

## PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 23<sup>rd</sup> 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.

## **TEIGNBRIDGE DISTRICT COUNCIL**

### 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

<b>Wards affected</b>	All outside Dartmoor National Park
<b>Contact for any more information</b>	Mark Harris Urban Design Officer 01626 215750
<b>Background Papers (For Part I reports only)</b>	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
<b>Appendices attached:</b>	A: SEA – Screening Statement of Teignbridge Design Guide SPD B: HRA – Screening Assessment of Teignbridge Design Guide SPD etc