellings
 - 4.1.10. Contain seating for carers and siblings
 - 4.1.11. Contain equipment to meet relevant National or European standards or audited and approved by a third party
 - 4.1.12. With firm proposals for ongoing maintenance and management of spaces and equipment accounting for the need for repair and replacement to achieve high standards of safety and amenity
 - 4.1.13. Do not contain underground water storage, or surface mounted covers to access chambers

Play Space Standards. <i>To be read alongside Code DG-GS6</i>					
	Approx Age range (Years)	Catchment target (meters) (Max walking distance to residential front door)	Minimum distance from edge of activity zone to residential elevation (meters)	Minimum distance between activity zone and residential property boundary (meters)	Activity zone size (m ²)
Pocket Play	0-6	100		5	100
Typical standards (See image overleaf)	<ul style="list-style-type: none"> • Located throughout development areas, meeting catchment targets (above), • Used to enhance site features or act as focal points • Uncluttered and free from higher or moderate risk hazards. • Features to indicate that play is positively encouraged • Planting and features to stimulate all senses • Features to allow children to claim as theirs • Signed to identify space is for children and to discourage dogs • Landscaped and with a well defined, low, (circa 600mm) boundary perimeter • Means to control the speed of entering or leaving children • Provides a stimulating environment aiding counting, learning colours, physical coordination, balance and cognitive development • See Pocket Play Provision standards for additional design and quality standards at Teignbridge.gov.uk 				
Childrens Play Space Standards	0-12	400	20	10	400
Typical standards (See image overleaf)	<ul style="list-style-type: none"> • Provides a suitable mix of furniture including seats, bins, and cycle parking • Surfaced with grass or hard surface together with impact absorbing safety surfacing beneath and around play equipment or structures as appropriate • Contains signs that follow with the industry standards • Designed to provide a diverse stimulating and challenging play experience that seeks to include equipment for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, rotating, imaginative play, social play, and play with natural materials such as sand and water (where appropriate). • See Children's Play Spaces standards for additional design and quality standards Teignbridge.gov.uk 				
Combined Children's and Young Peoples Play Space (inclusive family provision)	0-Young Adults	1000		30	1000
Typical standards (See image overleaf)	<ul style="list-style-type: none"> • Provides a suitable mix of furniture including seats, bins, and cycle parking • Quality appropriate to intended level of performance, designed to appropriate technical standards • Located where they are of most value to the development adhering to catchment requirements • Sufficiently diverse recreational use for the whole development/catchment and should include opportunities for: formal play spaces (provision for all ages and abilities), wheeled sports, ball games (MuGA); sports zone, and natural play space. As set out in the 'Combined Children's and Younger Peoples Play Space' items A-E. • These activities carry their own quality standards - see Teignbridge.gov.uk 				

Children's and Young People's Space

Typical Play Requirements for a Children's and young People's Space			
Area	Activity	Open Space Classification	Facilities Summary
A	Natural Play Space	Children's and Young Peoples Space Activity Zone	Bee walls, insect hotels, rockeries, log piles, natural themed seating, , nest boxes, natural bird baths, native trees and shrubs, willow play features, sensory play, play landscapes
B	Wheeled Sports	Children's and Young Peoples Space	Wheeled sports opportunities e.g. Skate Bowl, Pump Track, street furniture, landscaped activity zones
C1	Formal Play Area 0-6 Years	Children's and Young Peoples Space	Play zone for toddlers providing: 1) stimulating, inclusive and fun play to help toddler development. 2)range of sensory planting and play experiences(formal and informal) that will stimulate: sight, touch, sound and smell.
C2	Formal Play Area 6-12 Years	Children's and Young Peoples Space	Formal playground equipment and play experiences for juniors providing stimulating, inclusive and fun play with challenges to include: balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play and social play.
C3	Formal Play Area 12-16 Years	Children's and Young Peoples Space	Play zone offering formal playground equipment and play experiences for seniors to include: balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play and social play.
D	Sports Zone	Children's and Young Peoples Space	Zone providing the following types of experiences: outdoor gym, table tennis, trim trail station, safe parkour
E	MUGA (multi use games area)	Children's and Young Peoples Space	Open access MUGA measuring 20 x 40m, to provide an array of sporting opportunities including: netball, mini tennis, five-a-side football, walking sports
F	Sheltered Seating	Ancillary	Protected central resting and socialising space

The development scale will determine the activity area requirements for each formal play area. (Refer to Recommended Space Standards table)



Illustrative layout of combined play zone (ref table above).

Recommended Space Standards							
			Childrens and Younger People's Space (combined provision)				
Scale of Development (Dwellings)	Pocket Play (0-6 years)	Children's Play Space (0-12 Years)	Natural Play (A)	Wheeled Sports (B)	Formal Play (0-16) (C1,C2&C3)	Sports Zone (D)	MUGA/ Ball Sports opportunities
0-9	✓						
10-99	✓	✓					
100-130	✓ *Formal play including C1	✓ *including formal play C2		✓ 300m ² (min)	✓ 400m ² (min)		✓ 300m ² (min) ball sports opportunities
131-199	✓	✓	✓	✓	✓	✓ 250m ² (min)	✓
200-299	✓	✓	✓	✓	✓	✓	✓ 500m ² (min) MUGA
300+	✓	✓	✓ 500m ² (min)	✓ 380m ² (min)	✓ 980m ² (min)	✓ 300m ² (min)	✓ 1000m ² (min) MUGA

* Where a development generates an area of 1000 sq meters for a Combined Children's and Young Peoples Play Space then the required, *formal provision for (0-12 years), is to be included within the design. Separate formal provisions may be triggered above this threshold, and are to be set out to comply with the catchment targets in the table on page 115

Poorly designed Play Spaces often:

- Fail to provide advisory signs or litter facilities
- Only provide one means of exit/entrance point, failing to account for intimidation or bullying guidelines
- Are enclosed by over prominent fencing without landscaping to help soften appearance
- Lack consideration of inclusive design which provides access to facilities for disabled and enables non-disabled children and disabled children to play together
- Are located within areas that are not well overlooked and may be poorly used, intimidating, and prone to abuse
- Are located with poor or inadequate buffers to residential property leading to loss of privacy or creation of nuisance
- Provide limited play experiences for children of all ages and abilities



Poor play provisions reduce the opportunities for children and young peoples to play, develop skills, and enjoy their local area and can leave residents with an ugly costly nuisance.

Allotments

Allotments are: Clearly defined areas of land for individuals or groups to produce vegetables, fruit and/or flowers for use by the plot holder(s). They provide opportunities for local sustainable food production, active leisure and social activity.

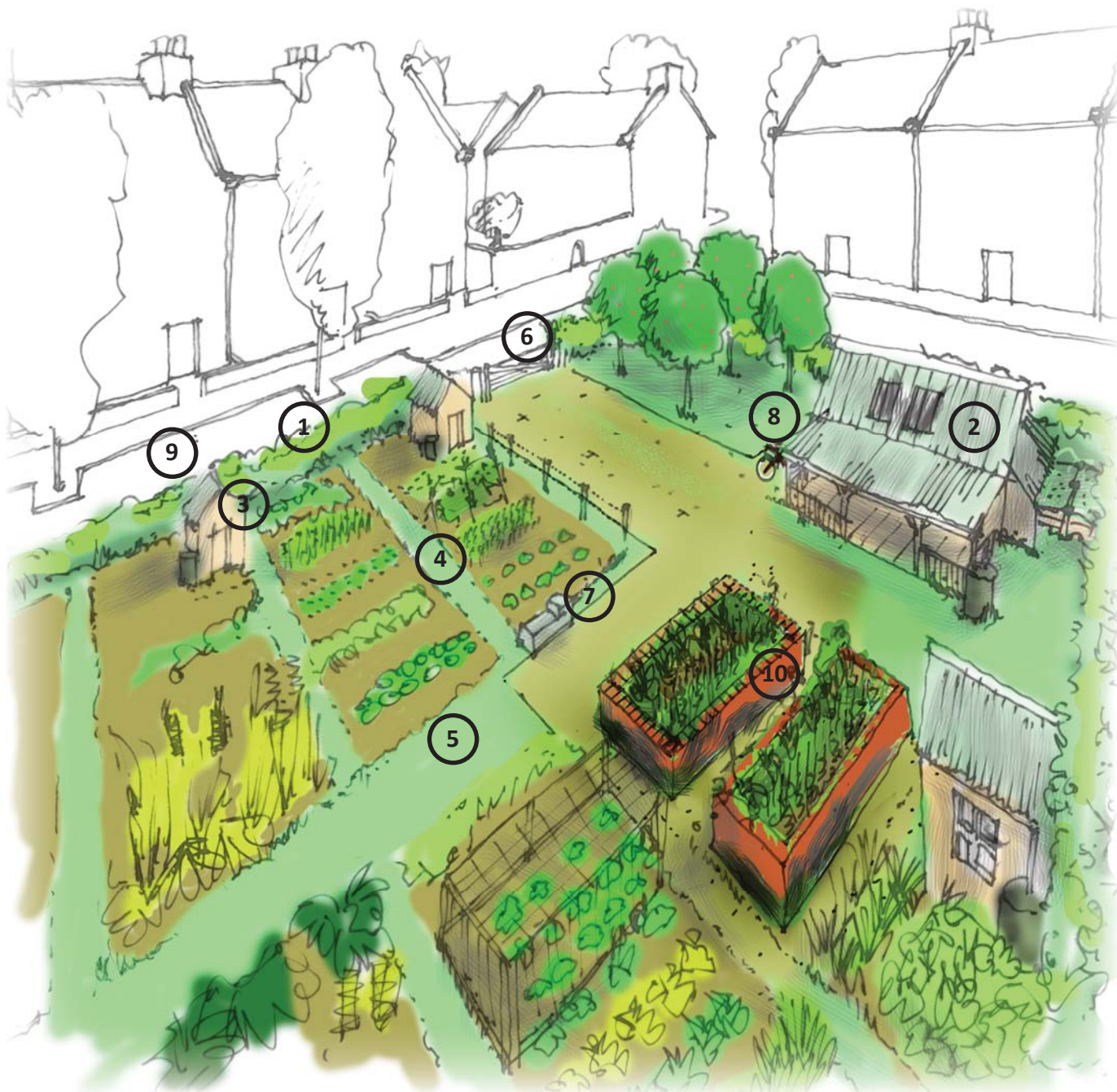
Code: DG-GS7 (Allotments)

Allotments are to be designed into new development such that they form part of a quality network of green spaces as follows:

1. Provided at a rate of 20 standard full sized plots per thousand dwellings with at least an additional allowance of 0.1ha additional land required for paths and communal facilities. (Total 0.6ha/1000dwellings)
2. Sizes based on

Standard Full Sized Plot	10m x 25m
Standard Half Sized Plot	10m x 12.5m
3. Be evenly distributed across settlement areas based on a catchment radii of approximately 1km but they should not be located in parcels of less than 0.5 ha to enable efficient management
4. Be well located in relation to complementary green spaces. Areas that involve ball sports should be suitably buffered
5. Proportionate to the scale of the site, designs are to include:
 - 5.1. Cultivable soil free of rubble or contamination, supported by soil test results
 - 5.2. Enclosure formed by dog, stock and rabbit proof fencing that is attractive, integrates well with the adjacent areas and where appropriate incorporates native hedge planting
 - 5.3. A secure accessible community hut
 - 5.4. Toilet (male/female including wheelchair accessible) and washing facilities
 - 5.5. Grey water recycling unless demonstrated to be impractical
 - 5.6. Rainwater collection facilities on each communal building

- 5.7. 2m sq (min) level storage area for each plot
- 5.8. 1 No. water stand pipe/five plots
- 5.9. Cycle parking
- 5.10. 10% of plots designed for disabled access which includes smaller raised beds
- 5.11. Access provision for cars with a min 3m wide lockable access gate, vehicle turning and adequate car parking
6. Additionally proposals shall:
 - 6.1. Include details of the ongoing management through a suitable body such as town or parish councils, allotment associations, community groups or management companies
 - 6.2. Provide sufficient clarity to demonstrate the arrangement, specification and management of land for allotments including details of the charging schedules for future plot holders and the specifications for enclosures
7. Traditional orchard fruit trees may form a small part of an allotment site but would more commonly form part of planting schemes in other green spaces such as parks or natural green space
8. Allotments should not be located:
 - 8.1. In a floodplain
 - 8.2. In attenuation ponds
 - 8.3. On land overshadowed by buildings or vegetation that would inhibit productivity



Typical facilities expected for new allotment areas.

- | | |
|-------------------------------------|-------------------------------|
| 1. Robust boundary treatment | 7. Water supply |
| 2. Secure community hut and seating | 8. Cycle parking |
| 3. Level storage area for each plot | 9. Adequate car parking |
| 4. Plot access paths | 10. Disabled accessible plots |
| 5. Central haul way | |
| 6. Vehicle access gate | |

SuDS - Sustainable (urban) Drainage Systems

SuDS are: a way of managing rainfall in a manner which mimics the natural characteristics of a site pre-development (greenfield conditions) in order to manage the risk of flooding up and down-stream. Well designed SuDS integrated well into proposals provide wide benefits for wildlife, amenity, and water quality.

Code: DG-GS8 (SuDS)

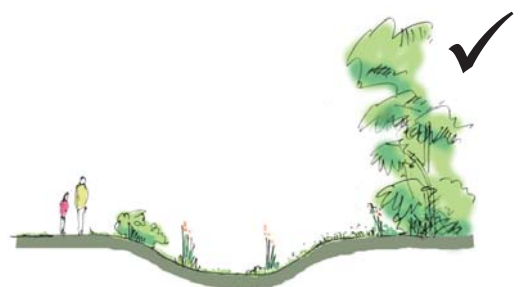
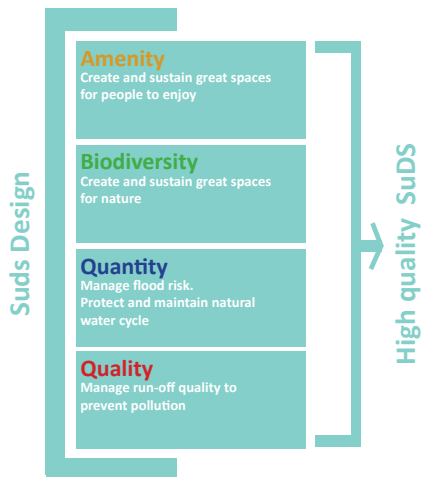
Multifunctional SuDS are an integral part of a development and are to be designed in order to mitigate the development's impact on floodrisk and bring about wider environmental and amenity benefits by:

1. Ensuring that development does not cause an increased risk of flooding.
2. Managing surface water
 - 2.1. As close to the surface where it falls as possible
 - 2.2. In a way that has a positive impact on the environment
 - 2.3. Through a series of drainage solutions to mimic natural processes (SuDS Management Train).
 - 2.4. To provide a betterment wherever possible (particularly on Brownfield developments)
3. Designing solutions
 - 3.1. That prioritise above ground solutions that are multifunctional, and follow the four pillars of SuDS design (as illustrated opposite)
 - 3.2. To be well integrated into the design and arrangement of built structures and hard and soft spaces
 - 3.3. That allow adequate space to achieve multiple benefits from SuDS, for example by allowing enough space for naturalised profiles and shallow gradients for marginal plants or for facilitating access
 - 3.4. That use the hierarchy of discharge solutions: 1) infiltration, 2) watercourse, 3) surface water sewer, to steer design outcomes
 - 3.5. Where the first 5-10mm rainfall is contained on site through source control with a series of treatment stages incorporated on site;
 - 3.6. So that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and that flooding does not occur during a 1 in 100 year rainfall event in any part of a building or utility plant susceptible to water (including the recommended allowance for climate change and urban creep)
 - 3.7. Where attenuation is utilised, site runoff is controlled to greenfield performance (rates and volumes) for events up to and including the 1 in 100 year return period, or a reduced rate where required (e.g. Critical Drainage Area)
 - 3.8. Where the design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property
 - 3.9. That accord with best practice and maximise multifunctionality
 - 3.10. That can be easily maintained with clear arrangements for long term ownership and adoption.
4. To be compatible with adjacent uses to avoid restricting access such as by designing
 - Wet edges with gentle profiles and shallow depths
 - Level strips next to shallow open water
 - Edge planting to act as natural barriers to restrict access to certain parts
 - Features to be located where they are well overlooked

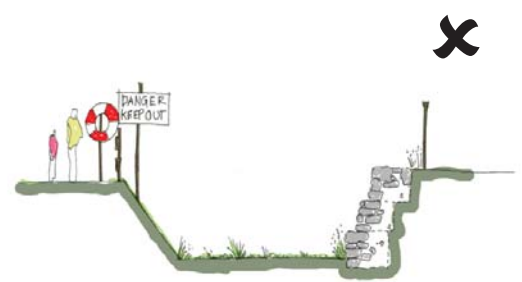
Poorly designed SuDS tend to be designed:

- As engineering solutions without reference to adjacent context or land uses
- In a manner that does not leave enough space to maximise environmental quality
- Resort to piped and underground solutions that have a relatively short warranty period and conflict with surface land uses such as play
- With steep bank profiles that create concern for residents about safety and egress





Gentle and rolling natural profiles with shallow gradients and landscaping can maximise marginal areas and will often create more attractive amenity features

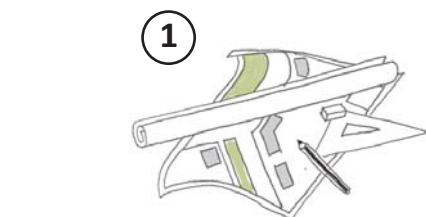


Avoid unsympathetic designed structures such as standard headwalls without landscaping or poor quality boundaries and overly steep/angular bank sides that may be difficult to climb from and may reduce biodiversity potential

The Four Pillars of SuDS design.

Design to achieve high quality SuDS that brings about benefits in the 4 key areas above

SuDS Management Train

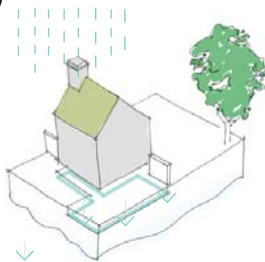


Prevention

Plan and design to manage and reduce run-off, whilst achieving multifunctional benefits

2

Control at Source
Reduce and slow water runoff and pollution at point of first contact. Return to ground through permeable surfaces or harvest

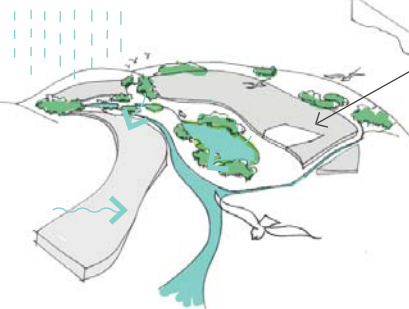


Control on Site

Reduce and slow water runoff and improve quality across and between a site with a network of solutions including swales, basins, and creative design of public realm

4

Regional Control
Downstream control and storage for sites or catchments: wetlands retention ponds...



Integrating the SuDS Management Train Approach is best achieved by considering drainage early in the planning process. At this stage it is easier to consider how natural features can be utilised to manage surface water on the site whilst ensuring that space is made for SuDS.

Street Planting

Street planting refers to: those areas of landscaping within streets that are in view from public areas and includes both public or communally maintained areas of planting as well as privately maintained land in public view.

Code: DG-GS9 (Street Planting)

Street planting areas are to be designed:

Landscape character

To form part of the landscape strategy for a site and have multifunctional characteristics by:

- 1.1. Integrating the site within the wider area and contributing to green infrastructure strategies
- 1.2. Reinforcing landscape character
- 1.3. Helping to mitigate adverse development impacts

Street character

1. To support the character of the street as a whole and to contribute towards attractive public realm by:
 - 1.1. Creating a structure of planting that has impact at a street scale ie. beyond the scale of individual plots or individual planting beds for example: through the use of tree species, hedge species or use of a repeating planting themes or blocks of single species
 - 1.2. Creating effective visual links between structures, buildings and landscaping, such as through form, species, spacing and plot definition and being sensitive to the cultural references associated with plants and dwelling styles
 - 1.3. Creating sensory and seasonal delight and aiding legibility, through the selection and arrangement of plants and planting areas
 - 1.4. Defining, screening and softening otherwise hard areas such as parking courts, or improving performance, visual appeal or diversity of SuDs features

Safe

2. To be arranged and maintained in a manner that creates secure private, and safe, well lit public areas such as:
 - By ensuring sightlines are retained to public areas so they are well overlooked- generally managing frontage boundary planting to be less than 1.1m high and
 - By separating trees and streetlights allowing for canopy growth

Frontages

3. To ensure, where frontage boundary types contain a planting component, that planting is designed to:
 - 3.1. Help define the extent of the property
 - 3.2. Create the sense of a defensible area at the front or sides of buildings
 - 3.3. And in the use of hedging:
 - 3.3.1. To have consistent approaches towards boundary planting that creates a sense of a continuous frontage and reinforces local character
 - 3.3.2. Contributes to the overall softening and greening of the developed area

Planting

4. To be planted to satisfy design solutions which work in the short and long term with plants that
 - 4.1. Establish well, are easily managed, tough, and capable of surviving some neglect and abuse
 - 4.2. Are planted in adequate volumes and qualities of soils, are suitably protected, and nurtured with effective aftercare techniques

Maintenance

5. Be managed and effectively maintained to ensure the intended landscape, amenity or biodiversity value can prevail for the duration of the development.

Poorly designed street planting areas often:

- Leave uncoordinated and disjointed grass verge areas that provide little visual or amenity value to schemes
- Have an overly busy approach to planting beds that are difficult to manage and have little impact at the scale of the street.
- Position trees in front gardens that are important to street character without adequate set back to buildings. Loss of such trees can undermine the amenity of the street and can be avoided by planting within public land with adequate building offsets.



The simple combination of buildings, frontage boundaries, verge, and street trees combine to create a clear street character with a rural identity. The trees remain in a public area and are likely to be retained for the long term (Bradnich)



Many areas of the district combine boundary treatments with planting giving firm well defined enclosure that is also has soft character.



Low stone retaining walls are frequently found topped with hedgerows to overcome level changes where plots meet public areas

Retained Green Features

Retained Green Features are: components such as hedgerows, hedgebanks, woodlands and grasslands that are retained and integrated to achieve cultural, amenity or wildlife benefits for new development.

Code: DG-GS10 (Retained Green Features)

Features important for their biodiversity cultural or aesthetic qualities should be integrated into the design and layout of new development so that:

Assessed

1. They are assessed in terms of their health and value to landscape, historic context, green infrastructure, and biodiversity at the outset

Designed

2. They become attractive features in their own right and are allowed to perpetuate in a safe and healthy form, to contribute positively to public and private amenity and the way a place functions and appears
3. They best form components of planned green infrastructure, located within centrally owned and managed public areas
4. Features that are important to culture and historic landscape are conserved, so that a sense of time/depth and maturity is imparted, and links are made with the wider landscape and form
5. The use and arrangement of buildings, structures or infrastructure is to be compatible with retained features, for instance:
 - 5.1. By arranging play equipment outside tree canopies and rooting areas where equipment can become damp and slippery
 - 5.2. By orientating gardens so they do not abut hedgerows or woodlands retained for their biodiversity, cultural or aesthetic qualities
 - 5.3. By locating property so that it will not be unduly over-shaded or be dominated by existing trees
 - 5.4. By ensuring constructed features avoid rooting areas, including; underground services, drains, power and communication cables, water and gas supply pipes, retaining walls, kerbs, walls, paths, steps, areas of hard-standing, and foundations, together with the associated excavations required for their construction
 - 5.5. By limiting, only where unavoidable, new permanent hard surfacing to be less than 20% of any existing unsurfaced ground within Root Protection Areas

Maintained

6. Maintenance and management regimes are tailored to achieve landscape, amenity, cultural and biodiversity objectives with safe and secure access provided for management operations



An attractive route for cycles and pedestrians that retains an existing hedgerow feature.



A public route over a retained hedge bank feature maintains a sense of overlooking and rural identity.

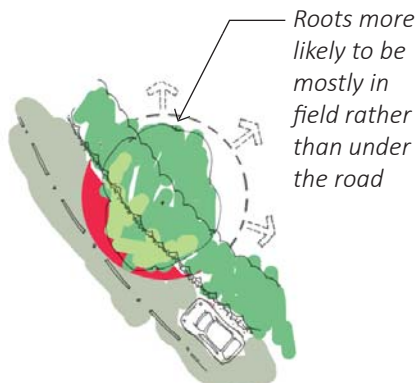


Owners often manage hedgerows they control in a manner that undermines local character and reduces biodiversity. Arrange development so that retained hedgerows can be centrally owned and managed.

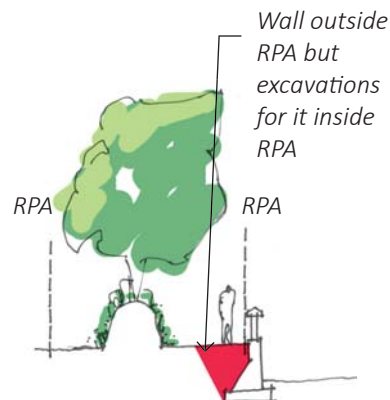
New development & existing trees



Trees that are too close to buildings or that substantially over-shade garden spaces often come under pressure for their removal. Avoid future over shading and overbearing issues at the layout stage.



Rooting zones are not always circular. Take account of the nature of the ground around a tree and make and agree reasonable judgements about the actual likely rooting area.



Design built features so that excavations to construct them lie outside of Root Protection Areas (RPA). Services should be located outside of RPAs

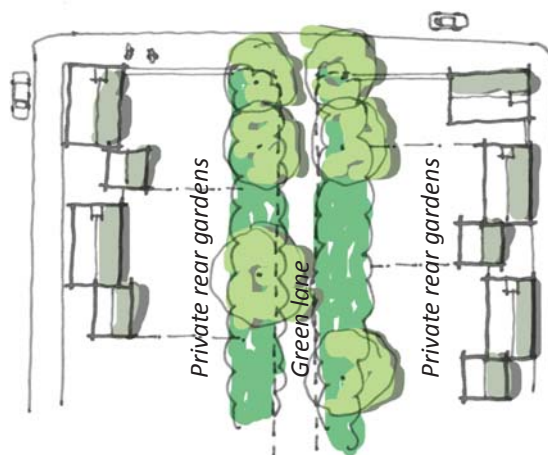
New development & existing hedgerows - The arrangements below can lead to:

- public areas being defined by poor quality, uncoordinated edges
- poorly overlooked public areas that feel unsafe
- maintenance difficulties

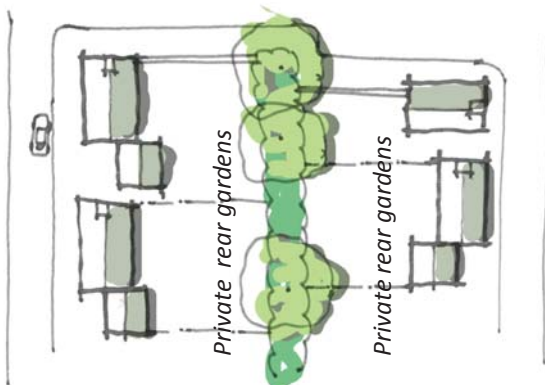
- unobserved access to private property by intruders to rear gardens
- loss of hedgerow features, trees and vegetation
- loss of habitat.



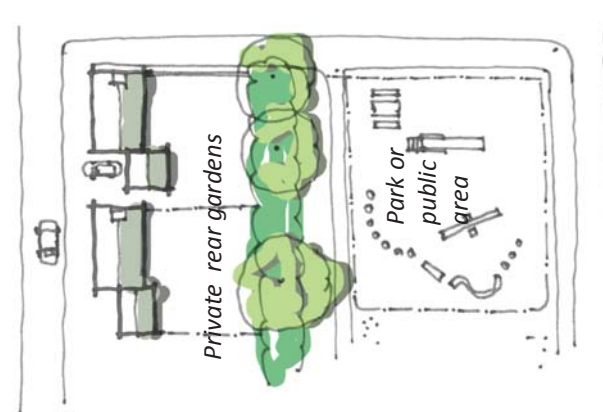
Hedgerow forms the boundary between a private rear garden and a publicly accessible route or a route that is visible from a public area.



Hedgerow forms the boundary between gardens divided by a publicly accessible footpath or green lane



Hedgerow forms the boundary between two rear gardens except where the boundary has limited landscape, heritage or biodiversity value or compensation for its value will be offset elsewhere



Hedgerow forms the boundary between a private rear garden and a public open space, play area, or land that forms part of a boundary to a public area.

Devon Hedgebanks

A Devon Hedgebank is: the name given to common field boundaries found throughout the county. As a rule, they take the form of an earth or stone bank, often planted with native trees and shrubs, but with variety relating to local context, such as by: altitude, ground characteristics, or local culture.

Code: DG-GS11 (Devon Hedgebanks)

Hedgebanks are important historic features, often many centuries old and can be important linear wildlife habitats. Their form and the pattern of their distribution is one of the defining characteristics of the rural landscape of the district.

Where hedgebanks exist on development sites, they should be integrated following the guidance within DG-GS10 (Retained Green Features) however the following specific guidance is also to be followed:

1. New hedgebanks

Where new hedgebanks are appropriate such as to help rebuild local landscape character associated with existing hedgebanks within the wider landscape, or on sloping sites where new dropped hedgebanks are used to help resolve level changes, they are to respect the local landscape character and context in their:

- 1.1. pattern of distribution in the landscape;
- 1.2. pattern of alignment in relation to topography;
- 1.3. size (height, width, slope)
- 1.4. construction techniques,
- 1.5. plant species range, either mixed native or beech; and;
- 1.6. form of management

2. Adjustments to highway areas

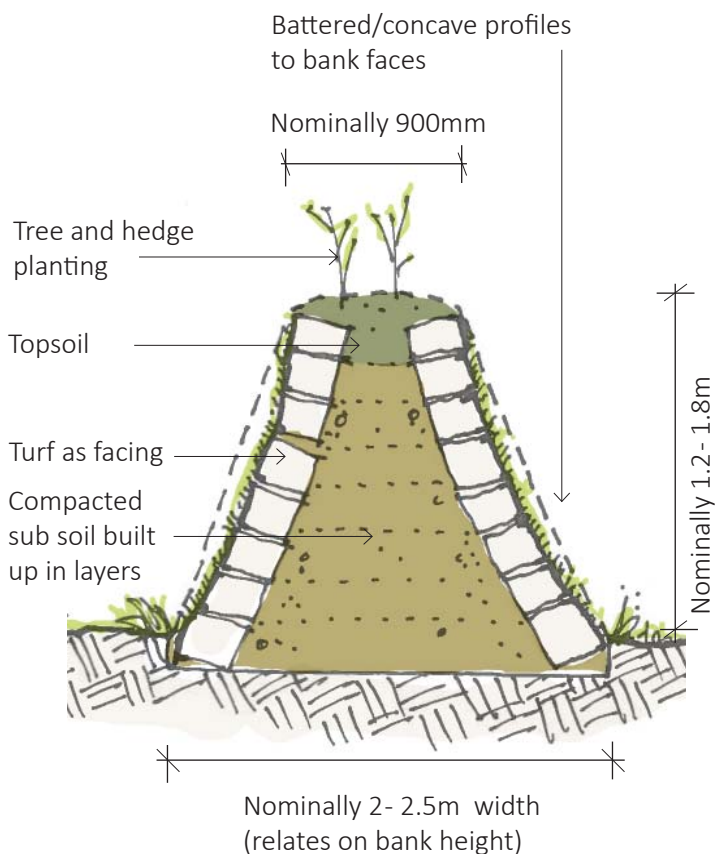
The construction of highway works such as new accesses or highway widening are to be designed to minimise the impact of the works and any associated hedgebank removal by:

- 2.1. using the smallest visibility splays suitable for safe vehicle movement
- 2.2. minimising the width of excavations necessary for utilities, street lighting and kerbs or positioning them to reduce the impact on retained hedgebank features
- 2.3. In rural contexts minimising kerb heights to reduce the visual impact of the highway

Proposals are to show the total extent of hedgerow removal required to construct adjustments to the Highway. Where loss of hedgerow width is unavoidable designs should account for it through repair, reconstruction or translocation techniques



The tapestry of interlinked hedges, hedgebanks, hedgerow trees and small copses form an important part of the landscape character of the district



Typical cross section of one Devon Hedgebank construction method

Traditionally, the size and form of hedgebanks are defined by their role as a field boundary and need to provide an effective livestock barrier to sheep and cattle.



The size of the banks can be influenced by local topography, for example, on sloping sites, dropped hedgebanks, some very large, terrace the landscape.

Construction

In Teignbridge, hedgebanks are generally constructed in earth, however, stone faced hedges are found in areas where there is a lot of free stone, such as the on the fringes of Dartmoor or limestone areas.

Planting

Mixed, native hedge species are found throughout the district, however elm is the dominant species, found in the low, redland soil that exist around the Exe and Teign Estuaries; beech hedges can be found on high ground around Haldon Hill; and calcareous tree and shrub species can to be found in limestone landscape south of Newton Abbot.

Find further information about how to build, move, manage and repair Devon hedge banks at:

Devon Hedge group: Devonhedges.org

Teignbridge Council: Teignbridge.gov.uk



A dropped hedge bank to a rural lane addresses a change of level in a manner characteristic of the area.

Public Art

Public Art is: the engagement of artists' creativity that results community or site specific art within either built or natural public areas that are accessible to a wide audience. The art may be permanent, temporary or process based, in any media .

Code: DG-GS12 (Public Art)

Public art has the capacity to make a positive contribution to physical, social, economic, cultural and environmental design objectives. It can help compensate for, through works giving visual and emotional response and mitigate the impacts of development, through works that help to re-establish local identity and sense of place.

Public art is to be incorporated within Major Developments as follows:

Public art principles

1. Public art is to:

- 1.1. Be accessible to the public being located in areas where the public has free and easy access, including public buildings. Artwork within the private boundary of a site, that is fully visible and can be enjoyed by the public, is also considered 'public'
- 1.2. Be bespoke, original, of high quality, designed for the community and produced or facilitated by an artist or crafts person from, where possible, Teignbridge, Devon or the South West of England, and selected in partnership with the council
- 1.3. Be well integrated into development
- 1.4. Be usually related to the geographical areas of the development, but sometimes where appropriate, expenditure may be made that contributes to wider area strategies
- 1.5. Enhance local character, identity and legibility, and be aimed at building community, a positive image of the locality, diversity, and creativity such as by:
 - Locating art in prominent locations
 - Being related to place, contextual history, local stories, custom and environment
 - Following a creative process with local communities where appropriate

- 1.6. Improve the experience or quality of the built environment such as through memory of temporary events, participatory processes, Installations or projects that enhance the quality or functionality of the public realm

2. Delivered

- 2.1. Projects may focus on the process as much as the product and be community based. Appropriate art works may include a combination of the following characteristics:
 - 2.1.1. Permanent and temporary
 - 2.1.2. External and interior
 - 2.1.3. Embedded and freestanding
 - 2.1.4. Single items and themed
- 2.2. Public art budgets may be integrated with those of other features of the site to improve the quality or functionality of the public realm
- 2.3. Planning applications are to have clear strategies or proposals for the implementation of the public art principles. These should demonstrate a coordinated approach to delivering public art within a site and express a clear thematic approach throughout any phased delivery
- 2.4. Approaches to and strategies for the commissioning of artist and public art are to be agreed with the council

Public art will not normally include:

- Mass produced objects, reproductions of original artworks or previously unrealised designs; and
- Architectural detail, ornamentations, decoration or functional elements designed by architects, urban designers, landscape architects and interior design architects unless in partnership with artists or crafts persons



Integrating public art into central public areas can be effective way of building character and reinforcing local identity.



Effective public art in new development projects is often integrated into public areas with other parts of the development to add meaning, refer to site context, and build a positive image for the area.



Public art can be embedded internally or externally or can take more traditional forms within publicly accessible buildings

Building Design

Building Design

Guidance and codes relating to the design of buildings, selection and use of building materials together with building type standards, and shop front design.

Good Building Design

The main principles of good building design to be achieved for all new buildings across the district.

Construction Materials

Guidance for the choice and use of materials within the district.

Traditional Building Materials of the District

Guidance identifying the principle building materials that contribute to the character and identity of the district.

Common Building Styles of Teignbridge

Examples of familiar building styles found within the district, with notation to explain the arrangement of the construction elements that contribute towards their character and appearance.

Materials and Details Standing Advice

Standing advice for the generally acceptable use of materials and building features within the district.

Building Types

A reference point for new development based on good practice and the patterns and design of common building types within the district:

- Detached Houses
- Semi Detached Houses
- Residential Terraces
- Apartment Blocks
- Civic Buildings
- Commercial uses compatible with residential development
- Mews Houses
- Corner Buildings

Shop Front Design

Design advice relating to the design of shop fronts.

Building Design - Good Building Design

Good Building Design: is the manner in which a building relates to its setting, the spaces it creates inside and outside the building and how it functions for its users and for the purpose for which it is intended. (Building Regulations control construction and energy efficiency).

Code: DG-BD1 (Good Building Design)

New buildings and new parts of buildings are to relate well to their surroundings and show architectural quality in the following manner:

1. Context

To be designed to make a positive contribution to landscape and townscape, and the streets, spaces and buildings to which they relate by:

- 1.1. Sitting well within the landscape/streetscape, responding well to local identity and sensitivity through design and finishes that are neutral, dominant or recessive as necessary
- 1.2. Being designed to respond to views and vistas and to turn corners well, achieving interest and a sense of overlooking to public areas
- 1.3. Defining routes and spaces to be attractive, safe and memorable
- 1.4. Relating the design of buildings to an area's hierarchy and scale
- 1.5. Reinforcing those aspects that make a positive contribution towards an area's character and identity by:
 - 1.5.1. Using building types, forms, durable materials and colours that are derived from or relate well to those traditionally found locally, in ways that reinforce their pattern of use
 - 1.5.2. Raising the standard of buildings and materials in areas that do not support local character well, rather than replicating existing poor quality
 - 1.5.3. Maintaining continuity and a distinctive sense of rhythm between buildings

2. Architectural Quality

To be well composed, so that:

- 2.1. Elevations are visually well organised, and related to their surroundings, shown by a response to:
 - 2.1.1. Hierarchy and enrichment
 - 2.1.2. Scale and proportion
 - 2.1.3. Uniformity or irregularity
- 2.2. The detail has a clear relationship to style structure and function
- 2.3. Openings are designed and located to create

effective links between internal and external spaces, the sizes and proportions of which are appropriate to the architectural design and are responsive to local context and identity

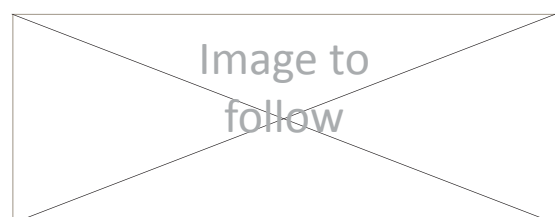
- 2.4. Building form and position responds to and makes best use of land
- 2.5. The arrangement is intuitive, safe and the provision of spaces function well for users and the purposes for which they are intended
- 2.6. Good use of sunlight is made throughout the year
- 2.7. External services, vents, plant, antennae, meter housings, expansion joints, render beads, pipe work or similar (not integral to the appearance) are out of view from public areas or complement the overall design
- 2.8. Principal entrances are easily identified and well related to public areas
- 2.9. They are durable and may be easily adapted to meet changing needs over time

3. Everyday Needs

To support peoples everyday needs, for example by providing designated well placed spaces for bicycles, waste, recycling, storage and drying laundry

4. Equality

To be designed and arranged to be easy to use for all and, where relevant, so there are no obvious visual differences to dwellings based on tenure



Contemporary and traditional interpretations of local building styles - both equally valid.

Formal - More likely within urban areas

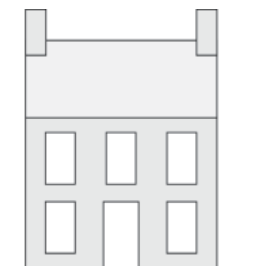
- Repeating forms and pattern
- Openings more uniformly distributed
- More embellishment to windows, doors, walls etc.
- Materials more finely finished
- Ground and first floors taller in some building types
- More abstract proportioning influences
- Likely to increase in response to legibility

Uniformity within a group



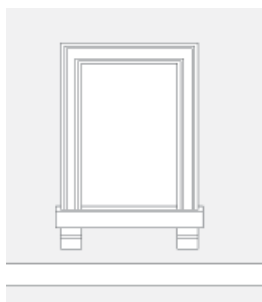
Units repeated having similarity in form and finishes

Uniformity of openings



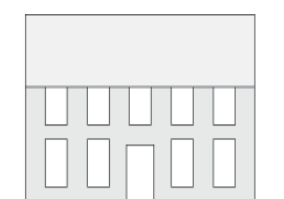
Openings arranged to achieve symmetry and balance across an elevation

Enrichment

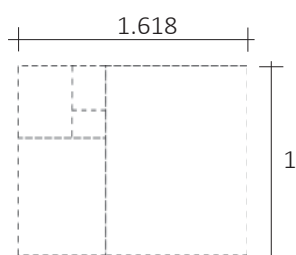


Increased decoration particularly to principal facades

Proportion



Buildings designed to abstracted principles

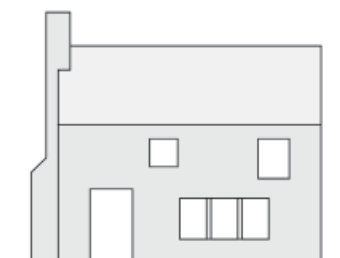


• Informal - More likely within rural areas

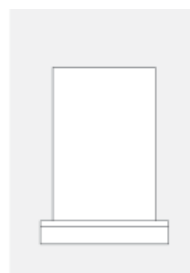
- Variety of forms and pattern (often only slight)
- Openings arranged in response to function
- Less embellishment/enrichment
- Materials simply finished
- Storey heights not necessarily consistent
- Proportions influenced by practical constraints
- Informality likely to increase away from prominent locations



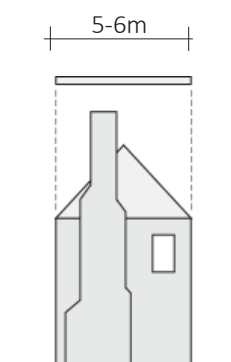
Greater variety between units with but with collective identity



Openings likely to be arranged more in response to function

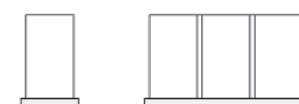


Simple functional detailing to building features with reduced or absent embellishment



Buildings proportioned in response to traditional techniques practices and material technology

Window openings divided vertically according to rules of thumb



Building Design - Domestic Extensions

Extensions: are the enlargement of buildings to provide additional or improved capacity or performance and for the purposes of this policy include the principles apply to outbuildings and annexes.

Code: DG-BD2 (Extensions)

Extensions should be designed to have a neutral or positive impact on the function and appearance of the building being extended and the character of the area and are to take account the following:

1. Character

Using innovative or traditional approaches extensions are to relate well to the character of the house and its surroundings for example by designing in response to:

- 1.1. Street and building arrangements, building appearance and materials, boundary treatments, or trees and vegetation

2. Appearance

Extensions are to have an appearance that:

- 2.1. complements the character of the host building
- 2.2. are arranged and constructed in materials with colours, size, and finishes that relate well to adjacent structures and landscaping

3. Form

Extensions are to complement and be influenced by the shape of the host structure unless:

- 3.1. through innovation or exceptional design, an extension would have a neutral or positive impact on the character of the host structure and area

4. Scale, Hierarchy and Massing

Extensions are to relate well to surrounding properties and are to complement and be subservient to the host structure unless:

- 4.1. no detrimental impact would arise as a result of the development
- 4.2. the development would be compatible with the character of the host structure and the surrounding area

5. Amenity Space

Extensions are to be designed to retain adequate space around the home for present and future occupiers and should not result in an unreasonable loss of light, overshadowing or have an overbearing presence on neighbouring properties. (see also DG.US6 and DG.US7)

6. Parking and Access

Proposals that affect parking and access arrangements are to ensure an adequate provision of parking and safe access remains as a result of the development for existing and future users

7. Trees and other features

Trees, hedgerows and boundary walls especially can make a valuable contribution to the way a place feels and appears. Proposals should be designed:

- 7.1. to retain features that make a positive contribution to the way a place functions or appears
- 7.2. to mitigate for the loss of features with suitable alternatives that would have a neutral or positive impact

Appearance

Good



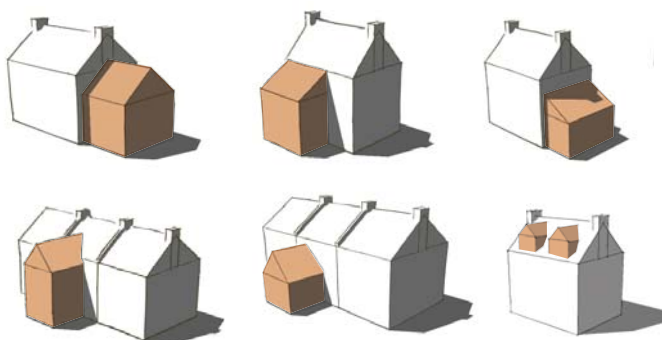
The overall appearance of the above extensions integrate well with the style and details of the host structure and support the character of the street. Contemporary designs that achieve the same would be equally valid

Poor

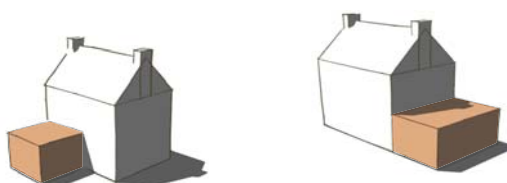


The proposed extensions relate poorly to the host structure and are out of character with the rest of the street: windows are proportioned poorly, building forms contrast with the host without innovation, there is a loss of boundary features and vents and pipe-work are prominent...

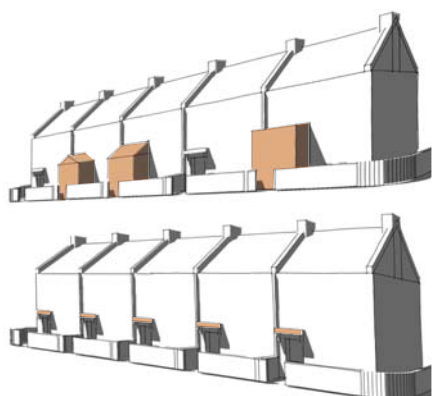
Form



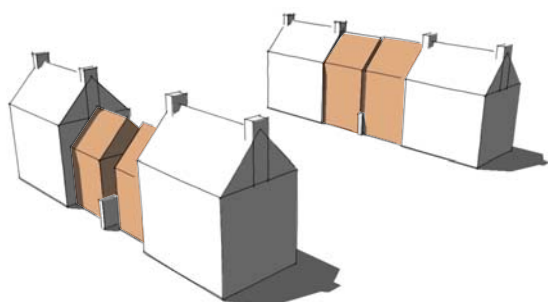
These examples acknowledge that the host buildings have pitched roofs and are designed accordingly.



The contrasting forms of these structures could be acceptable through innovative or exceptional design in order to, for instance, reduce the impact on neighbouring property.



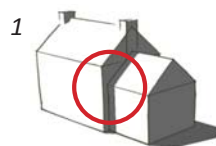
Front extensions may be acceptable where street character is informal and varied but can have a negative affect on the character of regular and uniform streets.



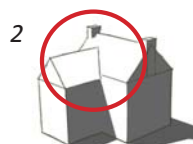
The combined effect of side extensions can have a detrimental effect on the character of some streets. Leaving a space between the extension and the boundary, reducing the overall height and leaving a setback from the frontage, as shown in the left example, can help to avoid terracing and will assist in reducing the dominance of new structures.

Scale & Hierarchy

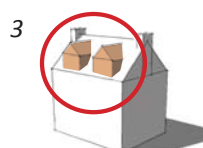
Depending on the extension envisaged the following can help to retain a sense of scale and hierarchy between original buildings and the new additions:



1. Stepping the extension back from the primary elevation (especially on historic buildings)

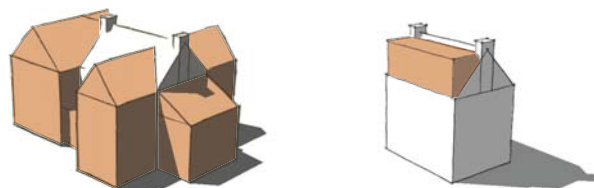


2. Keeping eaves and ridge levels below that of the primary structure



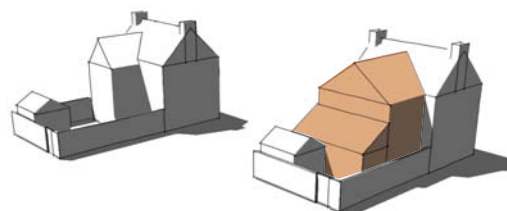
3. Containing dormer windows well within the roof plane, minimising their size in relation to the roof, or reducing single large dormers into a number of smaller ones

Massing



The extensions above either cumulatively or individually overwhelm the host structure and are out of proportion to it.

Amenity Space



The extension proposed on the right would reduce the available amenity space around the home to a harmful level for present and future occupiers.

Building Design - Construction Materials

Construction Materials: are those materials that are used in the assembly of structures that make up the fabric of the built environment across the district. These include buildings, walls and engineering features. The choice of materials and the way they are used has a significant impact on local character.

Code: DG-BD3 (Construction Materials)

1.1. reinforce local character and identity in line with the table below.

The choice of materials of construction and the manner in which they are used within the district is to:

	Conservation and repair of Listed Buildings	Extensions and additions to Listed Buildings	Buildings within the setting of Listed Buildings	Buildings within Conservation Areas or other Designated Areas	Buildings affecting Non-Designated Heritage Assets	Buildings outside Conservation Areas
Acceptable approaches to material selection and use						
Locally derived materials or close match applied using traditional customs, techniques and practices in order to honour as closely as practical, historic precedent	Yes	Yes	Yes	Yes	Yes	Yes
Locally derived materials applied in ways to reflect local building customs, using techniques and practices that reflect local character	No	Yes	Yes	Yes	Yes	Yes
Materials that reflect and work well with those that reinforce the character of the local and wider setting and applied to reference and respect local character and identity or used with innovation	No	Yes	Yes	Yes	Yes	Yes
Unacceptable approaches to material selection and use						
Locally derived materials applied in ways that undermine local identity without innovation	No	No	No	No	No	No
Materials that reflect those found locally but used in ways that undermine local identity and without innovation	No	No	No	No	No	No
Materials that are not a good reflection of those found locally used in ways that undermine local identity or without innovation	No	No	No	No	No	No



Building Design: Traditional Materials of the District

The materials below are those that are most commonly found in the construction of buildings and structures within the district. The consistency of their use makes a significant contribution to the character and identity of the area. Designers may wish use this as a supplementary reference to their own studies when preparing designs - be they traditionally reflective, or innovative

Stone/Cob with render finish

Undressed random rubble stone laid on a lime mortar bedding is the traditional boundary and building walling material of the district, with cob quite widely used within rural and farm buildings

Structures constructed as above tend to:

- Have a protective weathering finish in lime render or limewash to buildings used for human habitation. Ancillary buildings and boundary walls are usually left in exposed stone form
- Have deep reveals to doors and windows reflecting deep wall thickness
- A dark band near to ground level to obscure/reduce damp

Dressed stone is more unusual and generally reserved for use in buildings with civic or townscape roles

Common stone types include:

- Light to dark grey limestones sometimes with pink or dark veins
- Dark grey shillet and slates
- Red sandstones

Brickwork

Brick is commonly found in the district's larger towns, especially those that have good access to railway stations and is typical of development of the Victorian era. Pockets appear in other areas across the district and also feature as door and window heads and reveals in many stone buildings

Structures constructed as above tend to:

- Be constructed in red/red orange bricks that have small varieties in hue between bricks.
- Be laid with pale mortars
- Have contrasting brick bands and decoration in pale cream- but occasionally the brick colours are reversed.
- Use special decorative bricks to support the designs

Timber boarding

Boarding is occasionally found on ancillary buildings but is rarely found as a finished wall covering to primary structures.

Structures clad in timber tend to:

- be left to weather to a natural grey colour, stained or painted black or are occasionally painted brighter colours in resort towns.

Slate

Slate is the most common roofing material used across the district and is occasionally hung as a wall covering. Traditional slating practices include the use of random width and diminishing courses as well as the use of scantile slates. Slate roofs tend to be above an angle of 30 degrees

Slate roofs and wall coverings tend to:

- be nailed rather than clipped
- have a flat profile, (slates normally being circa 5mm thick)
- have a degree of colour and texture change across roofs and between roofs
- be larger sizes on host structures than on smaller ancillary roofs and areas of slate hanging

Thatch

Thatch was a common roofing material until its replacement by slates following house fires especially in urban areas, but is still quite common within some rural villages

Thatch roofs tend to:

- have been made of combed wheat straw but many have been re-roofed in reed
- have a flush ridge and simple hips and gables and may incorporate swept 'eyebrow' half dormer windows but not roof dormers

Clay Tiles

Clay plantiles are very occasionally found on roofs, mostly within the larger towns, but are the exception rather than the rule. They can have a visually jarring effect over large areas or within areas that have a slate covering.

Metal Sheet

Metal sheet material is often found as a wall or roofing material to barns and outbuildings especially within the rural areas

Structures constructed with metal sheet tend to:

- often be corrugated with small undulations
- painted/tarred black, weathered to an iron oxide colour, or left as uncoloured zinc grey.

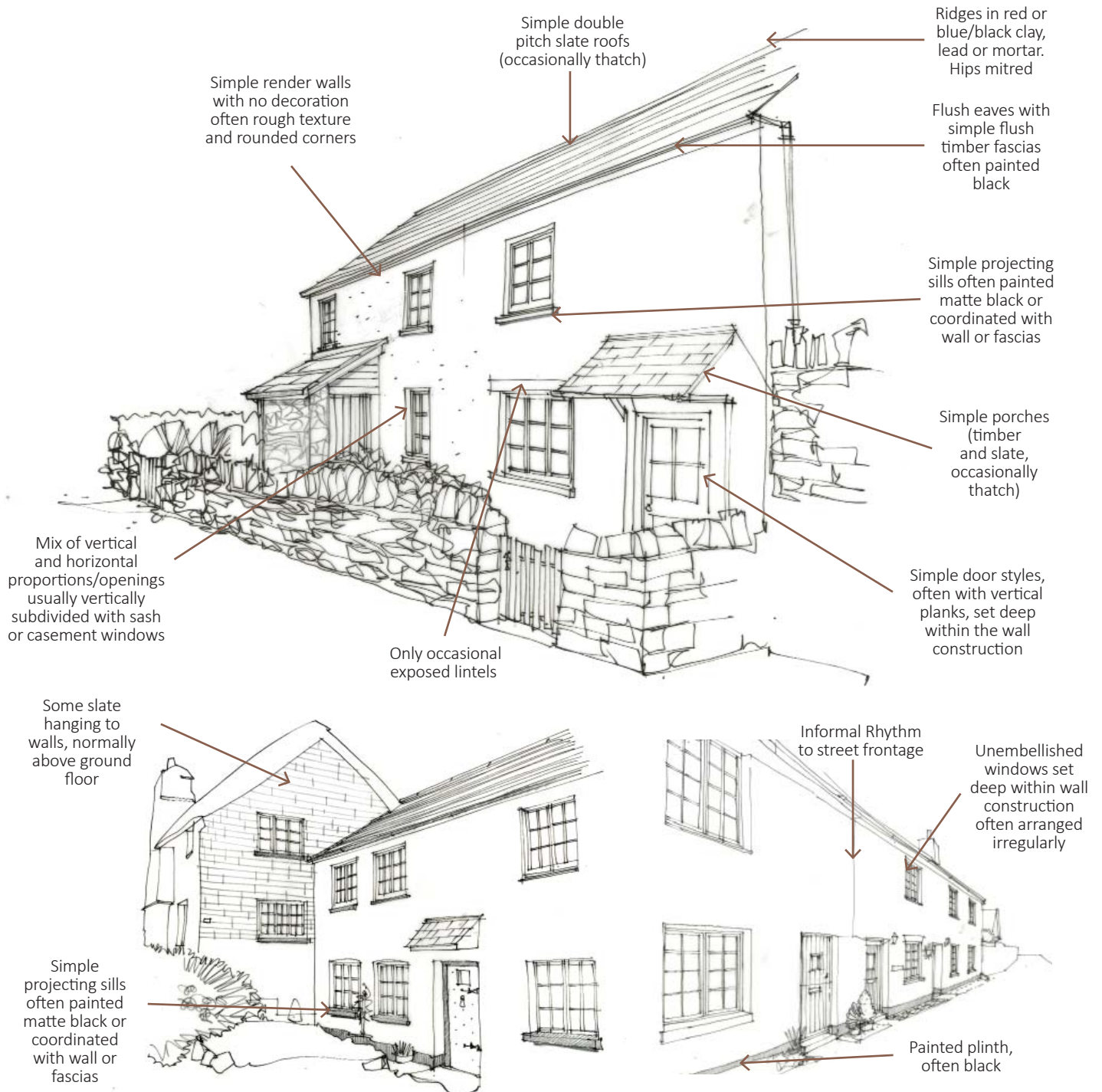
Building Design - Common Building Styles of Teignbridge

Building Styles: This section sets some of the key features and way materials are used in some common building styles across the district. Collectively these make a significant contribution to local character and identity and should influence the design of new development.

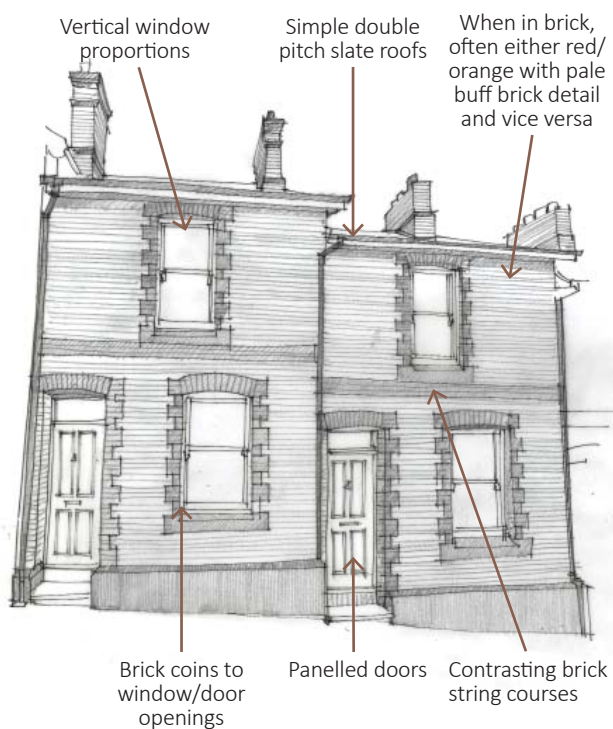
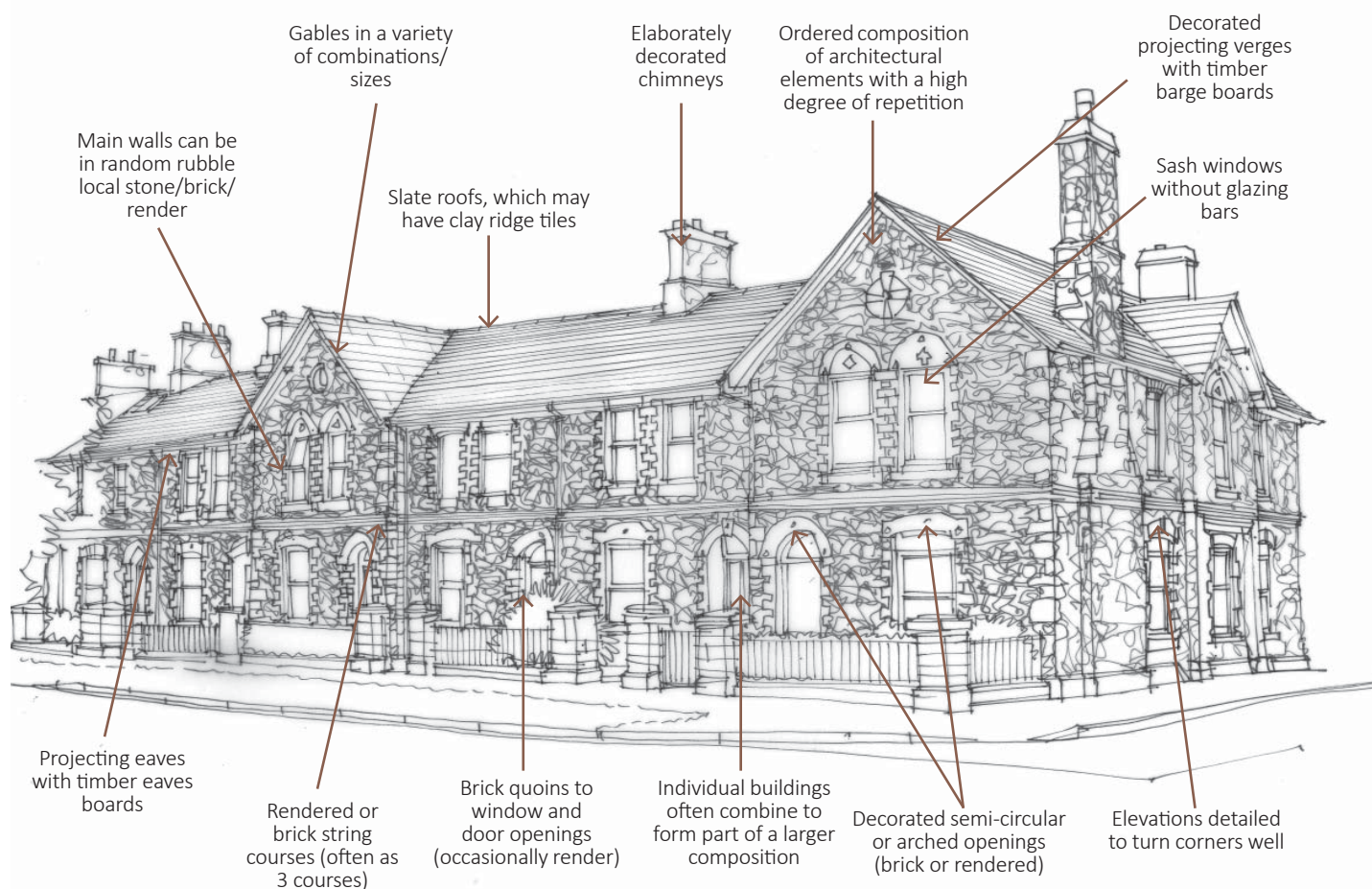
Rendered Town Cottage



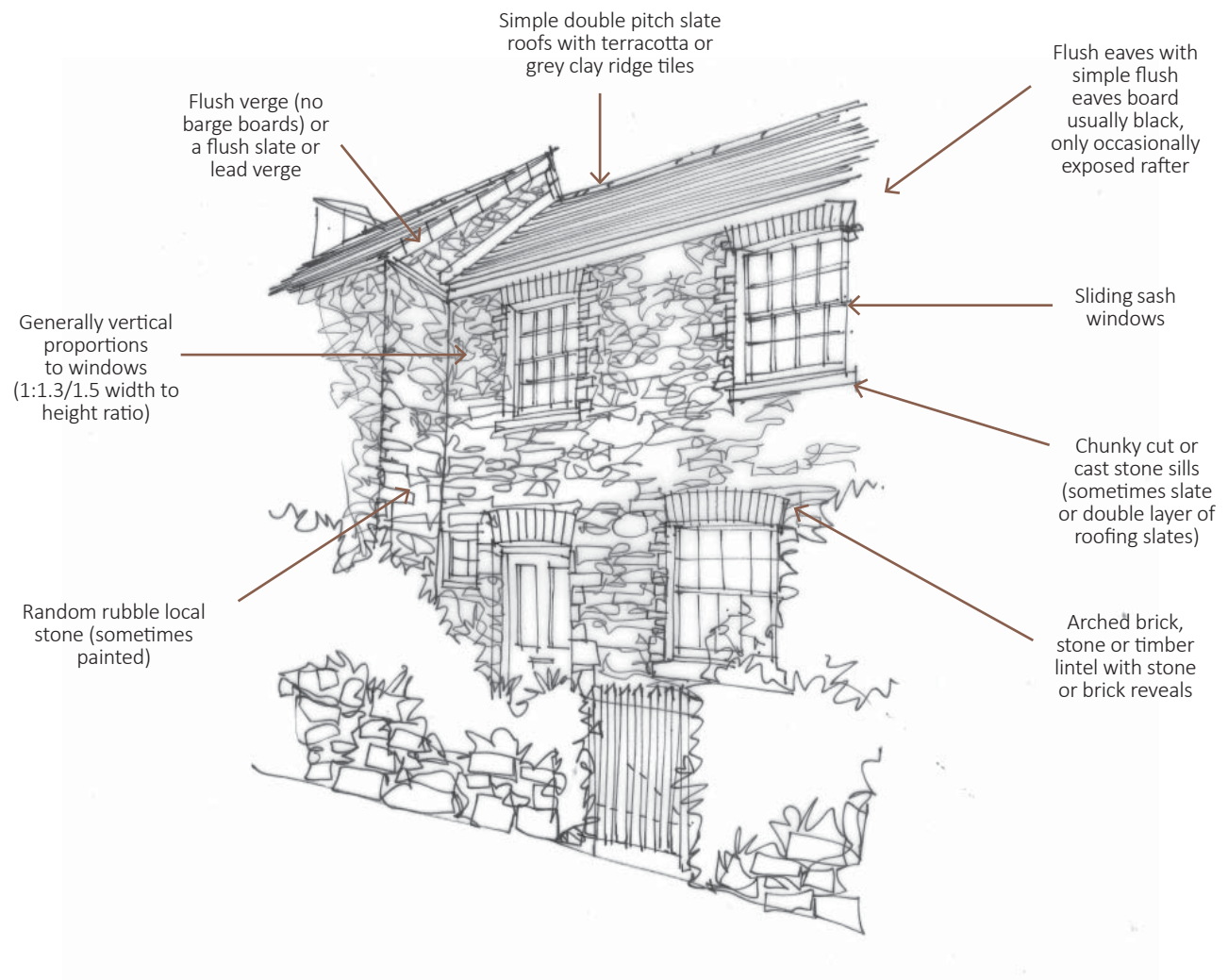
Rendered Village Cottage



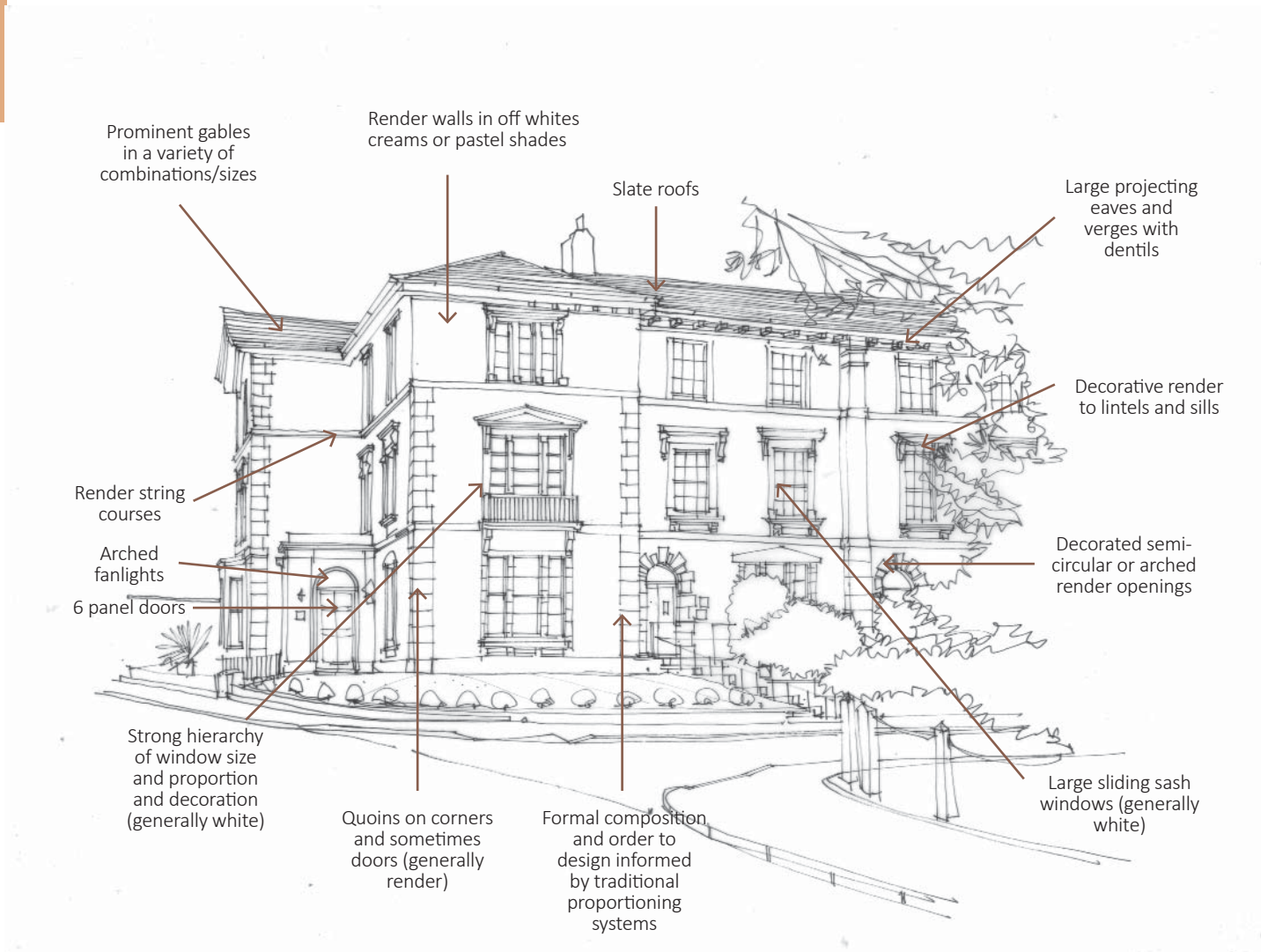
Town Stone or Brick Railway Cottage



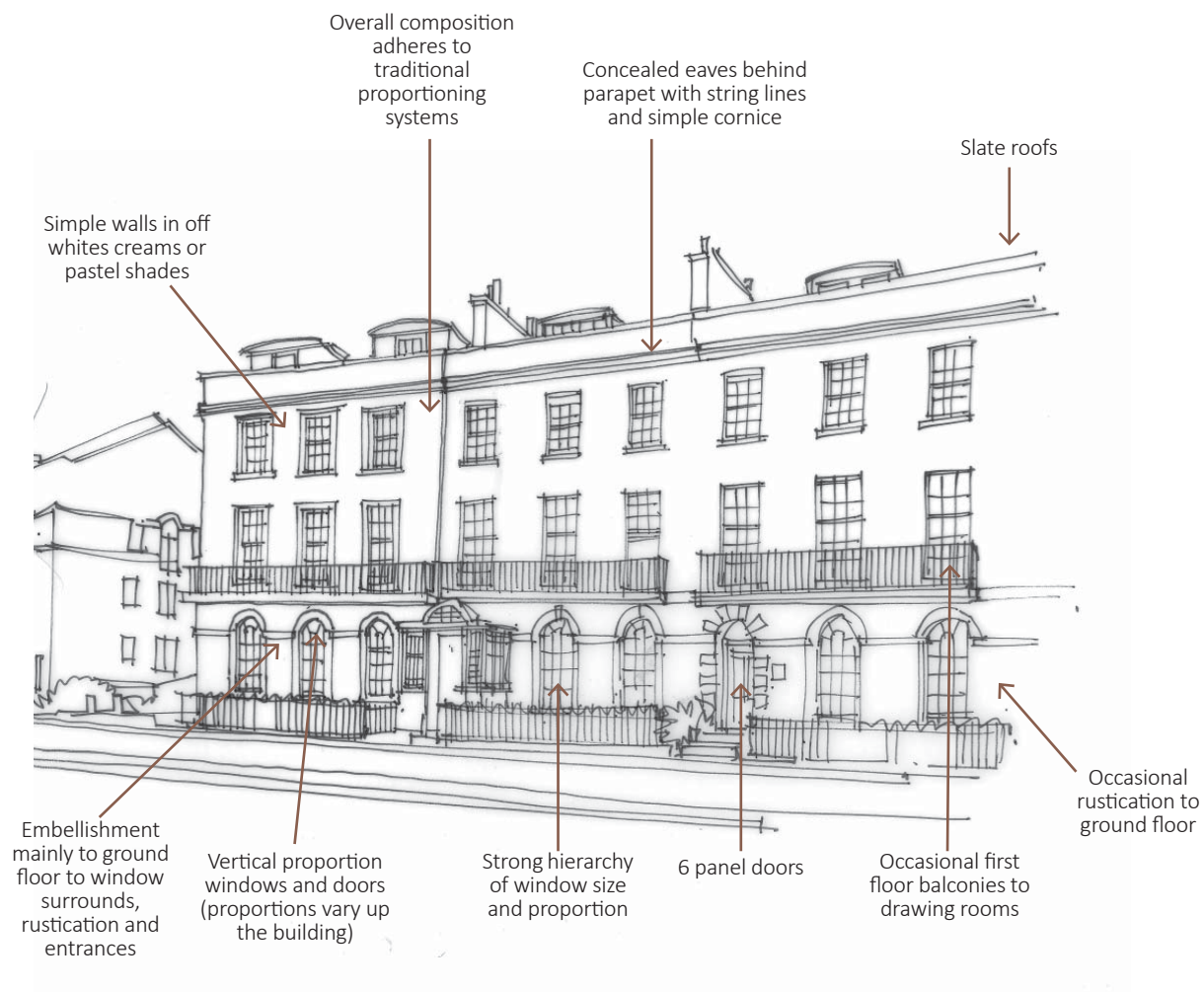
Village Stone Cottage



Town Victorian Rendered Terrace



Town Regency Rendered Terrace



Building Design - Materials and Details Standing Advice

Standing Advice: The following standing advice represents common good practice approaches to the detailing and use of materials within the district. The advice is general and will be appropriate for many situations. It is particularly relevant to those preparing planning applications or seeking to discharge planning conditions. Material usage should comply with DG-BD1 and DG-BD2

Roofs

Roof Covering

- Generally natural slate in urban areas. Mostly thatch and slate in rural areas
- Slate reflects local character best when nailed.
- Roofs at or near eye line such as garages and porches should use smaller slates (ie 200 x 400mm)
- In larger development a minimum of two slate types should be used per block but slate types should be kept common between host and their ancillary buildings
- Avoid materials that have little resemblance to slate (1)



Ridges and Hips

- Generally, blue/black or terracotta in colour, clay or lead, sometimes ornate
- Mitre slate hips particularly on low small roofs.
- Avoid visible ridge fixings associated with ventilation, ridge end caps and ridge tiles on hips to low roofs.



Roof Ventilation and Extraction

- Should not be visible from the front elevation and flush to the roof profile (2)
- Ridge vents should not be used unless they are low profile and not visible from street
- Colours should complement/match roof slope



Embedded Renewables

- Best mounted on rear roof slopes only (3)
- Should be fitted flush to roof profile or in-built
- Panels and frames should match roof covering (normally grey or black). (3)



Roof Lights

- Should be designed and fitted to be flush to roof profile
- It is often preferable to reduce wide panes using multiple small units or subdividing them with vertical glazing bars
- Should use dark coloured frames or match roof colour (ie RAL 2015).
- Best reserved to rear roof slopes

Building Design - Materials and Details Standing Advice - Roofs

Dormer Windows

- Dormer cheek materials should complement the existing roof (generally slate or lead)
- Overly wide dormer cheeks should be avoided
- Avoid bulky eave and verge details that are out of scale with the dormer roof
- The size of dormer windows should not overwhelm the scale of the host roof structure



Chimneys

- Capping and chimney style should be influenced by the building style and have some variety between building types
- Stepped projecting brick courses are particularly appropriate where ornate brickwork is used



Eaves

- Eave styles and sizes should relate to the style and hierarchy of the building so that these support a sense of legibility and local identity. Simple dark coloured flush styles are widely found.
- Avoid using very similar projecting box eave details across all building types.



Verges

- Verge styles should relate to the style and character of the building. Styles vary but many are often very simple with verges finished with a flush board, a line of slate nailed flush, lead flashing or with render up to the underside of the roof covering.
- More formal or embellished arrangements may project further as part of the building style have painted decorated barge boards and exposed perkins.



Aerials and Antenna

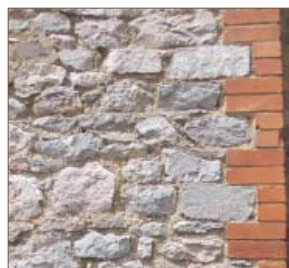
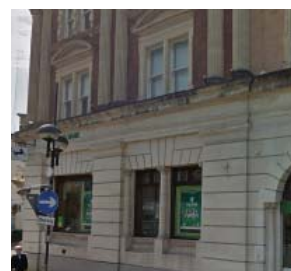
- Communal buildings should be provided with shared receivers
- Avoid antenna visible from the front of the building especially when close to the eye line. (4)



Building Design - Materials and Details Standing Advice - Walls

Dressed Stone

- Most often found as worked stone to form sills in many rendered and brick buildings
- More elaborately used in sills, quoins, window or door surrounds or details in combination with roughly dressed or rubble stone or occasionally brick often in civic or important commercial buildings.
- More often light grey as natural colour or painted to match or co-ordinate with wall or other building parts
- Where cast stone is used it should follow the pattern of use above



Rubble Stone Masonry (including Rubble Stone Boundary Walls)

- Use stone of varied sizes that reflects that found locally and maintain narrow joint widths (typically less than 20mm joints)
- Stone should be bedded horizontally along bedding plane
- Stone should be randomly coursed and pointed with pale coarse textured mortar
- Stone should wrap wall corners, reveals to openings and areas visible within the public realm and avoid exposing any cut faces
- May be lime washed in areas where this reflects local precedent



Render Finishes

- Should generally be white or off white or light pastel shades for variation
- Use rougher render textures and sometimes more rounded profiles to suggest lower building hierarchies
- Better excluded, but where render beads and expansion joints are used they are to exactly match render colours. Joints should be obscured ie. located behind rainwater pipes or at changes in wall direction



Slate Hanging

- Limited use across the district. Tends to be on exposed walls or gables. Sometimes decorative.
- To avoid damage slate should be used in areas above ground floor and it should be applied across whole elevations
- Use smaller slate sizes than main roofs. (ie 200 x 400 or smaller).
- Should be nail hung



Building Design - Materials and Details Standing Advice - Walls

Timber Boarding

- Limited use across the district and generally reserved to ancillary buildings often above ground floor across whole elevations
- Should be natural hardwood or durable softwood without finish, stained or painted
- Should generally be laid horizontally however vertical planking may be used where appropriate



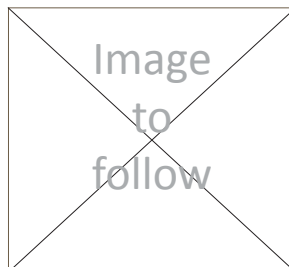
Brick

- Should be selected to reflect the characteristics of those used locally, such as the distinctive red/orange or pale buff bricks. These have no deliberate tooling to surfaces, and vary in colour tone slightly across a wall surface from brick to brick to give a rich/warm or slightly varied appearance
- Contrasting detail and banding is frequently used
- Bricks are often laid in Flemish, English Garden Wall and Stretcher bond.



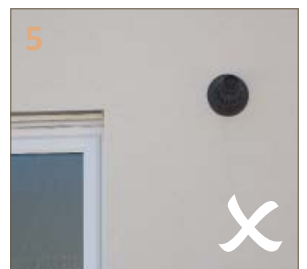
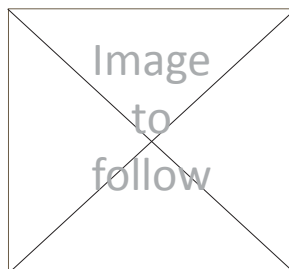
Rainwater Pipes and Gutters

- Should be selected and arranged to support the building design and co-ordinated with other colours and materials of construction.
- Should use cast iron or cast aluminium materials where it is important to reflect traditional pipe work



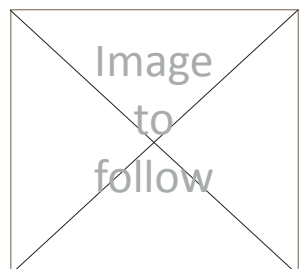
Wall Ventilation and Extraction

- Locate ducts, flues and ventilation grilles so that they are not visible from public areas, or mounted on prominent elevations
- Should be selected and arranged to be as small as possible and match the background wall colour or be hidden/obscured (5)



Utility Boxes

- Wall mounted meter boxes should be set flush to the wall surfaces, coloured to match background wall colours and located away from the primary elevations, front doors and prominent side walls facing publicly accessible areas (6)
- Where ground mounted gas boxes are used, they should be set partially within the ground and colour co-ordinated with the base of the wall behind.
- Ground mounted gas boxes should not be located at the front of buildings on shared surface streets where pavement surfaces run continuously to the front of the buildings



Building Design - Materials and Details Standing Advice - Windows and Doors

Windows

- Generally, panes are proportioned vertically
- Casement windows should be flush fitting
- Sash windows should be double hung and sliding
- Trickle ventilation is to be obscured or provided elsewhere other than the window
- Reveals should be arranged to add depth and shadow (7)
- Ventilation openings should match frame colours

Sills

- Should be selected and detailed to relate to building style and help provide depth and shadow to elevations (7)
- Types vary but bulky dressed or cast stone, either painted, or slate sills are among the most common.
- Avoid creating double sills by fixing windows with deep integrated sub sills onto built-in masonry sills

Lintels

- Lintels in most render buildings should be hidden but more formal styles may provide decoration to the window head
- Lintels in brick and stone buildings should appear to have structural integrity and reflect traditional practice
- Steel lintels should be hidden unless consistent with the architectural style of the building

Front Doors

- Styles, finishes, ironmongery and frames should be consistent with the style of the host building and its hierarchy.
- Should be positioned within walls to provide a sense of depth and shadow to elevations
- Should be coloured to complement the streetscene and building design. White plastic doors rarely reinforce the local character of Teignbridge

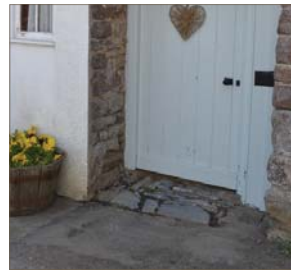
Door Surrounds and Porches

- Should be designed to relate well to building character and hierarchy.
- Door surrounds and porches should reflect good local examples in terms of appearance, profiles, reveals, materials, finishes, and colours
- Classical elements should be detailed correctly
- Where slate, use smaller sizes to porch and canopy roof



Thresholds and Front Access Paths

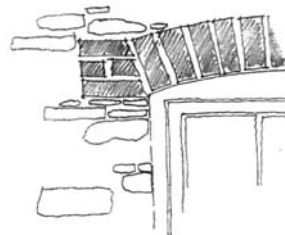
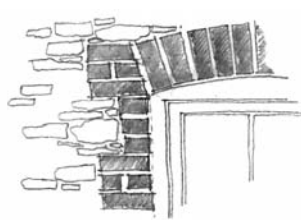
- Should be designed to meet adjacent surfaces without corrective cross cuts.
- Materials should relate well to adjacent surfaces and building materials, such as by avoiding stark contrasts to other materials- for example as buff yellow with blacktop



Garage Doors, Garden Gates, Doors to Stores

- Colours should be well co-ordinated across door types and frames, should complement ground surface tones and work well with the architectural style and building colours.
- Ancillary doors should normally not dominate and are often most effective in recessive colours that reduce their prominence and status in relation to host structures
- Styles with vertical panelling reflect traditional joinery techniques

Brick detailing to doors and windows



- Brick is commonly used to form openings in brick and stone walls across the district. The brick quoins and arches tend not to be exposed in rendered buildings
- Where development seeks to reference this local detail, the head should normally be arched so that the opening appears supported and any structural lintel should be overdressed in brick

Building Design - Shop Front Design

Shop Fronts are: an important component of a town's or neighbourhoods character and identity. Together they make a valuable contribution towards a place's distinctive image. Attractive and well designed shop fronts can help to promote a town positively, encouraging people to visit, live, and work in an area, and can contribute to a place's attraction, commercial success and prosperity.

Code: DG-BD4 (Shop Front Design)

1. Context

- 1.1. Proposals involving alterations should aim to enhance the appearance and quality of the building where it is poor and to complement neighbouring premises and the surrounding area. (1)
 - 1.1.1. facias should not span more than one property or obscure or require the removal of original detail such as facias, pilasters or consoles. (2)
 - 1.1.2. facias should not be over large obscuring important detail in the building or be located or extend above the first floor. (3)

2. Retain, Repair, Reinstate

- 2.1. Unaltered traditional style shop fronts that are typical and good examples of their time should be retained as should traditional features such as stall risers and cornices as they provide a valuable source of reference and identity in an area. Sensitive repairs are often preferable, but where necessary, features should:
 - 2.1.1. be replaced as close to the original as possible.
 - 2.1.2. where missing, be reinstated in a manner that is in sympathy with its surroundings.

3. Glazing

- 3.1. In traditional shop fronts vertical framing often subdivides openings to retain a vertical proportion. This helps to relate the openings to the host building and gives the appearance of supporting the upper floors. (4)
- 3.2. new or traditionally styled shop fronts should avoid large single panes of glazing that extend to the ground and proportioning openings horizontally in a manner that makes the building above, unsupported. (5)

4. Materials:

- 4.1. Materials: used should complement the style and period of the building and the area. Generally, traditional shop fronts require:
 - 4.1.1. natural materials; styled, coloured, and finished in traditional ways.

- 4.1.2. timber sections for mullions and transoms that are often not square,
- 4.1.3. the use of colours that are often recessive and from traditional ranges.
- 4.1.4. An absence of illuminated facias and signs

5. Cultural or Historic significance:

- 5.1. A shop front may provide a reference to an area's traditions, or form part of a historic feature that is nationally or locally significant. A sensitive approach to design is likely to be required in instances where they:
 - 5.1.1. form part of a Listed Building.
 - 5.1.2. lie within a Conservation Area.
 - 5.1.3. contain, or are important features in their own right.
 - 5.1.4. are representative of a local or wider style.





Shop fronts with inconsiderate design or unsympathetic advertising can reduce the appearance and attraction of a place.



Individual shop fronts each play their part in promoting a positive and attractive image for an area.

Traditional Shop Front Styles

It is important to try to understand what features of a shop front make a positive contribution to the character of the unit or the area. The period when the original building or street was constructed can help to provide useful clues for future proposals.

Georgian Shop Front Styles: Generally between early 1700 - mid 1800

A typical form may have a simple frame to the windows comprising of vertical columns or pilasters supporting a horizontal component known as the entablature. The design is likely to be based on Greek or Roman proportions, made from timber and may have projecting bow windows with small leaded panes in Crown glass (blown glass). Timber shutters are often found.

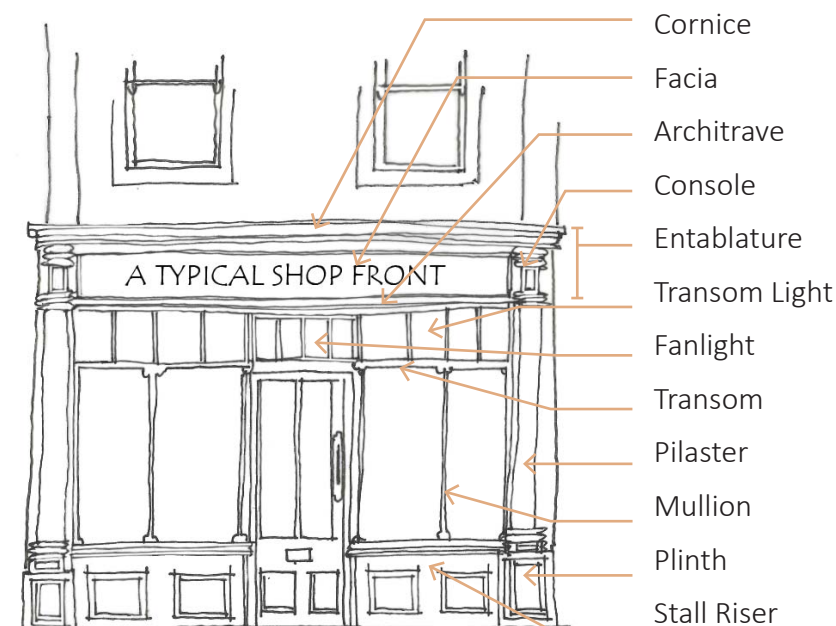
Victorian Shop Front Styles: Generally between mid 1800 - early 1900

A typical form may follow the essence of the Georgian style but with increased ornament and functionality with additional components such as roller blinds. Larger planes of glass are likely. Materials other than timber start to be used more extensively.

20th Century Shop Fronts: Early 1900 - 2000

Many good shop fronts present today are based on simplified designs from earlier periods. Some shop fronts make a valuable contribution to an area's character because they are representative of local building practices. Cultural influences such the Art Nouveau movement may also be significant.

Typical Shop Front Components



Good shop front design, traditional or modern, often contains, or has some reference to the basic components illustrated.

Visually, the composition of the parts of the shop front help to give a building the appearance that it is supported by a logical structure of elements on the ground floor. This reinforces the vertical character that traditional buildings tend to have both individually and as part of a street.

Building Design - Building Types - Detached Houses

Building Types: are the range of different types of buildings that make up the built environment such as terraced buildings or detached buildings. Buildings within each group may share similar functions or characteristics and are likely to share similar design issues and opportunities. The Design Guide looks at several building types commonly used in development

Code: DG-BD5 (Detached Houses)

The design and arrangement of detached houses should be based on those patterns that reinforce the character of the district. This is likely to mean the following in relation to:

1. Frequency

Relatively low in comparison to terrace and semi-detached house types

2. Scale

Urban and village settings typically 2-3 storeys in height

3. Location

Units are often located on: steep slopes where landscape sensitivity can be greater, at development edges or in key locations for legibility on larger plots.

The above scale range means that detached houses may be most suited to secondary and fine grained streets though occasionally will be appropriate on primary streets where they can be suitable as feature buildings. This applies to both urban and village settings

4. Footprint

Typically, plot widths fall within the range of 6 – 15m.

5. Proportion

Units should generally be wide fronted properties often having simple, architectural features and proportions

6. Fenestration

Formal: may have openings arranged to achieve symmetry with increased decoration on principle facades

Informal: (likely in rural areas or lower hierarchy areas within urban areas) may be arranged with more irregularity with an absence of embellishments

7. Frontage Setback

Urban: typical setback less than 3m

Village settings: more likely to be greater than 3m but no is also common with some plot arrangements

8. Typical plot arrangements

- 8.1. Narrow Frontage: A more urban arrangement where the building is closely related to its neighbours but is set back slightly from them

behind a narrow but well defined boundary

- 8.2. Behind Frontage: In village settings, larger detached dwellings can be set back on land behind a street frontage of terraced plots, accessed via a narrow drive or passage. (common in areas where historic burgage plots exist)

- 8.3. Perpendicular: the entrance is either within the end wall facing the street or on the side elevation with an access path through a frontage area. The prominent gables should be designed to be attractive and to provide good surveillance over the street

- 8.4. Deep Setback: In leafy suburban, rural and village settings the set back will often be greater than 3m and behind boundary walls or a mix of walls or/and hedge combinations bordering front gardens, sometimes accessed via a vehicular drive these plots are often generous and have spacious rear gardens also

9. Entrance locations

Entrances should be located to be easily legible from the street

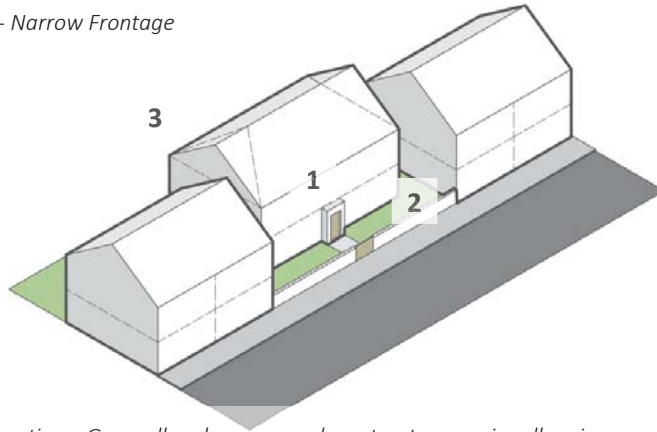
10. Parking

Garages should be located and styled to be ancillary in character to the host building. Parked vehicles should not be a prominent component of the street scene (see Parking section XX)

Poorly arranged detached houses often have:

- Inadequate boundary treatments that fail to define and enclose the plot frontage and increase the prominence of vehicles, driveways, side gables and ancillary buildings
- Too much space to the front of the building occupied by vehicles and parking with minimal secure private space left at the rear
- An overreliance on the detached building form on relatively small consecutive plots that create a disjointed street scene

Detached - Narrow Frontage

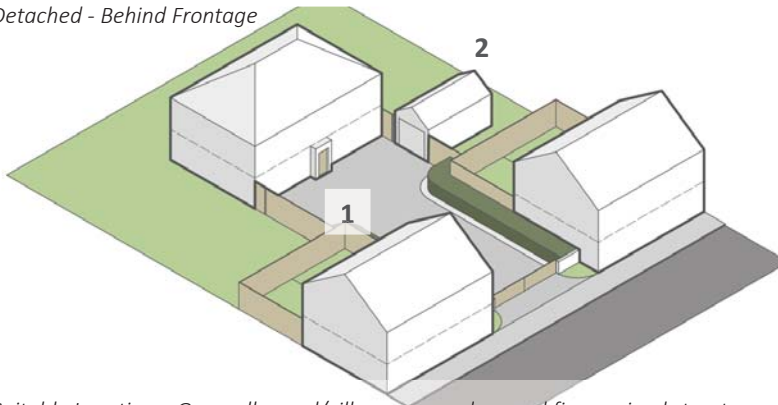


Suitable Locations: Generally urban - secondary streets, occasionally primary

1. Suitable as feature buildings (i.e. at the axis of a street)
2. Set back should be adequate to accommodate gathering space if commercial use at ground floor or to provide defensible space for residential uses
3. Parking should be provided within a rear secure parking court or on-street

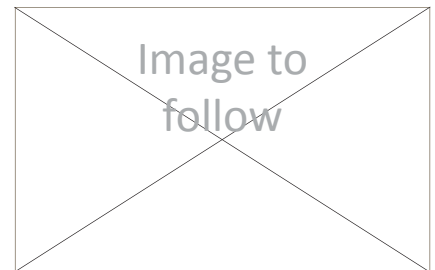


Detached - Behind Frontage

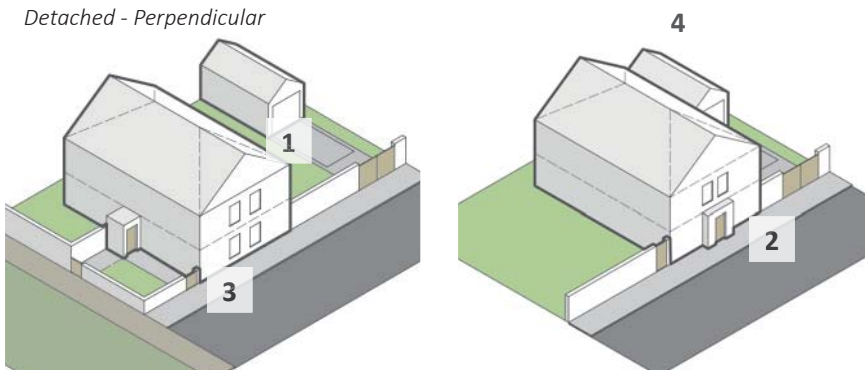


Suitable Locations: Generally rural/village - secondary and fine grained streets

1. Proposals must not cause unacceptable levels of overlooking to neighbouring properties or have a negative impact on residential amenity. Proposals will be considered on a case by case basis but typically this may require minimum separation distances of approximately 20m.
2. Garages and parking should be set back so as to not be prominent from the street



Detached - Perpendicular



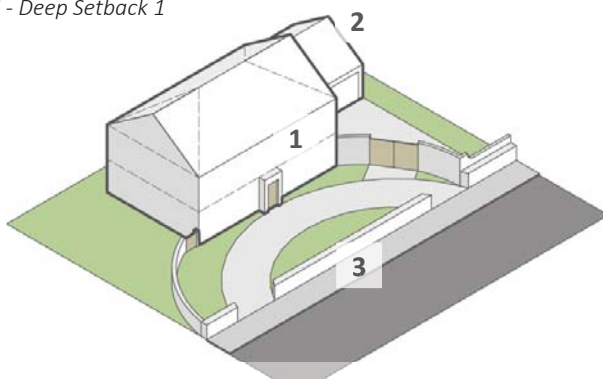
Suitable Locations: Generally leafy suburbs/village - secondary and fine grained streets

1. End walls should be well articulated with windows and architectural detail
2. Front doors on end or side elevations should act as the primary entrance
3. Gates to gardens which act as a primary entrance should be legible from the street with clear property names, street numbers and post boxes
4. Garages and parking should be set back so as not to be prominent from the street



1.1 Detached Houses

Detached - Deep Setback 1

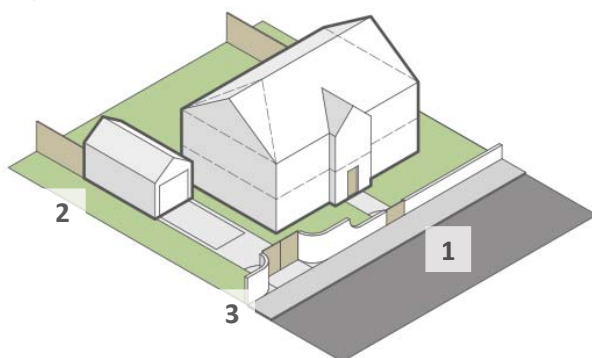


Suitable Locations: Generally leafy suburbs/village - secondary and fine grained streets

1. Entrances should be clearly legible from the street
2. Garages and parking should be set back from building frontage to ensure they are not prominent from the street
3. The street should be arranged to feel safe and overlooked



Detached - Deep Setback 2

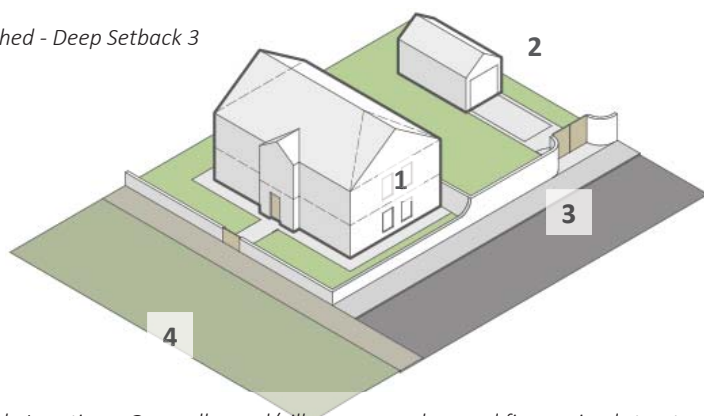


Suitable Locations: Generally leafy suburbs/village - secondary and fine grained streets

1. Entrances should be clearly legible from the street
2. Garages and parking should be set back from building frontage to ensure they are not prominent from the street
3. Driveway entrances should be subservient to primary pedestrian entrances

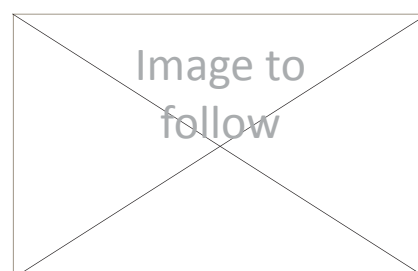
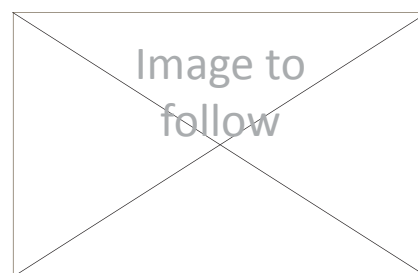


Detached - Deep Setback 3



Suitable Locations: Generally rural/village - secondary and fine grained streets

1. End elevations should be well articulated with windows and architectural detail
2. Garages and parking should be set back from building frontage to ensure they are not prominent from the street
3. Driveway entrances should be subservient to primary pedestrian entrances
4. Useful for corner plots fronting footpaths to green space and rural edges



Appendix A.

Streetscape Precedents

Contents

Primary Streets

- 1.1 The Avenue, Newton Abbot
- 1.2 Fore Street, Shaldon
- 1.3 Fore Street, Chudleigh
- 1.4 Powderham Terrace, Teignmouth
- 1.5 Den Crescent, Teignmouth

Secondary Streets

- 2.1 Brunswick Place, Dawlish
- 2.2 Barton Villas, Dawlish
- 2.3 Devon Square, Newton Abbot
- 2.5 Powderham Road, Newton Abbot
- 2.6 St Leonards Road, Newton Abbot
- 2.7 Decoy Road, Newton Abbot
- 2.8 Torbryan Hill, Torbryan
- 2.9 North Street, Ipplepen
- 2.10 East Street, Ipplepen

Tertiary Streets

- 3.1 Chelston Road, Newton Abbot
- 3.2 Shoreside, Shaldon
- 3.3 The Green, Shaldon
- 3.4 Broadhempston Village
- 3.5 Waltham Road, Newton Abbot
- 3.6 Coach House Mews, Chudleigh
- 3.7 Huntly, Bishopsteignton

1.1 The Avenue, Newton Abbot

Type: Primary Residential Street

Street Character

Description: Formal street which acts as a primary road into the centre of Newton Abbot. Wide avenue with two way traffic. 2.5m Green verges with tree planting separate the footpath from the carriageway on either side of the road.

The Avenue is linear, set up to frame the view of St Paul's church at the southern end, along with the War Memorial at the entrance to St Paul's Road.

Ambience: Busy street which demonstrates a high volume of traffic, however the separation of the footpath from the road creates the feeling of a more residential area, offsetting the busyness of the road.

Street Width: 25 - 27m frontage to frontage with a 9 - 9.5m carriageway.

Junction Spacing: 35 - 100m.

Gradients: Generally flat.

Parking: Some on-plot parking in rear gardens accessed by rear alley along with some parallel on-street parking at the southern end of the street.

Built Form

Building Type: Predominantly two-storey Victorian terraced dwellings.

Density: Approximately 40 dph.

Use: Predominantly residential

Scale: Generally 2 storey dwellings.

Plot Width: 5.6 - 6.2m. The street is made up of terraced plots which are generally narrow. Roofline: Consistent roofline, created by the two-storey building heights. Variety of gables fronting the street in a consistent rhythm.

Materials: The terraced dwellings throughout the street demonstrate a variety of materials. The street is divided into three sections; White brick with red brick detailing, render and stone. Each of these sections are mirrored on the opposite side. Slate has been used as the predominant roofing material.

Frontages

Setback: The front boundaries of the dwellings vary from 2.7 - 3.7m. The boundary features along the street are formal, with low brick and stone walls with gate pillars being predominant, with a mixture of wooden fencing, hedges and railings. The brick walls reflect the material finishes of the buildings, therefore being a mixture of brick, render and stone.



Figure Ground

Landscape Elements: The street is a formal, tree lined avenue which utilises a grass verge or margin to separate the busy road from the pedestrian footpath. Many of the dwellings demonstrate on plot hedge and shrub planting, further adding to the green feel of the street.

Summary

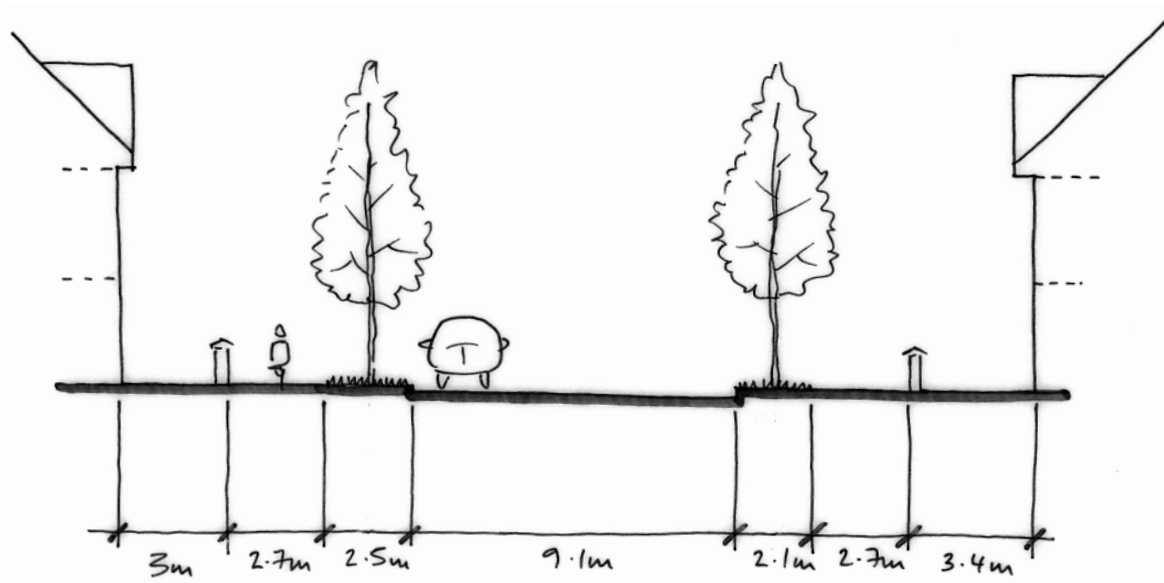
Distinctive Features:

- Formal, tree lined street.
- Strong architectural identity with buildings demonstrating consistent scale and proportions.
- Consistent boundary treatments and set backs.
- Variety of materials in both buildings and boundary treatments (brick/stone/render).
- Good surveillance on street through strong building frontage with frequent doors and windows.
- Good pedestrian provision with the busy carriageway separated by grass verge and tree planting.

Negative Features:

- Some damage has occurred to trees which have been planted within too close proximity to the road.
- The ends of the roads are more industrial with uses which do not relate so well the predominantly residential street.

Street Sections:



Street Character:



Built Form:



Frontages:



1.2 Fore Street, Shaldon

Type: Village Fore Street which contributes to the primary street network

Street Character

Description: Fairly narrow mixed use primary street which demonstrates varying scale and architectural and boundary features.

Ambience: Quiet street in terms of pedestrians, however the road is continually busy (but not fast moving). Footpaths are narrow however the street feels safe for pedestrian use. Not the most vibrant street yet pleasant.

Street Width: 19.6 - 18m wide frontage to frontage. Carriageway is 6.5 - 3.5 m wide.

Junction Spacing: 20 - 95m spacings between junctions.

Gradients: Generally flat.

Parking: Some designated areas of on-street parking

Built Form

Building Type: Predominantly 2 - 3 storey 18th and 19th century terraced dwellings.

Density: Approximately 45 dph.

Use: The street comprises a mixture of uses with some dwellings offering retail, cafes and pubs at ground floor and residential above.

Scale: 2 - 3 storeys.

Plot Width: 4.2 - 16.5m. The southern side of the street is predominantly terraced, demonstrating narrow plots of fairly consistent widths. The northern side of the street is also predominantly terraced, however the plot widths are generally wider.

Roofline: The street demonstrates roofs with mostly eaves facing the street with few examples of gables and dormers varying the roofscape.

Materials: The street demonstrates mostly smooth rendered buildings with very few examples of red brick. Slate acts as the primary roofing material, however there are very occasional examples of thatch. There are a considerable number of bow windows.

Frontages

Setbacks: Boundary widths vary a great deal with some terraced properties fronting straight onto the street whilst others demonstrate larger front gardens (up to 17m). Where boundary walls are present they are predominantly rendered with plain rendered pillars. There is a mix of railings and hedges atop walls - some hedge planting being more substantial in areas (particularly where larger gardens are present).



Figure Ground

Landscape Elements: Landscaping confined to private gardens with significant hedge and shrub planting to the front of some properties.

Summary

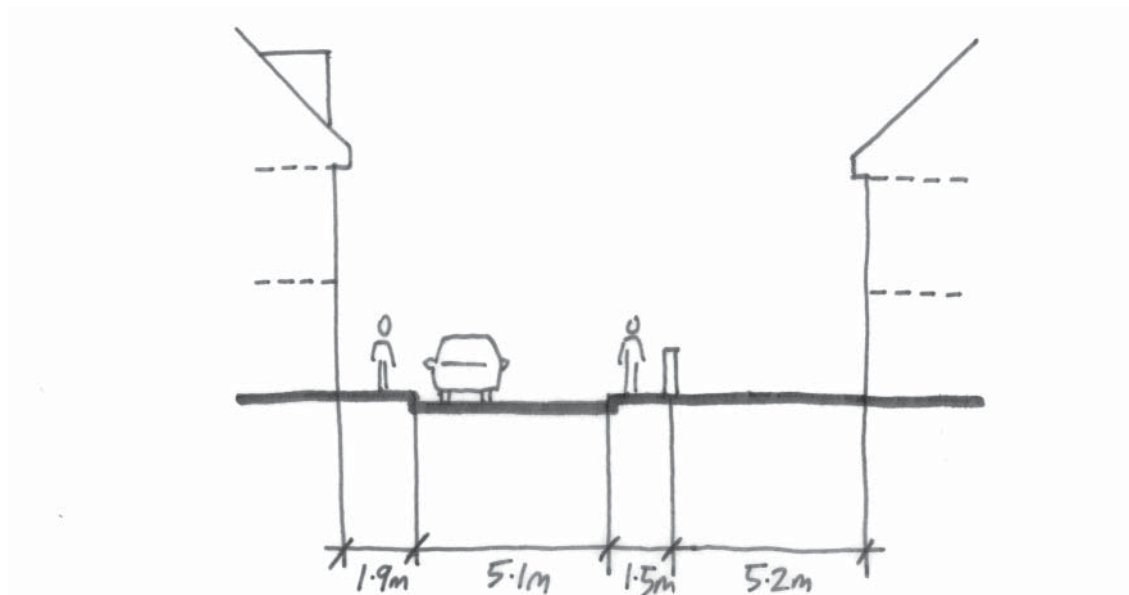
Distinctive Features:

- Consistent architectural style and proportions.
- Consistent use of render as a material which demonstrates variation in colour.
- Variation in boundary treatment and setbacks
- Pleasant streetscape with active frontage.
- Mix of uses at street level.

Negative Features:

- Narrow footpaths for a well used road.

Street Sections:



Street Character:



Built Form:



Frontages:



1.3 Fore Street, Chudleigh

Type: Village Fore Street which contributes to the primary street network

Street Character

Description: Fairly narrow mixed use primary street which demonstrates varying scale, architectural styles and boundary features.

Ambience: Narrow yet busy mixed use street which is fairly lively. Some interesting examples of historical buildings create a more interesting streetscape. Lack of landscaping creates a very hard feel to the street.

Street Width: 10 - 15m frontage to frontage with a 4.5 - 6.5m carriageway.

Junction Spacing: -

Gradients: Generally flat.

Parking: A mix of designated and informal on-street parking. Some small parking courts to the rear of properties accessed from the street.

Built Form

Building Type: 18th and 19th century classical style terraced houses with ordered architectural proportions. Examples of early buildings include a 15th century house, 17th century alms houses and 17th century Old House.

Density: Approximately 30 dph.

Use: The street comprises a mixture of uses with some dwellings offering retail, cafes, restaurants and pubs at ground floor and residential above.

Scale: 2 - 3 storeys

Plot Width: 3.7 - 12.1m.

Roofline: There is a considerable amount of variation in the roofline. Dwellings vary from 2 - 3 storeys with a mix of gables and eaves facing the street. There are also a number of examples of dormers throughout the street.

Materials: Predominantly painted rendered buildings (mostly white) with few examples of white brick buildings with red brick detailing. Roofing is predominantly slate.

Frontages

Setbacks: Most buildings are set directly onto the street, however there are a few examples of larger dwellings demonstrating a set up of up to 4m with low stone walls adorned with decorative railings.

Landscape Elements: Very little greenery within the street - as most dwellings are set onto the footpath, there is very little on-plot planting evident.



Figure Ground

Summary

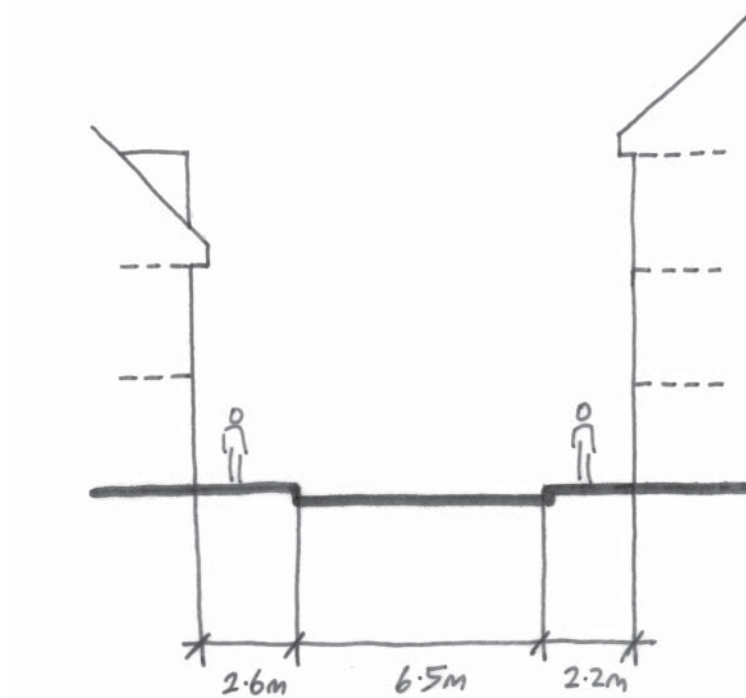
Distinctive Features:

- Strong architectural identity which demonstrates consistent features and proportions.
- Consistent use of render as a material which demonstrates variation in colour.
- Variety in scale throughout the street with a mix of 2, 2.5 and 3 storey dwellings.
- Good mix of uses at street level.
- Consistent boundary treatments and very little variety in setbacks.

Negative Features:

- Lack of landscaping which gives a very hard feel to the streetscape.

Street Sections:



Street Character:



Built Form:



Frontages:



1.4 Powderham Terrace, Teignmouth

Type: Residential primary street within a town setting

Street Elements

Description: Single sided residential street which fronts open space.

Ambience: Seaside street with an open, relaxed feel. Grand, consistent architecture and good outlook onto soft landscaping and play park. Creates a good pedestrian environment.

Street Width: One sided - approximately 18m frontage to back of footpath with a 6.9 - 7.5m carriageway.

Junction Spacing: -

Gradients: Generally flat.

Parking: Mix of designated on-street parking and on-plot parking.

Built Form

Building Type: 3 storey regency style villas.

Density: Approximately 60 dph (based on the assumption that many properties have been divided into flats).

Use: Predominantly residential.

Scale: 3 storey.

Plot Width: 8 - 14.5m terraced plots.

Roofline: Consistent roofline with gables facing the street at regular intervals. Dormer windows prominent across roofline.

Materials: Buildings comprise of painted render with stone detailing to the ground floor storey. Decorative window surround details throughout. Slate acts as the principle roofing material.

Frontages

Setbacks: Boundaries are formal and consistent with 8.2 - 8.8m front gardens. Boundary treatments are generally low painted render walls (though there is the occasional stone wall) with a variety of hedgerow and railings atop.

Landscape Elements: Front gardens are a mix of hard and soft landscaping. Dwellings overlook a play park and green space which demonstrates a grassed area and shrub planting. This area gives the street a pleasant, green feel.



Figure Ground

Summary

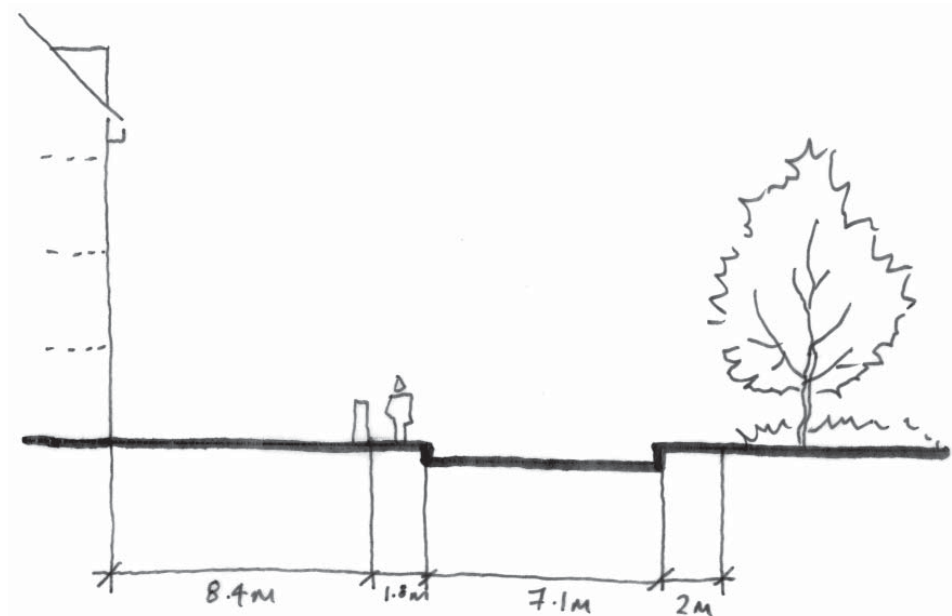
Distinctive Features:

- Formal, consistent architectural style and proportions.
- Consistent scale of buildings at 3 storeys.
- High quality materials.
- Consistent use of render as a material which demonstrates variation in colour.
- Formal boundary treatments and consistent set backs which demonstrate mainly low rendered walls painted in a variety of colours with a mix of railings and hedges.
- Pleasant pedestrian environment.
- Green outlook over the play park.
- High quality landscaping.

Negative Features:

- Road could be used as a cut through to car parking.
- Great deal of on-street car parking.

Street Sections:



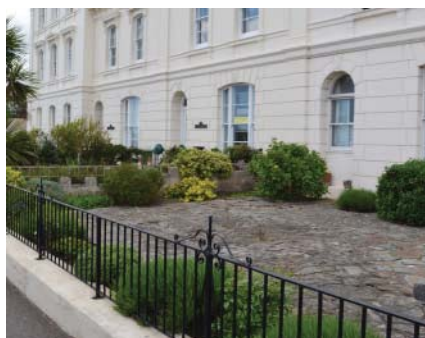
Street Character:



Built Form:



Frontages:



1.5 Den Crescent, Teignmouth

Type: Mixed use primary street within a town setting

Street Elements

Description: Mostly single sided mixed use street which fronts open space.

Ambience: Seaside street with an open, relaxed feel. Grand, consistent architecture and good outlook onto soft landscaping and open space. Lively atmosphere which creates a good pedestrian environment.

Street Width: 22.9 - 29m frontage to back of footpath. Carriageway 11 - 12.5m wide.

Junction Spacing: -

Gradients: Generally flat.

Parking: Mix of designated on-street parking and on-plot parking.

Built Form

Building Type: 3 - 4 storey regency style villas.

Density: Approximately 110 dph (based on the assumption that many properties have been divided into flats).

Use: Mix of residential, restaurant/pub, and amenities (i.e. Surgery) at ground floor level.

Scale: 3 - 4 storey.

Plot Width: 6.3 - 26.4m wide. Mostly terraced plots which vary little in width, larger plot in the centre of the crescent which is a bar and restaurant building.

Roofline: Consistent roofline with consistent parapets throughout. Some dormer windows to properties.

Materials: Mostly painted smooth render in a variety of pastel colours. Some stone detailing to window and door surrounds.

Frontages

Setbacks: Boundaries are formal with large setbacks of between 7m-14m. Decorative black-painted railings with cast iron heads surround the properties themselves, whilst car parks lie beyond these. Car parking is bounded by low painted render walls. Some examples of railings integrated with planting atop low rendered walls are also evident.

Landscape Elements: Very little landscaping within the streetscape however the dwellings overlook a large green open space which demonstrates a grassed area and tree planting.



Figure Ground

Summary

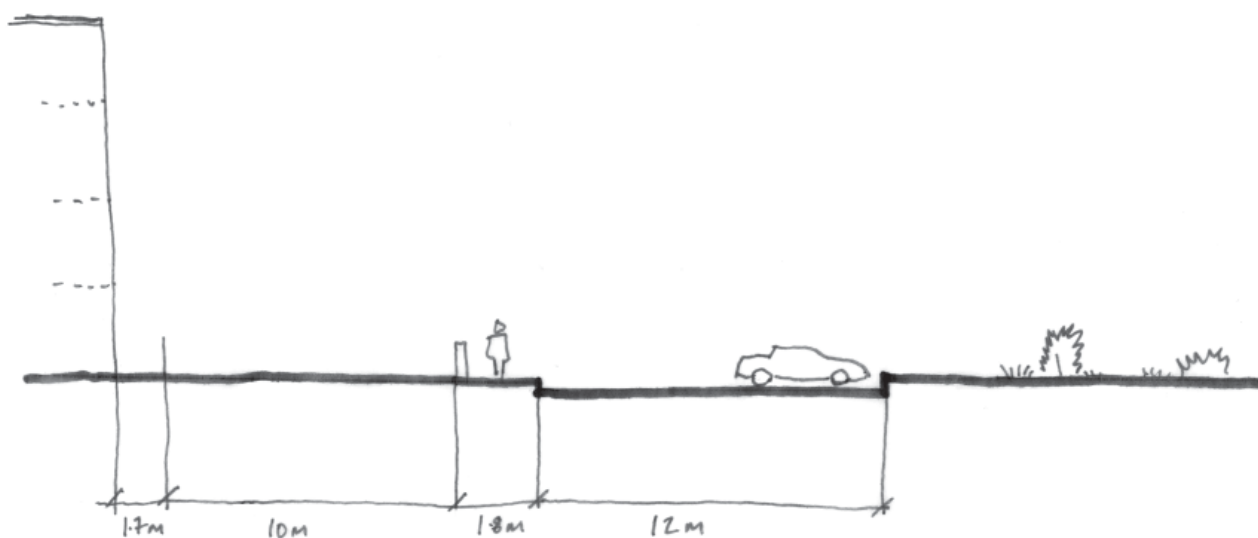
Distinctive Features:

- Formal street which demonstrates consistent scale, architectural features and proportions.
- High quality materials.
- Formal and consistent boundary treatments which demonstrate a variety of low walls and railings and very little variety in set backs.
- Pleasant pedestrian environment.
- Green outlook over open space.
- High quality landscaping.

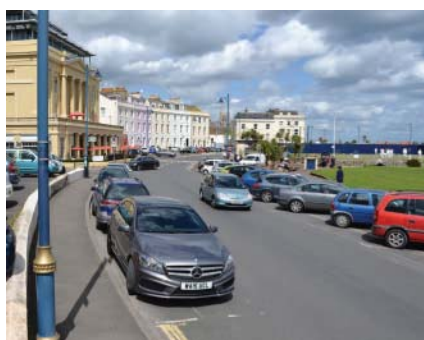
Negative Features:

- Wide, busy road.
- Parking very prominent within streetscape.

Street Sections:



Street Character:



Built Form:



Frontages:



2.1 Brunswick Place, Dawlish

Type: Secondary mixed use street

Street Character

Description: One way single sided street which fronts Dawlish Water. Mixture of ground floor retail and residential. Single sided on-street parking.

Ambience: Street well used by pedestrians and frequent vehicles but not overly busy. Street has a relaxed and holiday atmosphere helped by fronting onto Dawlish water, park and animal pens.

Street Width: 9.6m street width, 6.4m carriageway with 1.6m footpath either side.

Junction Spacing: Junctions at either end of street approximately 380m apart.

Gradients: Slight uphill gradient from east to west.

Parking: On-street parking.

Built Form

Building Type: Mixture of building heights and styles from two to three storey. Frequent use of bay windows especially on first floor rooms.

Density: Approximately 45 dph.

Use: Ground floor retail - local businesses, and residential.

Scale: 2-3 storey.

Plot Width: Between 6 - 10m.

Roofline: Varying roof height and pitch. Eaves usually fronting the street with some raised dormer windows.

Materials: Predominantly white rendered buildings with slate roofs. Stone church.

Frontages

Setbacks: Many buildings front directly onto the pavement, a few properties demonstrate larger front gardens of up to 5m. Set back buildings have mixture of hedges and low concrete walls.

Landscape Elements: Occasional hedge planting in residential gardens where buildings are set back from street. Six metre wide landscape area to the north softens the streetscape with shrub and tree planting.



Figure Ground

Summary

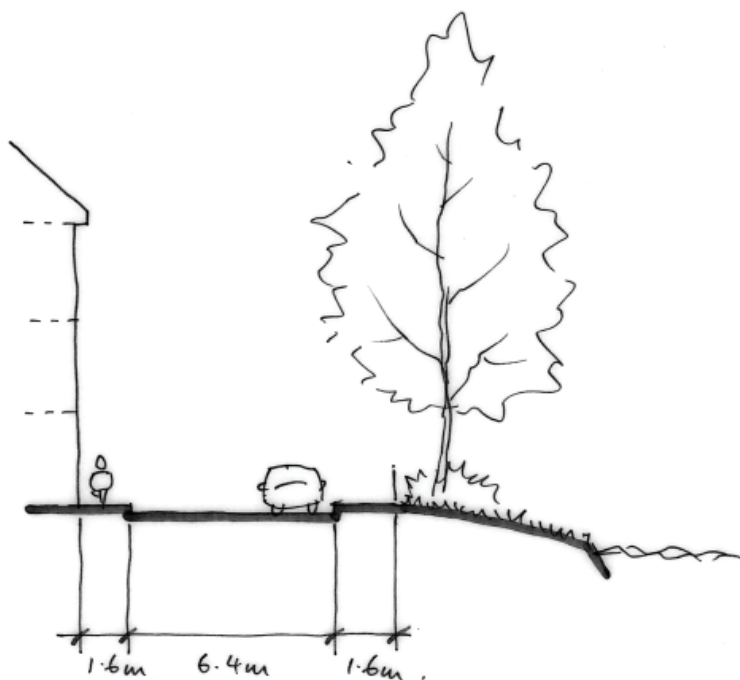
Distinctive Features:

- Some consistency in architectural styles and proportions with a variation in scale.
- Consistent use of render as a material which demonstrates variation in colour.
- Boundary treatments demonstrate a variety of materials and approaches (brick/concrete walls and railings/hedges).
- Variations in set backs.
- Varied roof heights and orientation
- Mix of uses throughout the street.
- Fronting green space and river softens hard streetscape.

Negative Features:

- Low quality hard materials.
- Minimal landscaping outside buildings.

Street Sections:



Street Character:



Built Form:



Frontages:



2.2 Barton Villas, Dawlish

Type: Secondary residential street

Street Character

Description: Wide two-way street with on-street parking on both sides. Grand three storey homes in a mixture of semi-detached and terraced.

Ambience: Quiet street towards the western edge of Dawlish. Street is well overlooked although low level of activity limits feeling of safety.

Street Width: 32m frontage to frontage with a 9 - 9.5m carriageway.

Junction Spacing: 100m.

Gradients: Flat.

Parking: Mix of on-street and on-plot parking.

Built Form

Building Type: 3 storey semi-detached and 3 storey terraced homes.

Density: Approximately 30 dph, (based on the assumption that some properties on the north side of the street have been divided into flats).

Use: Predominantly residential

Scale: 3 storey.

Plot Width: 6 - 7 m north side of street, 11 - 12 m south side of street.

Roofline: Consistent roofline created by 3 storey building height.

Materials: Rendered building in light pastel colours with white stone detailing around windows and building corners. Slate roofs.

Frontages

Setbacks: The front boundaries of the dwellings are approximately 6m deep in the north of the street and 12m deep in the south. Low block and brick walls (some with metal railings atop) and substantial gate pillars create a strong edge along the street.

Landscape Elements: Planting is constrained to front gardens with varying degrees of maturity and amount. There are a few small trees in front gardens plus some hedges and shrubs.



Figure Ground

Summary

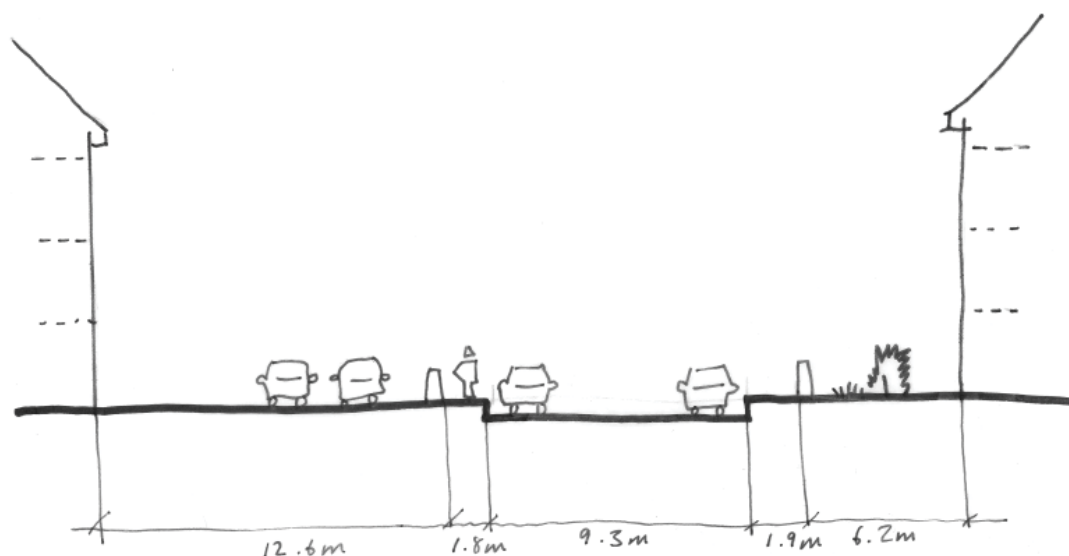
Distinctive Features:

- Formal street which demonstrates consistent scale, architectural features and proportions.
- Consistent use of render which varies in colour.
- Variation in stone detailing around windows and doors.
- Formal boundary treatments which include low walls which demonstrate a variety of materials and include a mix of railings and hedges.
- Grand 3 storey buildings with medium to large front garden plots.
- Wide street with space for two way traffic and parked cars on both sides.

Negative Features:

- Lack of street trees or other planting.
- Minimal use of street by pedestrians.

Street Sections:



Street Character:



Built Form:



Frontages:



2.3 Devon Square, Newton Abbot

Type: Secondary mixed use street

Street Elements

Description: Formal single sided streets which front Saint Paul's Church and churchyard. One way streets with parallel, on-street parking and footway to one side. Predominantly terraced buildings which demonstrate a mixture of uses including commercial and residential. Variation in built form/frontage to each side of the square.

Ambience: Quiet streets in contrast to the neighbouring Avenue, which demonstrate distinct architectural features.

Street Width: Approximately 11 - 17m frontage to frontage (single sided) with a 5.5 - 5.9m carriageway.

Junction Spacing: Junctions are located at the corners of the square.

Gradients: The northern and western roads slope more than the other roads surrounding the square, resulting in the terraced units stepping up the roads.

Parking: Some on-street parking. Car park within central area with allocated residents parking.

Built Form

Building Type: Predominantly terraced regency style villas with landscaped areas to the front of the plot.

Density: Approximately 15-20 dph. (Density without including the central open space approximately 25 dph).

Use: The streets demonstrate a mix of residential and office uses. Streets which demonstrate predominantly two-storey dwellings have a more residential feel.

Scale: 2 - 3 storey. The single sided streets surrounding the green demonstrate a mix of two-three storey dwellings.

Plot Width: 6.5 - 10m. Plot widths are generally narrow, demonstrating terraced units with wider, double fronted villas on the western street.

Roofline: Consistent rooflines across the different streets, with dwellings demonstrating 2-3 storeys. Predominantly eaves facing the streets with some gables at corners and in double fronted units on the western street.

Materials: The buildings within the square demonstrate a fairly uniform use of materials, with render painted in a variety of pastel colours with stone details being predominant. Similar uniformity can be seen in the use of stone for the boundary walls. Slate has been used as the predominant roofing materials.



Figure Ground

Frontages

Setbacks: The streets surrounding the square demonstrate a variety of set backs ranging from 3m - 8.5m and boundary features including, stone walls and gate pillars with hedges and gates, and low stone walls with landscaped front gardens.

Landscape Elements: Dwellings overlook a green square which demonstrates a grassed area, shrub planting and mature trees. This, along with on-plot hedge and tree planting provides a pleasant, green environment.

Summary

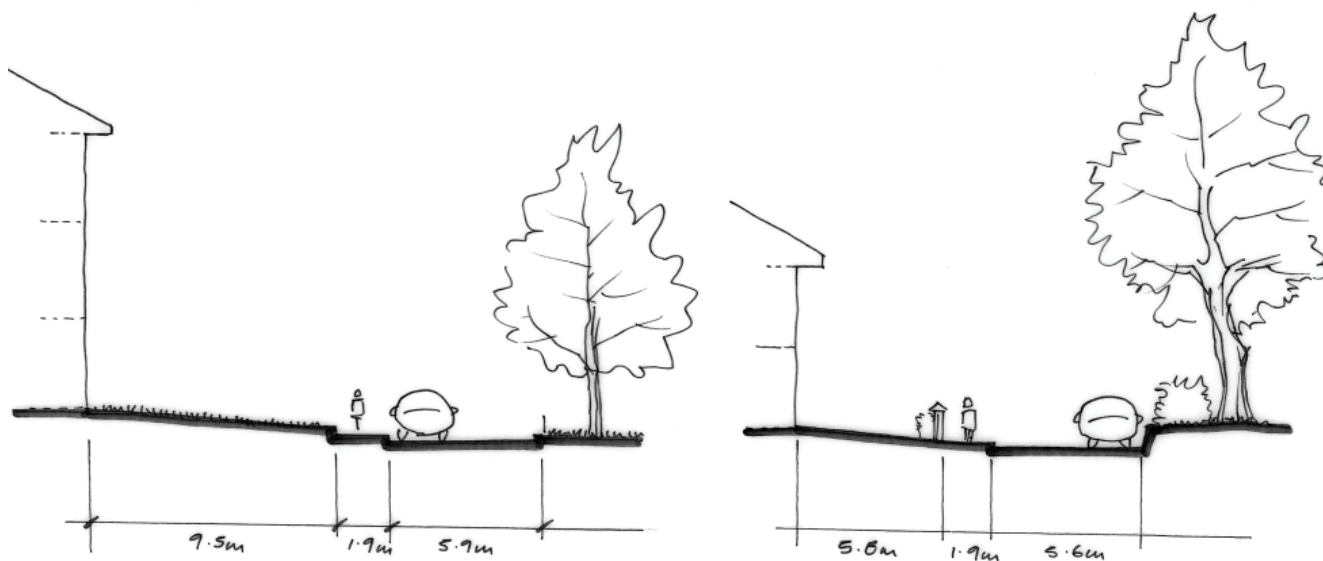
Distinctive Features:

- Formal streets which demonstrate consistent scale, architectural styles and proportions.
- High quality, historic architectural features.
- Consistent use of render which varies in colour and a variety of stone detailing to windows and doors.
- Formal boundary features.
- Mix of commercial and residential uses.
- Good surveillance on street through strong building frontage with frequent doors and windows and few blank walls.
- Leafy, green feel to the streets.
- Well integrated and screened central parking court, reducing on-street parking.

Negative Features:

- Eastern street fronted by 3 storey flats which do not relate as positively with surrounding character.

Street Sections:



Street Character:



Built Form:



Frontages:



2.5 Powderham Road, Newton Abbot

Type: Secondary residential street

Street Character

Description: Secondary street close to town centre shops. Two way street with on-street parking to one side. Street rises up a hill towards a park and more residential areas.

Ambience: Quiet street with very little road traffic. Street feels open and well overlooked by two storey homes on both side of the road.

Street Width: Approximately 5.5m carriageway with 16.5 - 19m distance frontage to frontage.

Junction Spacing: -

Gradients: Fairly steep gradient north to south.

Parking: Mix of on-street and on-plot parking.

Built Form

Building Type: Two storey Victorian semi-detached dwellings.

Density: Approximately 25 dph.

Use: Residential

Scale: Two storey

Plot Width: -

Roofline: Consistent two storey roofline with gables facing the street.

Materials: Rendered buildings in light pastel colours, mostly cream, with white block details around windows, doors and building edges. Slate roofs.

Frontages

Setbacks: Setbacks range from 3.6m - 4.6m. Boundary treatments include very low walls with a mixture of black metal railings or hedges above. Footpaths to properties have black metal gates and driveways are marked with capped gateposts.

Landscape Elements: No on-street planting. Trees in park at end of street provide landscape backdrop to the urban street. Many plots have substantial hedges and shrub planting.



Figure Ground

Summary

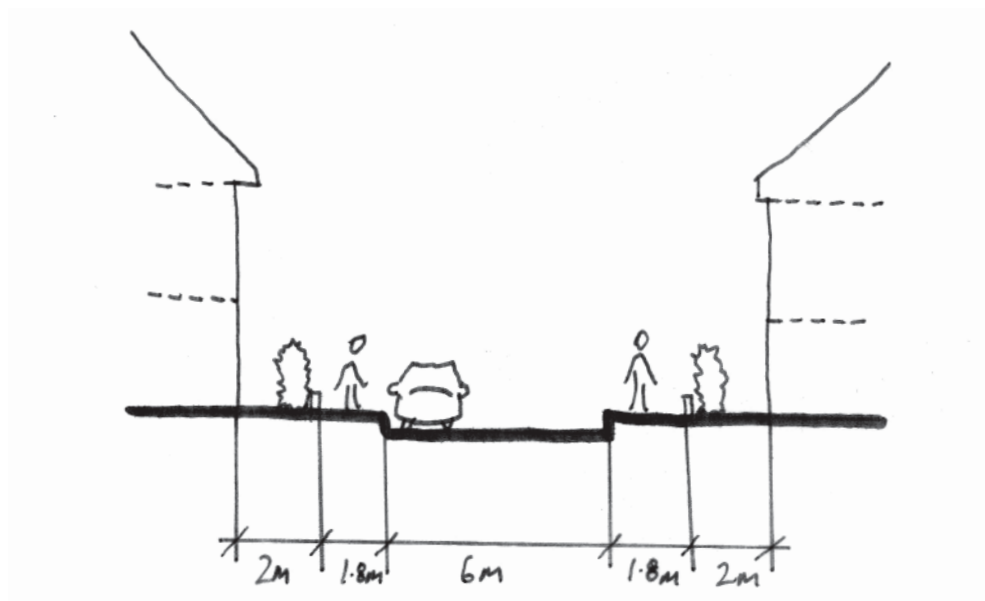
Distinctive Features:

- Formal and consistent architectural features, scale and proportions.
- Consistent use of materials (predominantly render) in a variety of colours.
- Variety of stone detailing to windows and doors.
- Consistent set backs.
- Good continuity in terms of boundary treatments which demonstrate a variety of materials and approaches.
- Large bay windows looking into the street.
- Steep gradient.
- Front gardens, plus footpath creates wide street frontage and a sense of space.

Negative Features:

- Lack of street trees.

Street Sections:



Street Character:



Built Form:



Frontages:



2.6 St Leonards Road, Newton Abbot

Type: Secondary residential street

Street Character

Description: St Leonards road is a secondary residential street which being flat then climbs steeply uphill. There is on-street parking to one side of the road. Homes on the street are mostly terraced with small front gardens. Bin storage creates some visual clutter.

Ambience: Quiet cul-de-sac with low levels of traffic use. Two storey buildings are situated with short front plots creating a more enclosed feel.

Street Width: Approximately 4.5 - 6.5m carriageway with 9.5 - 12.5m distances frontage to frontage.

Junction Spacing: 200m.

Gradients: Steep uphill from town centre.

Parking: The western side of the road (which consists of mostly terraced dwellings) demonstrates predominantly on-street parking whilst the eastern side (which is predominantly semi-detached dwellings) demonstrates mostly on-plot parking.

Built Form

Building Type: Two storey Victorian terraced homes with a few two-storey semi-detached 1930s homes further away from town centre.

Density: Approximately 50 dph.

Use: Residential.

Scale: Two storey.

Plot Width: 4.5 - 5m terraced and 13m for semi-detached homes.

Roofline: Run of terraced homes with eaves facing the street which step up every two dwellings due to street gradient. Some terraced homes feature gable ends and eaves alternating which also feature building plots stepped into front gardens.

Materials: Rendered buildings in a range of colours with slate roofs.

Frontages

Setbacks: Setbacks range from 2.5m - 3m. Consistent low to medium height walls front the street with a mix of fences and planting atop.

Landscape Elements: Low amount of landscaping. Some on-plot shrubs and plants, but most front gardens are small and paved over allowing for bin storage.



Figure Ground

Summary

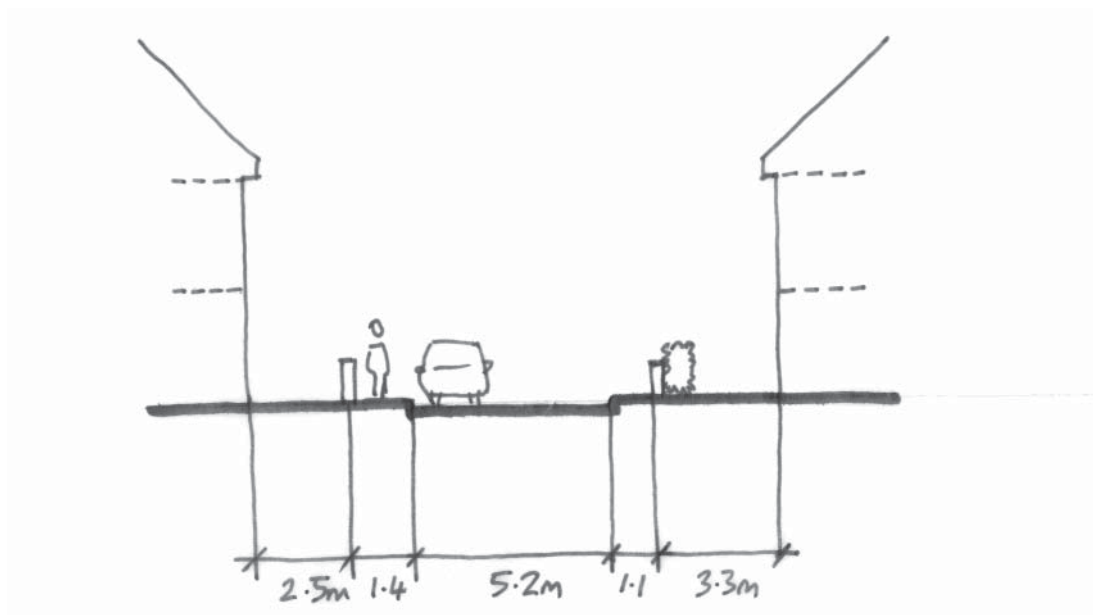
Distinctive Features:

- Two-storey terraced homes which demonstrate consistency in terms of scale, architectural features, materials and proportions.
- Variety in architectural detailing and render colours.
- Small front plots defined by consistent boundary treatments in the form of low walls, however there is variation in boundary treatment details (i.e. colour/material/hedges/railings).
- Steep gradient with larger sized plots further uphill.
- Cul-de-sac.

Negative Features:

- Low street activity.
- Low permeability.

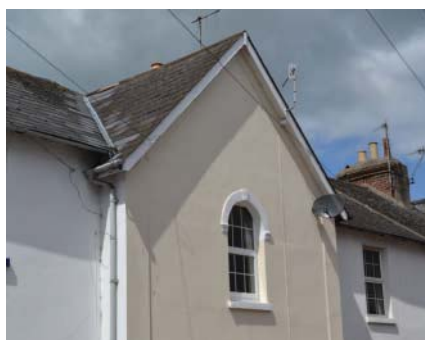
Street Sections:



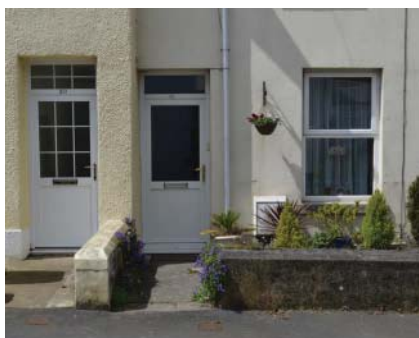
Street Character:



Built Form:



Frontages:



2.7 Decoy Road, Newton Abbot

Type: Secondary residential street

Street Character

Description: Victorian residential street demonstrating predominantly semi-detached houses with generous set backs and driveways.

Ambience: Wide, landscaped feel to the street, with most of the dwellings set back considerably. Though the street is predominantly residential, the road is utilised by a great deal of traffic, including larger goods vehicles.

Street Width: Approximately 20 - 23m frontage to frontage with 5.5 - 5.8m carriageway. Wide, residential street with two way traffic and footpaths either side. Traffic calming measures in place in the form of speed bumps.

Junction Spacing: 25 - 100m.

Gradients: Gradual slope, though some parts of the road slope more than others.

Parking: Predominantly garages and on-plot parking. Very little informal parking on-street.

Built Form

Building Type: Predominantly two-storey detached and semi-detached Victorian suburban house types.

Density: Approximately 15 - 20 dph. Low density with suburban house types.

Use: Predominantly residential.

Scale: Mainly 2 storey dwellings set back from the street with a consistent building line.

Plot Width: 9 - 13m. Wide detached and semi-detached plots with garages and driveways.

Roofline: Generally consistent roofline with predominantly 2 storey dwellings, though some variation in gables to the front elevations.

Materials: The street demonstrates a variety of white brick with red brick detailing and vice versa to one side, whilst white painting render is predominant on the other. Most dwellings demonstrate slate tile roofs.

Frontages

Setbacks: Wide variety of setbacks ranging from 1m - 12m. Most dwellings are set back considerably with a variety of stone and brick boundary walls and hedges.

Landscape Elements: The street demonstrates a landscaped feel, with a considerable amount of on-plot hedge boundaries and tree planting to the front of the dwellings. Many dwellings demonstrate landscaped front gardens behind stone or brick boundary walls.



Figure Ground

Summary

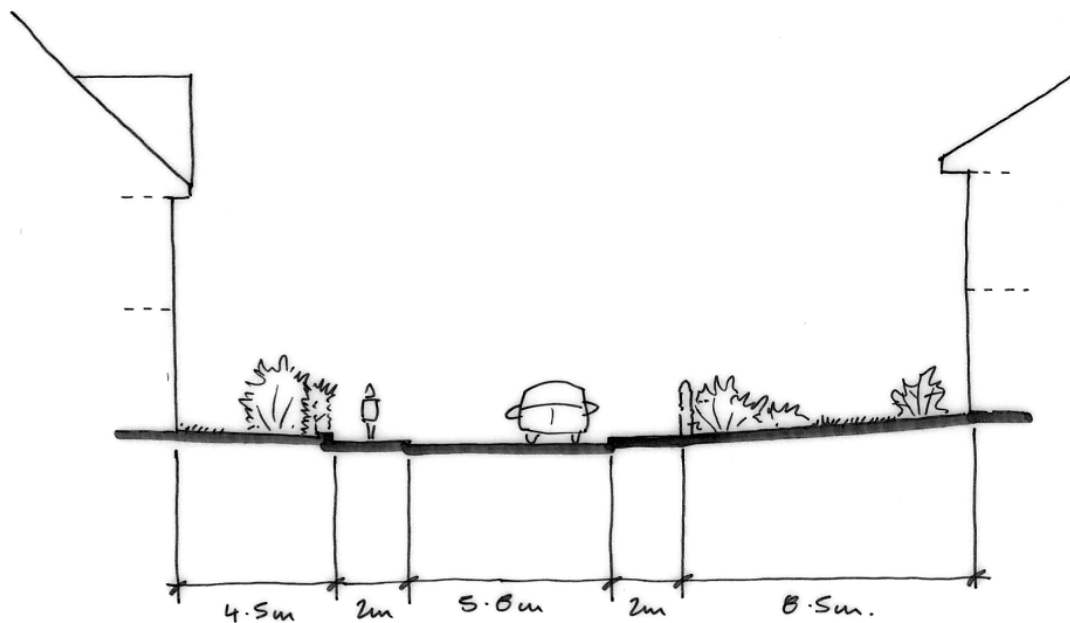
Distinctive Features:

- Mix of Victorian/Edwardian dwellings which demonstrate consistent architectural style, scale and proportions.
- Consistent use of materials which demonstrate variety in details.
- Formal boundary treatments which vary in terms of materials.
- Large plots.
- Green feel due to on-plot tree and hedge planting.

Negative Features:

- Busy road utilised by larger goods vehicles.
- Some more modern dwellings which relate less to the character of the area (particularly in the northern and southern parts of the road).
- The large set backs and boundary features along with the scale of the carriageway create a streetscape which feels uncomfortable for pedestrians
- Many of the dwellings have front doors to the side of the buildings, set back from the frontage.

Street Sections:



Street Character:



Built Form:



Frontages:



2.8 North Street, Ipplepen

Type: Secondary village street

Street Elements

Description: Narrow, predominantly residential village street with mix of detached, semi detached and terraced dwellings. Variety of setbacks evident, with strong boundary features. Two way traffic street with footpaths on one side in the northern part of the street.

Ambience: Quiet, pleasant village character. Low traffic speeds in the street create a pleasant place to walk despite lack of footpath.

Street Width: 13 - 20m frontage to frontage with a 3.9 - 7.2m carriageway.

Junction Spacing: -

Gradients: Sloping gently in a north west direction.

Parking: A mix of informal on-street parking and on-plot garages and parking.

Built Form

Building Type: Variety of building types including terraced cottages, detached cottages and larger detached dwellings.

Density: Approximately 10 dph.

Use: Predominantly residential.

Scale: Predominantly two storey residential dwellings

Plot Width: Plot widths vary widely from 5.5m wide terraced plots to 29m wide detached plots.

Roofline: Terraced houses front onto the street with simple proportions and details. Majority of buildings arranged with eaves facing the street, with some examples of gable ends and dormer windows fronting the road.

Materials: Significant variety of materials evident, from painted render to stone with brick detailing. Roofing material is predominantly slate tile with occasional thatch examples.

Frontages

Setbacks: Stone walls are prominent throughout in a variety of heights. There are some examples of hedgerows and railings. Setbacks are very varied with some terraced dwellings fronting the street and larger detached units demonstrating significant front gardens (up to 25m)

Landscape Elements: Landscaping confined to private gardens with significant hedge and shrub planting to the front of detached properties.



Figure Ground

Summary

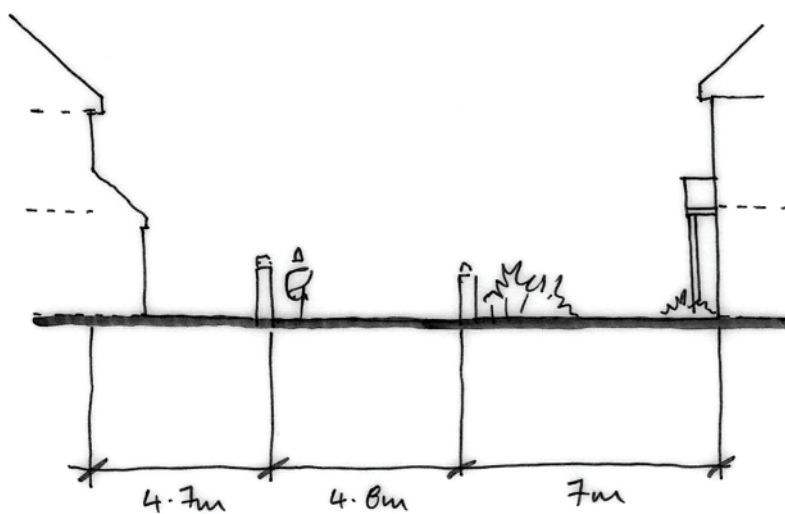
Distinctive Features:

- Consistency in scale.
- Variety in architectural style.
- Pleasing mix of local materials.
- Significant variety of boundary features and setbacks though consistency in boundary materials.
- Good enclosure within the streets, particularly in areas where terraced housing is more notable.

Negative Features:

- Limited on-plot parking in some areas.

Street Sections:



Street Character:



Built Form:



Frontages:



2.9 East Street, Ipplepen

Type: Secondary village street

Street Character

Description: Narrow residential village street with predominantly detached dwellings set back from the road. Western end of the street has terraced dwellings and tighter street proportions, close to the village core. Two way traffic road with no footpath on either side. Strong, robust boundary features are predominant throughout.

Ambience: High boundary features and considerable housing set backs in the eastern part of the street create a car dominated, movement focused space. Closer to the village centre, smaller set backs, stronger frontages and less dominant boundary features create a more pedestrian friendly street.

Street Width: 17.9 - 53m frontage to frontage, with a 5.2 - 8m carriageway.

Junction Spacing: -

Gradients: Generally flat.

Parking: A mix of informal on-street parking and on-plot garages and parking.

Built Form

Building Type: Variety of building types including terraced cottages, detached cottages and larger detached dwellings (toward the east).

Density: Approximately 15 dph.

Use: Predominantly residential with Ipplepen Methodist Church on the corner of East Street and Dornafeld Road.

Scale: Predominantly two-storey residential dwellings.

Plot Width: Plot widths vary widely from 5m wide terraced plots to 32m wide detached plots.

Roofline: Terraced houses front onto the street with simple proportions and details. Majority of buildings arranged with eaves facing the street, with some examples of gable ends and dormer windows fronting the road.

Materials: Significant variety of materials evident, from painted render with stone detailing to stone with brick detailing. Roofing materials vary from slate tile to thatch.



Figure Ground

Frontages

Setbacks: Stone walls are prominent throughout in a variety of heights. Hedges and railings are also prominent. Set backs vary a great deal, with some terraced dwellings fronting directly on to the street and larger detached units demonstrating significant front gardens (up to 25m).

Landscape Elements: Landscaping confined to private gardens with significant hedge and shrub planting to the front of detached properties. Planting within the front gardens in the western part of the street softens the predominately hard streetscape.

Summary

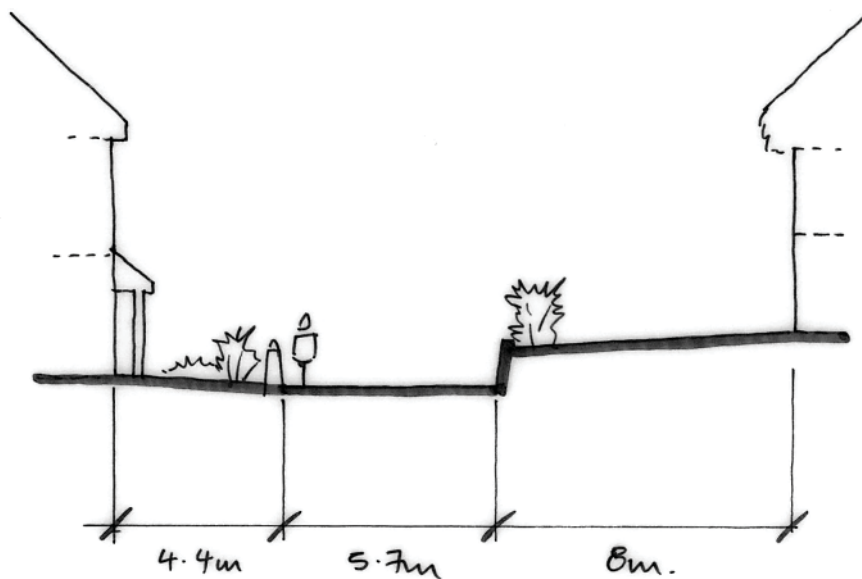
Distinctive Features:

- Consistency in scale.
- Variety in architectural style.
- Pleasing mix of local materials.
- Significant variety of boundary features and set backs though consistency in boundary materials.
- Good enclosure within the streets in areas closer to the village core (where terraced housing is more notable).

Negative Features:

- A poor relationship between building frontages and street with large setbacks and poor intervisibility contributes to a vehicle dominated street which could function better in regards to pedestrians.

Street Sections:



Street Character:



Built Form:



Frontages:



2.10 Torbyran Hill

Type: Secondary village street

Street Elements

Description: Street curves through small village. Mixture of detached homes and short-terraces, predominantly two storeys high. Distinctive building layout, with buildings perpendicular to lane.

Ambience: Quiet village atmosphere, lack of traffic combined with low traffic speeds creates a pleasant place to walk despite lack of footpath.

Street Width: 4.5 - 7m wide gently winding two way road without marked footpaths.

Junction Spacing: -

Gradients: Gently climbing road from east to west.

Parking: Mostly on-plot due to large, informal plot types. Very few examples of informal on-street parking.

Built Form

Building Type: Farm houses and short terraces of cottages and some 1980s detached housing.

Density: Low density - approximately 10-15 dph.

Use: Residential and farm buildings.

Scale: Two storey.

Plot Width: Varies.

Roofline: Majority of buildings arranged with ridgelines perpendicular to street, and gable end facing the street.

Materials: Some stone buildings, rendered cottages and houses with slate roofs plus a few with thatch.

Frontages

Setbacks: Most properties have no setbacks, some are positioned perpendicular to the lane, there are a few modern properties which have a larger setback of up to 19m. Medium and low stone walls, native hedges, timber gates, house walls directly bounding roadway. Stream alongside roadway. Some rough stone cobbles define plot frontages.

Landscape Elements: Shrubs and trees within plots, field hedges bordering the street together with countryside views.



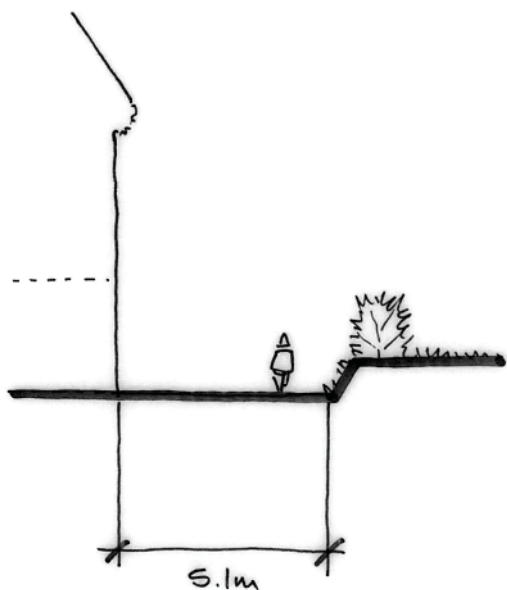
Figure Ground

Summary

Distinctive Features:

- Predominantly two-storey terraced dwellings which demonstrate consistency in terms of scale, architectural style and proportions.
- Simple palette of materials for both buildings and boundary treatments.
- Consistent boundary treatments and set backs.
- Integration of landscape creates strong, pleasant character.
- Quiet village with countryside views
- Road functions well for pedestrians and traffic due to low volume and speed.
- Perpendicular arrangement of buildings to street frontage.

Street Sections:



Street Character:



Built Form:



Frontages:



3.1 Chelston Road & Surrounding Streets, Newton Abbot

Type: Tertiary residential streets

Street Character

Description: Formal residential Victorian streets home to a mix of terraced and semi-detached dwellings with a variety of set backs and boundary treatments.

Ambience: Quiet, pleasant, permeable residential streets which feel formal and safe.

Street Width: Approximately 6.5 - 7.5m carriageway. Front gardens vary a great deal street to street therefore frontage to frontage distances also vary widely.

Junction Spacing: Frequent junctions determined by perimeter blocks.

Gradients: Moderate gradients in some areas.

Parking: Predominantly on-street parking with some rear garages and on-plot parking accessed via rear lanes.

Built Form

Building Type: The streets are made up of predominantly 2 storey, Victorian terraced dwellings (though there are some examples of semi-detached dwellings). Some streets demonstrate Victorian verandah features which add interest to the frontage.

Density: Approximately 40 dph.

Use: Predominantly residential use focused around a church.

Scale: 2 storey residential dwellings.

Plot Width: Approximately 5 - 6m predominantly terraced plots.

Roofline: The rooflines across the streets are formal and consistent with a great deal of decorative gables fronting the street.

Materials: The dwellings demonstrate a variety of red brick dwellings with white brick detail and vice versa. There is a mixture of stone and brick utilised for boundary treatments.

Frontages

Setbacks: Setbacks range from 2.8m - 7.7m. All dwellings are set back from the footpath, and all demonstrate formal boundary treatments. These vary between stone and brick, often demonstrating stone walls with brick pillars. There is a consistent pattern of hedgerows atop boundary walls, however there are also some examples of decorative railings.



Figure Ground

Landscape Elements: Landscaping is confined to the front gardens, however there is a considerable amount of on-plot planting which gives the streets a fairly green feel.

Summary

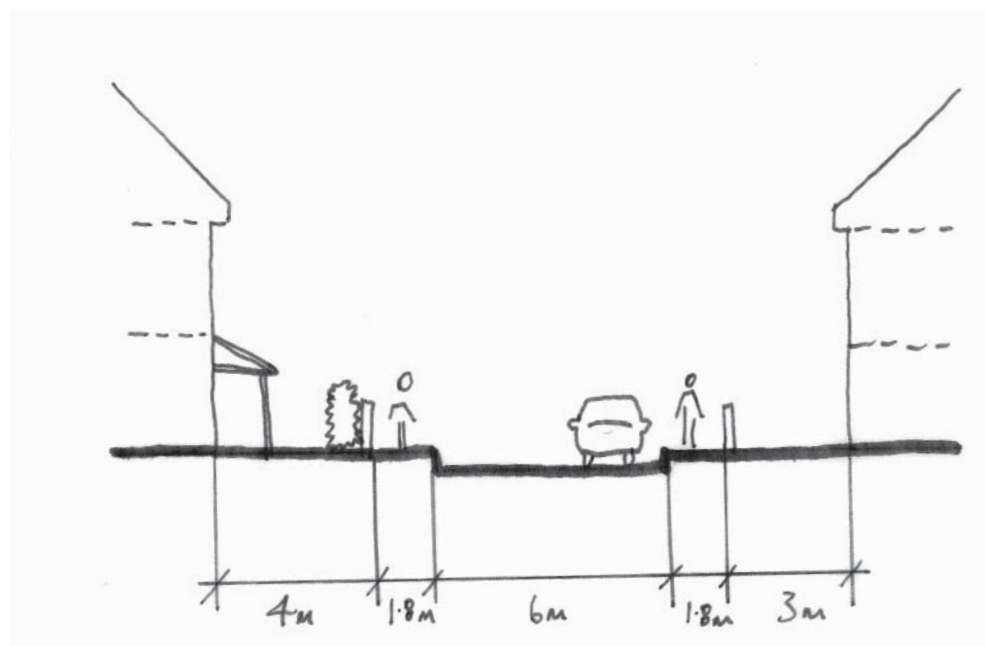
Distinctive Features:

- Distinct, consistent formal Victorian architectural features and proportions.
- Consistent scale at 2 storeys.
- Consistent boundary treatments and building materials street by street which demonstrate a variety of materials and approaches.
- Permeable street network.
- Quiet, pleasant feel to the streetscape.

Negative Features:

- A great deal of on-street parking.

Street Sections:



Street Character:



Built Form:



Frontages:



3.2 Shoreside, Shaldon

Type: Residential cul-de-sac

Street Character

Description: Featuring a circular landscaped park overlooked by new development. Rear mews type streets with parking courts and garages overlooked by two-sided homes and dwellings above garages.

Ambience: Quiet during the day with minimal pedestrian use. Planted circular green space softens buildings and the hard landscape creating a relaxing streetscape. Fence surrounding landscaped space obstructs free movement, and does not feel like part of the streetscape.

Street Width: 12-18m between building frontages. 40m between frontages across central green space. 3-6.1m carriageway width.

Junction Spacing: Between 25-40m

Gradients: Flat.

Parking: Predominantly rear on-plot garages and allocated spaces. Some examples of coach houses.

Built Form

Building Type: 2-2.5 storey residential homes.

Density: Approximately 55 dph.

Use: Residential only.

Scale: 2-2.5 storey homes.

Plot Width: Between 6 - 10m.

Roofline: Rooflines consistent across the street with eaves facing the road.

Materials: Coloured render in red, white and pastel shades. Slate roofs.

Frontages

Setbacks: There are a vast variety of setbacks, ranging from 1.5m - 6m. Boundary treatments are principally low white rendered walls with some hedging above and some black metal railings. Due to some properties having small north facing back gardens, in some cases the front gardens are used as the main garden space, with tables and chairs set out.

Landscape Elements: Large landscaped central space with varied species of trees and shrub planting. On-plot planting consists of occasional hedges and gardens shrubs. Parking areas generally harder with limited planting.



Figure Ground

Summary

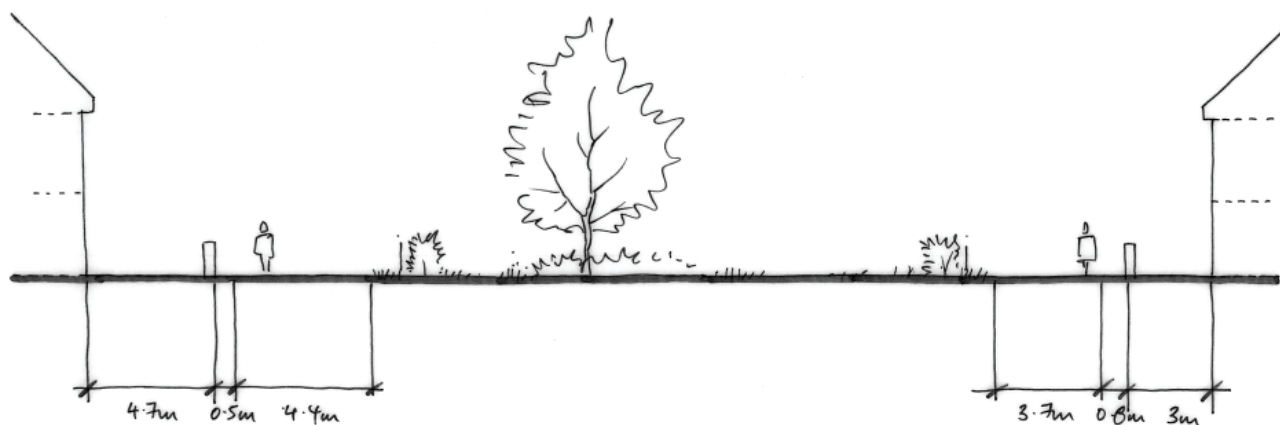
Distinctive Features:

- Modern dwellings which demonstrate consistent architectural style, and proportions.
- Some variety in scale between 2 - 2.5 storeys.
- Consistent use of materials which demonstrate variety in colours and details.
- Formal boundary treatments which demonstrate consistent use of materials.
- Central overlooked landscaped area.
- Pastel coloured render mirrors local character.
- Overlooked parking courts offer natural surveillance.

Negative Features:

- Fence around landscape area limits use of green space.
- Cul-de-sac layout limits permeability and pedestrian use of space.

Street Sections:



Street Character:



Built Form:



Frontages:



3.3 The Green, Shaldon

Type: Tertiary residential streets

Street Character

Description: Tertiary residential street looking across bowling green. Small front gardens and narrow streets with on-street parking on one side.

Ambience: Quiet streets with low levels of activity.

Street Width: Approximately 7-8m between building frontage and bowling green. Carriageway approximately 5m wide.

Junction Spacing: Approximately 50m.

Gradients: Flat.

Parking: Predominantly on-street parking on edge of central green space. Some on-plot parking to the front of properties such as B&B and local pub.

Built Form

Building Type: Late 18th and early 19th century housing with a mixture of flat and bay windows. Most homes feature central front door with two symmetrically placed windows either side and three above.

Density: Approximately 30 dph (35 dph not including the bowling green area).

Use: Residential street with leisure activity.

Scale: Almost exclusively two-storey with some 2.5 storey. Floor to ceilings heights are generally quite low.

Plot Width: Approximately 6m.

Roofline: Uniform roofline with slight variation in house heights. Eaves facing towards the street.

Materials: Rendered finish in white or pale pastel shades. Slate roofs.

Frontages

Setbacks: there is a variety of setbacks ranging from 2.2m - 13m. Boundary treatments include a mixture of low rendered walls, walls with metal railings, hedges and stone walls.

Landscape Elements: Aside from the grass bowling green itself, limited planting. Few on-plot hedges and some on-plot planting on the western side which helps to soften the built environment.



Figure Ground

Summary

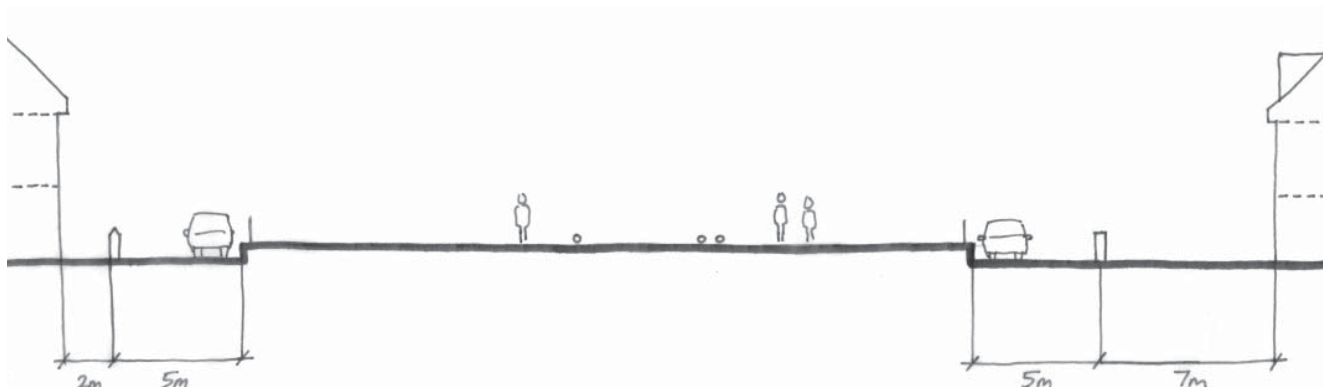
Distinctive Features:

- Consistent architectural styles, scale and proportion throughout.
- Consistent use of render with variation in colour.
- Variety of window details.
- Variety of set backs and boundary treatments which demonstrate mix of materials.
- Streets laid out in a triangular plan surrounding the bowling green.
- Building height is low despite two-storeys creating an intimate scale to the street.

Negative Features:

- Pedestrian/vehicle conflict in narrow streets, although low vehicle use.
- Lacking street trees.

Street Sections:



Street Character:



Built Form:



Frontages:



3.4 Broadhempston

Type: Mix of secondary and tertiary village streets

Street Character

Description: Streets wind through village. Shops are clustered around a small village square which also has a church, school and post office. The rest of the village contains residential homes in varying plot sizes.

Ambience: Quiet village without much vehicle traffic, buildings close to, and facing the street, means streets feel safe for pedestrians.

Street Width: Winding two way village streets without defined footpath. Occasional on street parking. Distance between building frontages varies between 27m - 5.1m. Carriageway varies between approximately 4.9 - 6.7m wide.

Junction Spacing: Not many junctions. Spacing between 80 - 150m between.

Gradients: Mostly level streets running east to west, with moderate gradient between north and south part of the village.

Parking: Considerable amount of informal on-street parking, some examples of on-plot garages and parking spaces. Parking square in village centre caters for use of local amenities.

Built Form

Building Type: Mixture of two storey terraced and detached buildings and one or two bungalows.

Density: Approximately 15 - 20 dph.

Use: Largely residential with commercial, education and place of worship focussed in a triangular junction in the north of the village.

Scale: Two storey.

Plot Width: Varies between 22m+ down to 4.7m.

Roofline: Eaves generally face towards street.

Materials: Buildings are stone or render, usually painted white slate roofs. Consistent use of casement windows, predominately timber.

Frontages

Setbacks: There are a variety of setbacks ranging from terraced dwellings fronting directly onto the street to larger detached properties demonstrating up to 17m. Some properties have small front plots or more substantial gardens bounded by stone walls.

Landscape Elements: Trees, hedges and shrub planting within private gardens.



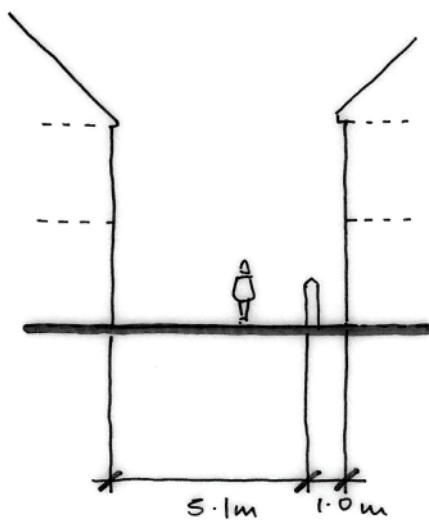
Figure Ground

Summary

Distinctive Features:

- Consistency in scale.
- Variety in architectural style.
- Limited number of materials and strong vernacular details create consistent and pleasing built form.
- Significant variety of boundary features and set backs though consistency in boundary materials.
- Buildings overlooking the street create a positive relationship in the public realm.
- Extensive trees and shrubs within private gardens, and native trees in wider landscape, creates green and leafy character
- Narrow streets function well as shared spaces.
- Limited number of materials and strong vernacular details create consistent and pleasing built form.

Street Sections:



Street Character:



Built Form:



Frontages:



3.5 Waltham Road, Newton Abbot

Type: Tertiary residential street

Street Elements

Description: Quiet, formal, tertiary street which comprises residential Victorian terraced railway cottages. Narrow street with single carriageway and parallel on-street parking to one side. Narrow footpaths either side of the carriageway.

Ambience: Narrow, enclosed feeling to the street in contrast to neighbouring Wolborough Street.

Street Width: 10.5 - 11m frontage to frontage with a carriageway of 4.8m.

Junction Spacing: Lack of junctions.

Gradients: Gently sloping northwards resulting in the terraced units stepping up the street.

Parking: On-street parking.

Built Form

Building Type: The street consists of two storey Victorian terraced railway cottages.

Density: Approximately 80 - 85 dph.

Use: Predominantly residential.

Scale: Two-storey

Plot Width: Approximately 5m. The street is made up of terraced plots which are generally narrow.

Roofline: The roofline is consistent across the street, with all eaves facing the road.

Materials: Consistent materials have been used throughout the street with stone acting as the primary material with red brick detailing. Slate has been used as the predominant roofing material.

Frontages

Setbacks: The front boundaries of the dwellings vary from 1.7 - 2.2m. The boundary features along the street are formal, with low red brick and stone walls with gate pillars being predominant. A mixture of wooden fencing, hedges and railings are also evident.

Landscape Elements: Minimal on-plot shrub and perennial planting.



Figure Ground

Summary

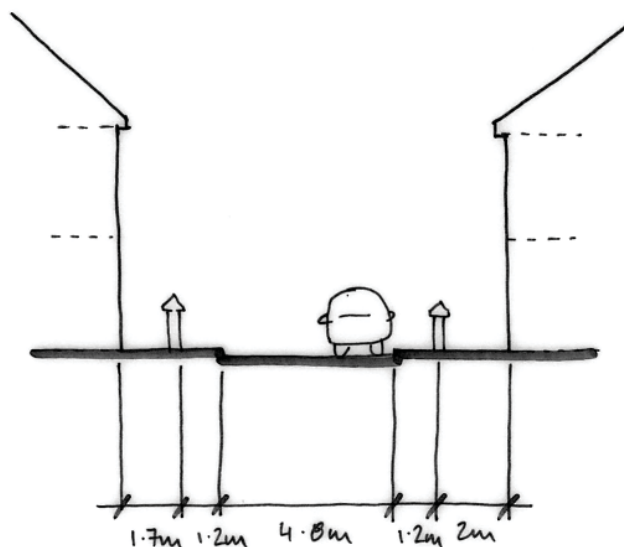
Distinctive Features:

- Uniform and historic architectural features and proportions which demonstrate consistent use of materials.
- Formal and consistent boundary features and set backs.
- Good surveillance on street through strong building frontage with frequent doors and windows.

Negative Features:

- Lack of landscape features.
- Ratio of parking to homes could be considered inadequate.
- No-through road creates impermeability.

Street Sections:



Street Character:



Built Form:



Frontages:



3.6 Coach House Mews, Chudleigh

Type: Tertiary mews street within a village setting

Street Character

Description: Modern gated mews development which comprises new terraced and coach house dwellings.

Ambience: Very quiet gated community with little to no street activity.

Street Width: Single sided streets which are 5.5 - 6m wide (frontage straight onto shared surface).

Junction Spacing: -

Gradients: Generally flat.

Parking: Allocated parking within coach houses and on-street.

Built Form

Building Type: Modern 2 storey terraced dwellings and flats above garages.

Density: Approximately 30 - 35 dph.

Use: Residential.

Scale: One sided street which comprises of 2 storey terraced dwellings and flats over garages.

Plot Width: Approximately 7 - 10m.

Roofline: Consistent roofline with eaves facing the street. Some dormer details present.

Materials: Smooth white painted render terraced dwellings and flats above garages which demonstrate white painted render buildings with stained timber cladding to the upper storey. Slate or slate style tiles are utilised for a roofing material.

Frontages

Setbacks: All dwellings front directly onto the mews street, boundaries are defined with contrasting block paving which adjoins the tarmac carriageway.

Landscape Elements: No Landscaping evident.



Figure Ground

Summary

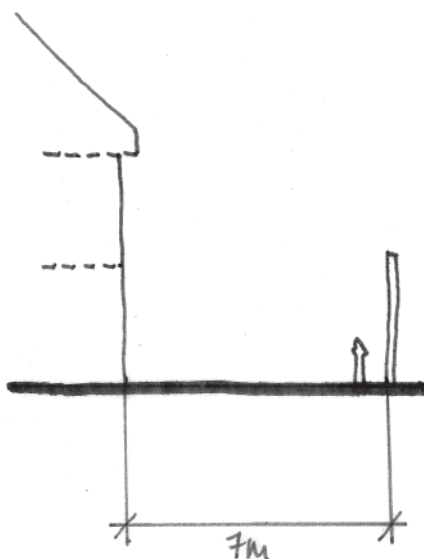
Distinctive Features:

- Modern development
- Consistent architectural features and proportions.
- Narrow, shared surface street.
- Boundaries defined through paving.
- Cohesive colour palette.

Negative Features:

- 'Gated community'.
- Distinct lack of landscaping.
- No through road creating impermeability.

Street Sections:



Street Character:



Built Form:



Frontages:



3.7 Huntly, Bishopsteignton

Type: Tertiary mews street within a village setting.

Street Character

Description: Modern gated mews development which comprises new coach house dwellings and renovated stone house.

Ambience: Very quiet with little to no street activity.

Street Width: Approximately 6m wide frontage to frontage.

Junction Spacing: -

Gradients: Generally flat.

Parking: All parking within coach house garages.

Built Form

Building Type: Renovated local stone building and modern flats over garages

Density: 30 - 35 dph.

Use: Residential.

Scale: 2 storey dwellings and flats over garages.

Plot Width: -

Roofline: Modern flats over garages demonstrates consistent roofline with dormer window details across the roofscape. Renovated building demonstrates interesting roof details with varying sized gables facing the street.

Materials: Red stone building facade with edges and window surrounds demonstrating smooth cut stone details. Coach house demonstrates painted render to the garages, with brick at the second floor. Slate or slate style tiles are evident for roofing materials.

Frontages

Setbacks: All properties front directly onto the mews street. Narrow planting edge defines the buildings from the shared surface road area. This has been utilised for potted plants.

Landscape Elements: Boundary edging is the only form of soft landscaping evident. Generally feels like a very hard streetscape.



Figure Ground

Summary

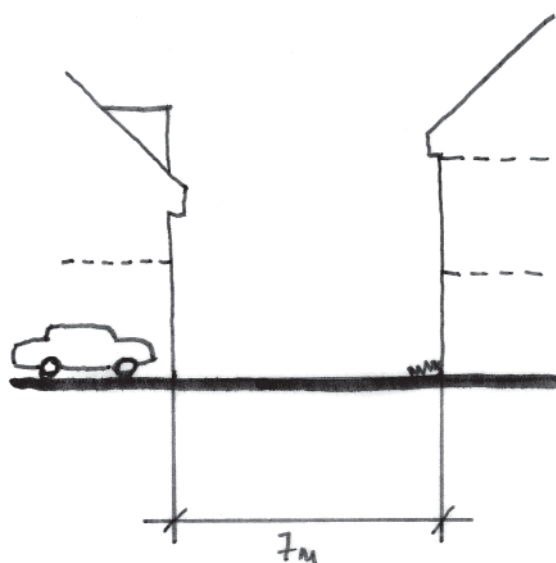
Distinctive Features:

- Modern example of a mews street.
- Good quality materials used.
- Cohesive colour palette.

Negative Features:

- Quiet, 'gated community'.
- Limited interaction with the street at ground floor level.
- No through road creating impermeability.

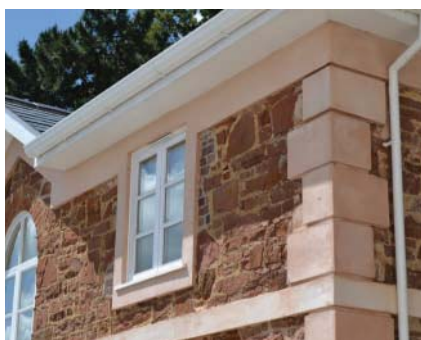
Street Sections:



Street Character:



Built Form:



Frontages:



BACK COVER

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