

Forde House
Newton Abbot

E-mail: comsec@teignbridge.gov.uk

9 July 2018

EXECUTIVE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 17th July, 2018** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

Yours sincerely

PHIL SHEARS
Managing Director

Distribution:

- | | |
|---|--|
| (1) The Members of the Executive: | |
| Councillor Jeremy Christophers (Leader) | Portfolio Holder for Strategic Direction |
| Councillor Humphrey Clemens (Deputy Leader) | Portfolio Holder for Planning & Housing |
| Councillor Phil Bullivant | Portfolio Holder for Recreation & Leisure |
| Councillor Stuart Barker | Portfolio Holder for Corporate Resources |
| Councillor Timothy Golder | Portfolio Holder for Economy, Skills and Tourism |
| Councillor John Goodey | Portfolio Holder for Community Neighbourhoods |
| Councillor Kevin Lake | Portfolio Holder for Environment Services |
| Councillor Sylvia Russell | Portfolio Holder for Health & Well-being |

A link to the agenda on the Council's website is emailed FOR INFORMATION (less reports (if any) containing Exempt Information referred to in Part II of the agenda), 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

Public Access Statement

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- If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk
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- Reports in Parts I and III of this agenda are for public information. Any reports in Part II are exempt from publication due to the information included, under the provisions of the Local Government Act 1972.

A G E N D A

Part I

1. Apologies for absence
2. Minutes (Pages 1 - 8)
3. Agreement of the Agenda between Parts I and II
4. Matters of urgency/matters of report brought forward with the permission of the Chairman
5. Declarations of Interest
6. To note action taken under delegated powers as set out in Part III of the agenda (if any)
7. Public Questions (if any)
8. Notice of Motion under Council Procedure Rule 4.5(I) (if any)
9. Crowdfund Devon Partnership (Pages 9 - 38)
To consider the Crowdfund Devon Partnership report.
10. 2017/18 Draft Final Accounts & Treasury Management (Pages 39 - 58)
To consider the report of 2017/18 Draft Final Accounts & Treasury Management.

11. Supplementary Planning Document for Solar Photovoltaic Developments in the Landscape (Pages 59 - 60)
To consider the Supplementary Planning Document for Solar Photovoltaic Developments in the Landscape.
12. Teignbridge Design Guide (Pages 61 - 146)
To consider the Teignbridge Urban design Guide - Supplementary Planning Document.
13. Teignbridge Playing Pitch Strategy (Pages 147 - 188)
To consider the Playing Pitch Strategy.
14. Newton Abbot Development (Pages 189 - 192)
To consider the Newton Abbot Development report.
15. The Executive is recommended to approve the following resolution:
That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.
16. Newton Abbot - Master Plan (Pages 193 - 276)
To consider the Newton Abbot – Master Plan.
17. Newton Abbot - Halcyon Road Development. (Pages 277 - 364)
To consider the Newton Abbot – Halcyon Road Development report.
18. Executive Forward Plan (Pages 365 - 368)
To note forthcoming decisions anticipated to be made by the Executive over the next 12 months.

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EXECUTIVE

TUESDAY, 1 MAY 2018

Present:

Councillors Christophers (Leader), Clemens (Deputy Leader), Barker, Goodey, Bullivant, Lake and Russell

Members Attendance:

Councillors Haines, G Hook, Golder, Dewhirst and Prowse

Officers in Attendance:

Phil Shears, Managing Director
Neil Aggett, Democratic Services Manager & Monitoring Officer
Simon Thornley, Business Manager - Spatial Planning
Tony Watson, Business Manager - Economy & Assets
Fergus Pate, Principal Delivery Officer
Neil Blaney, Economy Manager
Chris Braines, Waste & Cleansing Manager
David Kiernan, Principal Planning Policy Officer
Sarah Selway, Democratic Services Manager (Exeter City Council)

**These decisions will take effect from 10.00 a.m. on Tuesday 8 May 2018
unless called-in or identified as urgent in the minute**

418. MINUTES

Minutes of the meeting on 5 April 2018 were confirmed, approved and signed as a correct record.

419. NEWTON ABBOT PRIMARY SCHOOL

The Leader advised that the annual visit of the Newton Abbot Primary Schools had taken place recently. This had been an entertaining day and the pupils had given feedback on the Local Plan and the Leisure Strategic Plan.

420. DECLARATIONS OF INTEREST

Councillor Bullivant declared an interest in respect of Minute no.398 (Local Plan Review: Issues Consultation including supporting documents) as his son was a Local Estate Agent in the area and knew some of the landowners. He did not take part in the debate and did not vote (Code of Conduct for Members - Paragraph 14).

421. NOTICE OF MOTION UNDER COUNCIL PROCEDURE RULE 4.5(L)

Consideration was given to the following Notice of Motion submitted by Councillor Hook and supported by Councillors Connett, Dewhirst, Keeling, Nutley and Rollason at the Full Council meeting on 22 February 2018 and referred to the Executive for consideration.

This Council notes with concern:

- *That 300 million tonnes of new plastic is made each year, half of which is for single use plastic such as packaging and convenience foods. In many cases, such as plastic straws, takeaway food containers and coffee cups, there are practical alternatives available that are either reusable or sustainable.*
- *That in 2016, the Ellen MacArthur Foundation estimated that by weight, there could be more plastic in our oceans than fish, as soon as 2050. As plastics are durable and strong they will stay in the environment for up to an estimated 600 years. (Columbia University).*
- *That marine plastic leads to coastal/offshore dead zones, entanglement, death through ingestion, toxic transfer and, once degraded into micro plastics, contamination of the food chain... including our own. We are quite literally eating the plastic that has ended up in our seas.*

Council welcomes:

- *Moves towards Deposit Return Schemes*
- *The success of the "Plastic Bag Levy" introduced by the Coalition Government of 2010-15, which has lead to a 90% reduction in plastic bag usage.*
- *The success reported from councils both in Devon and around the country in reducing plastic waste and improving recycling figures by the introduction of a three weekly residual waste service.*

Therefore this council commits to playing its full role in reducing plastic waste, specifically:

- *That the council will undertake an audit, within existing resources, of single use plastics used by the Authority and seek to replace with sustainable or renewable alternatives wherever practical.*
- *That the council will play its part in educating the public about plastic waste, specifically by including information on reducing plastic waste in both online and written materials.*
- *That the council will introduce, following appropriate trials, a three weekly residual waste collection scheme to encourage plastic recycling (as well as all other recycling) and thus start to improve our recycling figures which have been flat lining for far too long.*
- *That the council will use its best offices to work with all other local authorities in Devon to achieve a Devon wide consensus to see a similar system implemented by all collection authorities within the county.*
- *To write to both our members of Parliament and the European Parliament, and to the secretary of State for Environment, Food and Rural Affairs, urging them to consider legislation and regulations which will reduce the amount of single use plastic used by society.*
- *To use all links that we have with business in Teignbridge to encourage them to reduce the amount of plastic waste produced and specifically to contact our major supermarkets asking them to consider introducing a "plastic free aisle" in the local stores on a trial basis.*

Councillor Hook, as proposer of the Motion, commented that action was required to stop and prevent marine pollution which was not only killing fish but birds and mammals. We should all be working towards the eradication of this contamination.

The Portfolio Holder for Environment Services stated that the target was to work towards zero avoidable waste by 2050; would be asking the Local Members of Parliament to lobby the Government; there was work already under way through the Devon Authorities Strategic Waste Committee to look for a preferred model waste collection scheme; need to educate and encourage the public; and waiting to see the results of East Devon District Council's three weekly residual waste collect scheme to assess the implications this could have for Teignbridge.

The Waste & Cleaning Manager stated that work had already started the audit of the use of single use plastics within the Council; the Council was actively educating the public both through its own specific communication channels and through the joint work undertaken through the 'Don't let Devon go to Waste' campaign; modelling was being done on three weekly residual bin collections and the performance of other authorities monitored; work was being undertaken to consider approaching the coffee shops in Newton Abbott to see if they could introduce a town branded reusable thermos type cup; and work was being done with Exeter and Torbay to collect and recycle marine litter.

Councillor Hook was pleased to hear what the Council was already doing and suggested that the Overview and Scrutiny Committee form a working group to ensure that the Council was putting into place actions and monitoring them with regards to single use plastics.

The Executive acknowledged that more was needed to be done to address marine pollution and the use of single use plastics and supported the establishment of a Scrutiny Working Group to help address and monitor the situation.

RESOLVED that the motion be noted and that it is suggested to Overview and Scrutiny Committee that they set up a working group to help to address the use of single use plastics.

422. REVISED DRAFT NATIONAL PLANNING POLICY FRAMEWORK CONSULTATION RESPONSE

The Principal Delivery Officer presented the report to consider the Government's proposed changes to the National Planning Policy Framework (NPPF) and confirm the Council's consultation response. The current framework was introduced in 2012, as part of a bid to reform the planning system and the revised draft framework for consultation was published on 5 March 2018.

Members were advised that the proposed NPPF changes focused on boosting housing supply and the main implication would be around the change to the delivery of new homes. They were advised of the key points:-

- Calculation of Housing Need
- Housing Delivery Test
- Five Year Housing Land Supply
- Explicit support for Joint Strategic Plans
- Introduction of more detailed Viability Guidance
- Develop allocations of varying sizes and custom build implications
- Redefining Affordable Housing
- Providing high quality broadband

An earlier version of the report had been considered at the Overview & Scrutiny Committee on 9 April 2018 and its comments and updates to the consultation were noted.

Members raised issues with regards to the public veto over wind energy development and the need for improved sustainable transport.

A Member thanked officers for their work on this consultation.

During discussion the Executive raised the following points:-

- Provision of Broadband

- Support for smaller business
- Work on the Greater Exeter Strategic Plan (GESP) and how this could affect the five year housing supply
- Land values being publicly available
- Potential to borrow against Community Infrastructure Levy (CIL) to put in place infrastructure before developments were started
- Affordable rented homes
- Need to ensure that the allocation of employment land was not lost to higher land values.

The Business Manager Strategic Place commented that no formal decision had been taken regarding whether the GESP would set out a single overall five year housing supply or if the authorities would have individual targets.

The Principal Delivery Officer responded to enquires as follows:-

- Local authorities were required to demonstrate five year supplies of deliverable housing sites; there was clarification required around deliverable sites where outline (but not detailed) planning permissions had been given
- There was a role for the Local Plan in the protective allocation of employment land
- The draft NPPF proposed that viability assessments should be published including land price
- There should be some flexibility to forward fund CIL Infrastructure

These points would be addressed through amendments to the consultation response.

RESOLVED that the draft response to the revised draft National Planning Policy Framework consultation that is set out at Appendix A with the additions from Executive be approved.

423. REVISED LOCAL DEVELOPMENT SCHEME

The Business Manager Strategic Place presented the report which provided a revised timetable for the Local Development Scheme (LDS) Plan preparation. The timetable would be published on the Council's website and come into effect from the agreed date. Members were advised that the LDS was a statutory statement of the timetable for local plan preparation and it included the proposed timetable for the preparation of the Greater Exeter Strategic Plan (GESP). The GESP had been held up by a number of factors including the complexity of transport work and therefore the draft plan was proposed to be published in June 2019 which would also avoid issues associated with purdah. The other authorities that were part of GESP would be taking a report to update their LDS in the next couple of months.

The Executive supported the proposal.

RESOLVED that the Local Development Scheme be approved and be brought into effect from 8 May 2018.

424. LOCAL PLAN REVIEW: ISSUES CONSULTATION INCLUDING SUPPORTING DOCUMENTS

Councillor Bullivant declared an interest as his son is a Local Estate Agent and knew some of the landowners. He did not take part in the debate and did not vote (Code of Conduct for Members - Paragraph 14).

The Principal Planning Policy Officer presented the report to update Members on the Local Plan Review. The Overview and Scrutiny Committee had considered the Local Plan Review: Issues Paper and supporting documents on the 9 April 2018. The Teignbridge Local Plan 2020-2033 was adopted on the 6 May 2014 and the five years was therefore up in May 2019. The Local Plan Review Issues report and supporting documents included the Statement of Community Involvement, Settlement Boundary Review and Settlement Hierarchy Review. There would be a comprehensive consultation process which would include Council Members, Town and Parish Councils, Neighbourhood Planning Groups and other stakeholders during the eight week consultation period. The consultation process would include evenings and Saturday workshops.

Some Members raised the issue of new housing developments being self-sufficient with the provision of community facilities which would help reduce traffic movements and congestion; the need to ensure that there were affordable houses to rent as well as to buy; and suitable accommodation for the over 65's.

The Portfolio Holder for Corporate Resources commented that there was a viability issue with retail units on a number of the new estates.

The Principal Planning Policy Officer advised that the achievement with regards to affordable housing provision were detailed in the consultation document.

A Member thanked the officers for all their work in putting these consultation documents together.

The Executive noted that these documents which would now go out to public consultation.

RESOLVED that the;-

- a) Local Plan Review Issues Paper and supporting documents attached to this report be approved for public consultation between 21 May 2018 and 16 July 2018; and
- b) delegated authority be given the Strategic Place Business Manager to approve the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment Scoping report for consultation between 21 May 2018 and 16 July 2018.

425. TEIGNBRIDGE ECONOMIC DEVELOPMENT PLAN 2018 - 23

The Economy Manager presented the report which provided Members with the draft Economic Development Plan 2018-2023 and sought approval for the Plan to be the subject of public consultation. The plan had been developed to deliver commitments as set out in the Council's Strategy, in particular the 'Going to Town' and 'Investing in Prosperity'. The plan had input from the Economic Development Review Group of the Overview and Scrutiny Committee. Stakeholders would be consulted including Chambers of Commerce, business networking groups, Town and Parish Councils and neighbouring authorities.

The report had been considered at the Overview & Scrutiny Committee on 9 April 2018 and the comments with regards to engagement with schools and colleges and support for the regeneration of town centres would be included in the plan.

The Portfolio Holder for Environment Services commented that it was important that business rates remained affordable to ensure that small business could continue to thrive.

In response to Members' enquiries, the Economy Manager clarified that there was work being undertaken towards the installation of free Wi-Fi for anyone visiting the town centre of Newton Abbot and that comments on the Town Centre Manager Post for Teignmouth and Dawlish and all town centres regeneration would be taken into account.

The Executive welcomed and endorsed the plan for public consultation.

RESOLVED that the Teignbridge Economic Development Plan 2018-23 be approved for public consultation.

426. DAWLISH WARREN CAR PARKS IMPROVEMENTS

The Business Manager, Strategic Place Economy & Assets presented the report to obtain the Executive's approval to invest funding to carry out improvement works at Dawlish Warren car parks.

Members were informed that there were areas within the Dawlish Warren car parks which required significant improvement works to alleviate health and safety issues and to extend the ongoing serviceability of this important Council asset. The planned works entailed resurfacing of the inner car park, filling potholes in the stone areas, improvements to drainage in both car parks, relining parking spaces and providing improved pedestrian walkways. There would be a marginal gain in spaces totalling 11.

Members were advised that the £220,000 capital expenditure would be funded by revenue contributions of £47,560 and capital receipts of up to £172,440 and a

tender had been produced and procured following a compliant procurement process.

In response to Members, the Business Manager, Strategic Place Economy & Assets clarified the time scales for the project and that the completion date was expected to be 20 July 2018 before the start of the summer school holidays.

The Executive welcomed and endorsed the improvements.

RESOLVED that the £220k capital expenditure, funded by revenue contributions of £47,560 and capital receipts of up to £172,440, for the improvement works at Dawlish Warren car park be approved and to award a contract following a compliant procurement process.

427. EXECUTIVE FORWARD PLAN

Details were noted of the Forward Plan for the next 12 months.

Chairman

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

Portfolio Holder Cllr Goodey

DATE: 17 July 2018

REPORT OF: Kay O'Flaherty - Business Improvement & Development Team Leader

SUBJECT: #CrowdfundDevon Partnership

PART I

RECOMMENDATIONS

- That Teignbridge District Council join the **#CrowdfundDevon Partnership**
- TDC would create a new funding allocation for this one year pilot crowd funding project, it would be called the **Stronger Communities Fund**.

1. PURPOSE

This report seeks approval to create a grant funding allocation of £20k, this would fund a number of Teignbridge community projects for the duration of the one year pilot project.

2. BACKGROUND

Following on from the Full Council report 4 June, this report sets out some additional information, based on the questions which arose at the 4 June meeting.

Q1. What fees are charged to the applicants of a crowd funding bid?

Total fees to applicants with a project are 8% of the total pledged.

The total fee for using [Crowdfunder.co.uk](https://www.crowdfunder.co.uk) is 8%. This will be collected from the funding total and will already have been taken by the time the funds arrive in the project account.

This breaks down to 5% for our Crowdfunder fee, a 1.67% payment processing fee and VAT.

If your project does not collect any money, then there no fees.

TEIGNBRIDGE DISTRICT COUNCIL

Q2. How much are other project partners paying to use as pledges?

DCC	£200, 000
Police	Not yet declared a figure
West Devon	£10,000
Exeter	Still working on their approach

Additionally West Devon Borough Council has shared their decision process

West Devon

It is proposed that in the first instance the Commissioning Manager would oversee the awarding of funds and the approval process. Before pledging funds on behalf of the Council the Commissioning Manager would consult with relevant ward Members. Members would be required to respond within 5 working days. If a response is not received from a relevant Member within 5 working days and the project clearly meets the funding criteria a pledge will be made.

New Memorandum of Understanding (V4): See Appendix

3. GROUPS CONSULTED

Devon County Council

4. TIME-SCALE

The decision will be implemented immediately after call in expires.

5. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. 24 July 2018

Wards affected	All
Contact for more information	Kay O'Flaherty

TEIGNBRIDGE DISTRICT COUNCIL

Background Papers (For Part I reports only)	
Key Decision	No
In Forward Plan	No
In O&S Work Programme	No

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COUNCIL

CHAIRMAN: Cllr Avril Kerswell

DATE – 4 June 2018

REPORT OF: Kay O’Flaherty - Business Improvement & Development
Team Leader

SUBJECT: #CrowdfundDevon Partnership

PART I

RECOMMENDATION

That the Council resolve

- Teignbridge District Council join the #CrowdfundDevon Partnership
- TDC would create a new funding allocation for this one year pilot crowd funding project, it would be called the **Stronger Communities Fund**.

1. PURPOSE

To seek Council approval for create a grant funding allocation of £20k, this would fund a number of Teignbridge community projects for the duration of the one year pilot project.

2. BACKGROUND

What is Crowdfunding?

It’s an old idea brought into the 21st Century due to the internet with online digital suppliers providing user-friendly platforms for people to publicise their projects and/or fund them. Funding a venture or project by asking a large amount of people for small sums of money.

How does it work?

Crowdfunding is now a well-established and utilised tool that allows communities and organisations to promote and publish local innovation, ideas, solutions, infrastructure and events that need funding (and sometimes wider support).

A platform allows people and potential funders to access and review project proposals and then should they choose to, provide funding. Crowdfunding is open to private funders at a local level with a small amount to donate and to local businesses, but also open to large funding bodies and multinational organisations.

Each organisation will decide its own internal approval process so that decisions to

TEIGNBRIDGE DISTRICT COUNCIL

pledge on a project can be made within two weeks (typically projects only crowdfund for 4 weeks).

Decision making for pledging funds:

Because of the fast moving nature of crowdfunding a light touch decision making process is required, decisions will be made by the TDC project manager in conjunction with the project co-ordinator (modelled on the Elector fund process.) An e-mail will be sent to relevant District Ward Councillors for information and if any local knowledge is needed. Beyond this, advice will sought from the DCC project team and the Teignbridge Community Voluntary Services (CVS) as required.

Monitoring:

This fund is designed to be light touch and not an admin burden; to this end there will be quarterly performance monitoring of the number of pledges taking place.

Publicity and transparency:

All the projects and pledges will be on public view on the Crowdfund UK website. DCC & TDC Communications teams would market and promote the pilot.

What are the benefits?

This method of funding empowers communities to change things, leverage budgets, builds stronger communities and helps the local economy.

Crowdfunding can enable a community led, transparent and democratic opportunity to not only generate and promote local ideas; but for communities to determine which of these ideas are best prioritised and funded. This can be achieved with reduced administration but increased exposure to successful local projects and real time insight into the benefits and outcomes of funding.

Examples of crowdfunding tools (using Warwickshire and Plymouth as examples) can be accessed through the links below.

<https://www.spacehive.com/places/uk/warwickshire>

<http://www.crowdfunder.co.uk/crowdfund-plymouth>

Plymouth City on average funds projects with grants of £2,400 each.

Financial Implications:

The fund will use existing budget set aside from the Elector Fund for community projects so there is no additional budget pressure or costs.

Evaluation:

Evaluation of the pilot is still being discussed by the partnership:

The campaigns can be measured for example by:

1. An increase in web traffic to the platform.
2. An increase in the number of project proposals lodged on the platform

TEIGNBRIDGE DISTRICT COUNCIL

3. Leverage on partners' funding stream in year 1. Average leverage is estimated to be 250%.
4. Total funding pledges obtained.
5. How much has been generated over and above the Partners' funds.

RESOLVED that:-

(1) the report be noted; and

*(2) takes up membership of the **CrowdfundDevon Partnership***

RECOMMENDED that:-

TEIGNBRIDGE DISTRICT COUNCIL

*(3) funds be made available for this one year pilot project takes up membership of the **CrowdfundDevon Partnership**.*

3. ADDITIONAL INFORMATION

Kay O'Flaherty

Business Improvement & Development Team Leader

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

Wards affected	All
Contact for any more information	Kay O'Flaherty / Gary Powell
Background Papers	None
Key Decision	NA
In Forward Plan	NA
In O&S Work Programme	NA
Community Impact Assessment attached:	NA
Appendices attached	Appendix 1 MOU 1 st draft of the concept

APPENDIX

11/0618

MEMORANDUM OF UNDERSTANDING

between

Devon County Council,
The Devon and Cornwall Police,
Teignbridge District Council,
East Devon District Council,
West Devon Borough Council
and
Exeter City Council

Provision of Crowdfunding Pilot Devon - Project

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ANNEX

ANNEX A.	PROVISION OF CROWDFUNDING SUPPORT - DEVON.....	8
	Terms of Reference	

THIS AGREEMENT is dated [DATE]

PARTIES

- (1) The parties to this memorandum of understanding **MoU** are:
- (2) **Devon County Council** of County Hall, Topsham Road, Exeter, Devon, EX2 (**Devon County Council**).
- (3) **Devon and Cornwall Police (the Police hereafter)**
- (4) **Teignbridge District Council (TDC hereafter)**
- (5) **East Devon District Council (EDDC hereafter)**
- (6) **West Devon Borough Council (WDBC hereafter)**
- (7) **Exeter City Council (ECC hereafter)**

1. BACKGROUND

- 1.1 Devon County Council, the Police and the above listed District/City Councils have agreed to work together on the following project, which is further detailed in the Annex attached to this MoU:
 - (a) The commissioning and pilot of a crowdfunding platform for the administrative area of Devon County Council
(the **Project**).
- 1.2 The parties wish to record the basis on which they will collaborate with each other on these Project. This MoU sets out:
 - (a) the key objectives of the Project;
 - (b) the principles of collaboration;
 - (c) the project management structures the parties will put in place; and
 - (d) the respective roles and responsibilities the parties will have during the Project.

2. KEY OBJECTIVES FOR THE PROJECT

- 2.1 The parties shall undertake the Project to achieve the key objectives set out in the attached Annexes to this MoU (**Key Objectives**).

3. PROJECT MANAGEMENT

- 3.1 The Project will be managed as set out in the appropriate Annex.

4. PRINCIPLES OF COLLABORATION

The parties agree to adopt the following principles when carrying out the Project (**Principles**):

- (a) collaborate and co-operate. Establish and adhere to the governance structure set out in this MoU to ensure that activities are delivered and actions taken as required;
- (b) be accountable. Take on, manage and account to each other for performance of the respective roles and responsibilities set out in this MoU;
- (c) be open and timely. Communicate openly and in a timely way about major concerns, issues or opportunities relating to the Project;
- (d) learn, develop and seek to achieve full potential. Share information, experience, materials and skills to learn from each other and develop effective working practices, work collaboratively to identify solutions, eliminate duplication of effort, mitigate risk and reduce cost;
- (e) adopt a positive outlook. Behave in a positive, proactive manner;
- (f) adhere to statutory requirements and best practice. Comply with applicable laws and standards including EU procurement rules, data protection and freedom of information legislation.
- (g) to share performance data and financial information relevant to delivery of the services.
- (h) act in a timely manner. Recognise the time-critical nature of the Project and respond accordingly to requests for support;
- (i) manage stakeholders effectively;
- (j) deploy appropriate resources. Ensure sufficient and appropriately qualified resources are available and authorised to fulfil the responsibilities set out in this MoU.
- (k) act in good faith to support achievement of the Key Objectives and compliance with these Principles.

5. ROLES AND RESPONSIBILITIES

5.1 The parties shall undertake the following roles and responsibilities to deliver the Project:

Activity	Devon County Council	The Police and the District/City Councils
The commissioning and piloting of a crowdfunding platform for the administrative area of	Lead	Assure

Devon County Council		
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5.2 For the purpose of the table above:

Lead: the party that has principal responsibility for undertaking the particular task, and that will be authorised to determine how to undertake the task. The Lead must act in compliance with the Objectives and Principles at all times, and consult with the other party in advance if they are identified as having a role to Assure the relevant activity;

Assure: the party that will defer to the Lead on a particular task, but will have the opportunity to review and provide input to the Lead before they take a final decision on any activity. All assurance must be provided in a timely manner. Any derogations raised must be limited to raising issues that relate to specific needs that have not been adequately addressed by the Lead and/or concerns regarding compliance with the Key Objectives and Principles.

Critical Friends: In addition, and with agreement by partners, this partnership shall work with the Voluntary and Community Sector Infrastructure bodies (The 8 Community and Voluntary Services (CVSs) and Devon Communities Together) to act as a critical friend to the partners and this project, providing sector views and comment for our consideration in relation to our approach to the development of the crowdfunding platform and pilot.

Key decisions relating to the project will be made through a Steering Group of the partners – see appendices for terms of reference

6. DISPUTE RESOLUTION AND ESCALATION

6.1 If either party has any issues, concerns or complaints about the Project, or any matter in this MoU, that party shall notify the other party and the parties shall then seek to resolve the issue by a process of consultation. If either party receives any formal inquiry, complaint, claim or threat of action from a third party (including, but not limited to, claims made by a supplier or requests for information made under the Freedom of Information Act 2000) in relation to the Project, the matter shall be promptly referred to the relevant nominated representative. No action shall be taken in response to any such inquiry, complaint, claim or action, to the extent that such response would adversely affect the Project, without the prior approval of the relevant nominated representative.

7. TERM AND TERMINATION

7.1 This MoU shall commence on the date of signature by all parties, and shall expire on completion of the Project.

- 7.2 Any one of the partners agreeing to this agreement may terminate this MoU by giving at least twelve months' notice in writing to the other party at any time.

8. VARIATION

This MoU, including the Annexes, may only be varied by written agreement of all the partners agreeing to this agreement.

9. CHARGES AND LIABILITIES

- 9.1 Except as otherwise provided, the parties shall each bear their own costs and expenses incurred in complying with their obligations under this MoU.
- 9.2 The parties agree to make payments to each other in accordance with the payment schedules within the relevant attached Annexes. All amounts due under this MoU shall be paid in full without any set-off, counterclaim, deduction or withholding.
- 9.3 All parties shall remain liable for any losses or liabilities incurred due to their own or their employee's actions and neither party intends that the other party shall be liable for any loss it suffers as a result of this MoU.

10. STATUS

- 10.1 This MoU is not intended to be legally binding, and no legal obligations or legal rights shall arise between the parties from this MoU. The parties enter into the MoU intending to honour all their obligations.
- 10.2 Nothing in this MoU is intended to, or shall be deemed to, establish any partnership or joint venture between the parties, constitute either party as the agent of the other party, nor authorise either of the parties to make or enter into any commitments for or on behalf of the other party.

11. GOVERNING LAW AND JURISDICTION

This MoU shall be governed by and construed in accordance with English law and, without affecting the escalation procedure set out in clause 6, each party agrees to submit to the exclusive jurisdiction of the courts of England and Wales.

Signed for and on behalf of DEVON
COUNTY COUNCIL

Signature:
Name: Simon Kitchen
Position: Head Of Communities
Date:

Signed for and on behalf of THE
POLICE

Signature:
Name: Emma Webber
Position: Senior Coordinator Citizens in Policing
Date:

Signed for and on behalf of TDC

Signature:
Name: Kay OFlaherty
Position:
Date:

Signed for and behalf of EDDC

Signature:
Name: Sulina Tallack
Position:
Date

Signed for and behalf of WDBC

Signature:
Name: Nadine Trout
Position: Commissioning Manager
Date

Signed for and behalf of ECC

Signature:
Name: Dawn Rivers
Position:
Date

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Annex A. Provision of Crowdfunding Support - Devon

1. Introduction

Devon is the third largest county in England, covering 2,534 square miles. The county has over 750,000 residents, with a higher proportion of older people than the national average. It is also one of the most sparsely populated counties, with few large settlements and a dispersed rural population. There are 28 market towns and the city of Exeter, with a population of approximately 110,000 people.

- An ageing population which is also growing faster than the national average, increasing future demand for health and care services
- New towns such as Cranbrook and new housing developments in existing towns with a young population structure very different to the rest of Devon, and a different set of challenges relating to health-related behaviours, child health and sexual health and certain crimes. Community development and preventive approaches will be vital in these areas
- Increasing financial pressures affecting local authorities, police forces, Clinical Commissioning Groups and other agencies requiring changes to traditional patterns of service provision to ensure health and care services, and other front line services remain accessible and affordable
- A configuration of local authority and health organisations more complex than most other counties, with two-tier local authorities, and Clinical Commissioning Groups crossing local authority boundaries. This creates extra challenges in terms of the continuity of services, planning and effective partnership working
- A sparse and predominantly rural population, creating additional challenges around access to health and care services and the need for sophisticated models of home-based care, outreach and work to reduce social isolation. The effective utilisation of local resources, voluntary / community organisations and community assets will be critical
- Patterns of deprivation marked by isolated pockets and hidden need within communities and higher levels of rural deprivation, with groups experiencing health inequalities likely to be geographically dispersed. This creates additional challenges when addressing health inequalities and targeting services to those most in need. Rural deprivation can lead to an increased fear of crime and it is important for communities to work together to increase their resilience and support to one another.
- A disparity between the quality of indoor and outdoor environments in Devon. According to the Indices of Deprivation 2015 over half the Devon population (54.55%) live in areas in the most deprived 20% in England for the quality of the indoor environment (decent homes standard and central

heating), with no areas in the most deprived 20% in England for the quality of the outdoor environment (air quality and road traffic accidents affecting pedestrians and cyclists). Housing has a direct impact on health with poor housing leading to an increased risk of cardiovascular and respiratory disease, as well as anxiety and depression

- Average earnings below the national average and house prices and cost of living above the national average contribute to a number of issues including food poverty, homelessness, mental health and wellbeing, and fuel poverty. In some cases this can lead to increases in certain types of criminality
- The need for a focus on prevention at all stages of the life course aimed at improving health in later life for all, as well as narrowing the 10 to 15 year gap in health status between those living in the most deprived and least deprived areas. This will be critical to addressing the demographic and financial pressures that local organisations are facing
- The need for a focus on mental health and wellbeing throughout the life course with a particular emphasis on groups and geographic areas where outcomes are comparatively poor and socio-economic deprivation, and an understanding of the relationship between mental and physical health
- Where there are members of the population experiencing mental health issues we know this impacts on calls for service on the police due to increased vulnerability, concern for welfare and feelings of isolation
- High levels of social isolation resulting in loneliness, which whilst most common on the older population, is evident in younger age groups, minority groups and people who are geographically isolated. This has an immediate impact on mental health and wellbeing and a long-term impact on general health. . It also has an impact on calls for service to the police.
- Improvements in relation to health-related behaviours in younger age groups are not mirrored in older age groups, and considerable variations exist by sex, deprivation and other social and economic factors. These changing patterns of smoking, excess weight, physical activity, diet, alcohol, drug use and other behaviours should directly inform the planning of future interventions
- The growing number of people with long-term conditions, sensory impairment, dementia, cancer and other health problems. This requires a particular focus on those living with multiple health conditions, as traditionally health systems have been largely configured for individual diseases rather than multi-morbidity
- Growing levels of severe frailty in the population. Whilst frailty increases with age, signs of mild frailty can appear in people in the 20s and 30s, and more severe frailty in people in their 40s, 50s and 60s, with an earlier onset in more deprived areas. The detection of the early stages of

frailty (known as pre-frailty) is important as the progression from pre-frailty to severe frailty typically takes 10 to 20 years, providing a window of opportunity to slow or ameliorate this progression. The detection of frailty in primary and community care, the early identification and treatment of disease, prevention, and the targeting of groups who are likely to be most affected are vital

- The Devon population is diverse in its needs and inequality can take many forms, resulting in differing health and care needs to which health and care commissioners need to respond.
- The police aim to remain accessible, responsive, informative and supportive. Local policing teams and volunteers are key to achieving this by connecting with communities to identify and support vulnerable people, prevent harm and increase community resilience,

2. Background

The Devon focussed crowdfunding platform commissioners/funding partners, Devon County Council (DCC) , the Devon and Cornwall Police (The Police) , Teignbridge District Council (TDC), East Devon District Council (EDDC) , Exeter City Council (ECC) and West Devon Borough Council (WBDC), wish to use crowdfunding as a mechanism to enable people, communities and organisations to improve local places and communities , increase investment in the county and leverage budgets. By taking this approach there is an enormous opportunity to use the creativity and resources of people, communities and organisations within and outside Devon to make places which are truly created and supported by the local community.

The Devon focussed crowdfunding platform commissioners/funding partners, DCC, The Police, TDC, EDDC, ECC and WBDC, have several funds that they may wish to deploy via the crowdfunding platform, such as but not limited to:

Town and Parish Fund / Communities Together Fund

<https://new.devon.gov.uk/democracy/councillors-nav/town-and-parish-fund/>

Locality Budget

<https://new.devon.gov.uk/democracy/councillors-nav/locality-budgets/>

Police Community Resilience Fund (Name to be confirmed)

Councillors' Community Fund

<https://www.teignbridge.gov.uk/community-and-people/communities/community-funding/councillors-community-fund/>

2.1 The funding partners require a bidder to assist them in:

- enabling communities and organisations to connect, promote and publish legitimate grass root project proposals, such as, but not limited to: local innovative ideas, solutions, infrastructure and events that need funding (and sometimes wider support).

- enabling people and other potential funders to access and review any published project proposals and then fund it in full or in part if they choose to do so.
- facilitating local sharing of innovation and increase locally generated funding.
- allowing them and other partners to utilise the technology required as a way of making citizens aware of appropriate funding available.
- enabling a community led, transparent and democratic opportunity to not only generate and promote local ideas; but for communities to determine which of these ideas are best prioritised and funded.
- determining if the above can be achieved with reduced administrative burden but increased exposure to successful local projects and real time insight into the benefits and outcomes of our (and other's) funding.

3 Outcomes

The successful crowdfunding platform provider will:

- provide an online web-based digital crowdfunding platform which will enable and support people, communities and organisations to publish, promote, support and/or fund local community development projects which will enhance or make a difference to communities in Devon; aligning and connecting these projects to the strategic priorities of funding partners and sources also using the platform.
- through its crowdfunding offer, provide awareness raising and support, help develop a citizen-led culture which increases the role of individuals, community groups and organisations to identify, create, fund and deliver civic projects that improve Devon.
- provide help and support for funding organisations and sources to be more connected with and responsive to public mood when making decisions to fund projects.
- provide a crowdfunding platform and associated offer that helps and supports Devon people, communities and organisations to better understand, use and embrace crowdfunding to make more effective use of resources by attracting and/or leveraging funding sources.
- offer an online, intuitive platform for people, communities and funding organisations and bodies to administer funding programmes
- provide appropriate training, awareness raising and support to key stakeholder groups, especially within funding partner organisations, and the infrastructure bodies within the voluntary and community sector.

- demonstrate that the platform and offer has helped to create more resilient and cohesive communities by empowering residents and community groups to drive and deliver their own local community development projects.

4 Requirements

A Devon focussed crowdfunding platform (the platform), covering at least the administrative area of Devon County Council as a minimum.

The platform must 'go live' by 01/06/18.

The platform will be in place initially for 12 months with the option to extend the contract for a further 2 x 12 month extensions, as determined by the platform funding partners.

The funding partners (DCC, The Police, TDC, WDBC, ECC and EDDC) and other organisations who may join us later, e.g. the other remaining 4 District Councils (i.e. South Hams, Torridge, North, and Mid-Devon), can access and use the platform, independently of each other, other funders and securely through separate secure login functionality, to promote their available funding streams on the platform and to deploy such funding streams to projects on the platform.

A crowdfunding platform which:

- is intuitive and requires minimal training to use
- must comply with the requirements of General Data Protection Regulations (GDPR) 2018
- ensures all data created, held and processed via your crowdfunding platform is stored and serviced in the EU and/or complies with all EU agreements and requirements.
- ensures project initiators, funding partners and commissioners are able to access the crowdfunding platform in a secure and lawful way, notifying funding partners of any technological aspects of the crowdfunding platform that needs to be tested with or installed within users' IT systems, for example, such as a required 'plug-in' within funding partners' web browsers.
- can be accessed from multiple devices.
- permits the platform funding partners to access the platform and utilise the system's functionality and data, in particular to analyse and evaluate the system's value add and impact throughout the contract and whether it has attracted and leveraged external funding
- can demonstrate good governance and due diligence processes are in place in relation to projects seeking to use the platform to secure funds from third parties; using clear processes and undertaking the required checks to ensure proposed projects are verified and validated as bona fide projects at the pre-funding and post-funding stages of a hosted project.

- possesses the required functionality to evaluate and report on the impact and value of the platform against the above outcomes, to the platform funding partners at regular intervals e.g. quarterly, six monthly and year end.

The provider of the crowdfunding platform will:

- Work with and supports the platform funding partners to align to and become 'crowdfunding' compatible and ready, in terms of co-designing key processes by go live, e.g. key communication plans and application, eligibility, assessment and funding processes.
- Ensure initial and ongoing awareness raising, promotion and marketing of the crowdfunding concept and of the crowdfunding platform and the stimulation of ideas with the people, communities, elected members, organisations of Devon and other interested stakeholders (in and outside Devon) who either have potential projects to promote on the platform and /or who have funds to deploy via the platform.
- Work with and support platform funders and associated key stakeholders (e.g. Officers, elected Members (3 tier authority structure), Voluntary & Community Sector infrastructure bodies) to raise their knowledge, skills, awareness and confidence to use, support and champion crowdfunding across Devon.

Initial Pilot - Funding of the Crowdfunding Platform

Subject to the outcome of the Request for Quote, and for simplicity, the Police and DCC , as county-wide organisations, will seek to fund (up to a maximum of £15,000 per organisation) the procurement of the crowdfunding platform/system for the initial pilot year only, with District partners identifying resources to help to develop the platform for 'go live', and any ongoing maintenance of the pages throughout as well as promoting and using the platform, i.e. identifying and deploying District held grant funding pots via the platform – such as but not limited to Community Grants, Councillor locality budgets and grants, the Communities Together Funds.

How the crowdfunding platform is paid for after the initial one year pilot is open for discussion and will form part of the end of year review of the pilot, to be carried out by the partners.

TERMS OF REFERENCE (ToR): Provision of Crowdfunding Support - Devon Steering Group








OBJECTIVES :

- Accountable for success of the project.
- Responsible for strategic direction and management - providing strategic steer, influencing implementation and development
- Authorise commitment of resources.
- Identify links, interdependencies and constraints and respond to them.
- Provide leadership, direction, accountability and management of risks and issues.
- Apply expert challenge, advice and support
- Report progress to respective partners's organisations and stakeholders.
- Timely updates to the Leaders of the respective partners .
- Raise the profile of the project with key leaders, decision and policy makers, stakeholders - locally, regionally and nationally.
- Approve and review membership of the Steering Group and Project Team.
- Review and approve any plans and recommendations.
- Evaluate ongoing and year end performance and review and produce an end of project report.
- Assure delivery and acceptance criteria met.
- Decide on project closure and/or continuation.



ATTENDEES :

- Lead and Assure Partner representatives and Critical Friends as outlined in the Memorandum of Understanding (MOU)
- Others as required from time to time, as agreed by Steering Group Partners, e.g. platform provider

	<p>FREQUENCY / DURATION / VENUE / CHAIR / REVIEW:</p> <p>Frequency: fortnightly (initially) and subject to ongoing review</p> <p>Duration: 2-3 hours max.</p> <p>Venue: Partners host rota, or held via Skype / Audio Conference.</p> <p>Chair: Rotational.</p> <p>Proxies: Permitted with decision-making rights.</p> <p>Extraordinary Meeting By any member if quorum met.</p> <p>Review: ToR to be reviewed in 4 months.</p>		<p>REGULAR AGENDA ITEMS :</p> <ul style="list-style-type: none">• Review previous key decisions/actions log.• Review progress, risks and issues.• Agree communication plans.• Review membership of group / project team.• Any other business.• What went well – it would be better if...		
	<p>INPUTS:</p> <ul style="list-style-type: none">• Attendance of members at meeting.• Previous key decisions / actions.• Progress, risk and issues reported.• Agenda items and any papers for discussion.• Communication plan.• Sharing of relevant information.• Communication from all participants.• Communication from potential partners.		<p>OUTPUTS:</p> <ul style="list-style-type: none">• Updated key decisions / actions log.• Distribution of above log.• Updated communication plan, risk and issues• Communication outputs		<p>GROUND RULES:</p> <ul style="list-style-type: none">• Agenda items/papers sent out 3 working days before meeting.• Start and finish the meeting on time.• All members can raise agenda items / papers.• Respect other people's opinions.• Confidentiality.• Fully accessible, especially in terms of venue and papers.• Group only in existence for life of project.• Updated key decisions / actions log sent out 5 working days after meeting.• Quorum: 3 partners minimum (to

					include DCC & Police) attending to be an authorised and valid Steering Group.
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Crowdfunding Briefing

This briefing is concerned with donation crowdfunding for good causes via the internet, known as donation crowdfunding.

Crowdfunding isn't new, but the internet has given it a new impetus. Crowdfunding is a huge growth area of income for voluntary and community organisations. Nesta, the innovation charity, estimate that crowdfunding raised over £26 million last year. There are four main types of computer-based crowdfunding

- Donation Crowdfunding
- Reward Crowdfunding
- Debt Crowdfunding
- Equity Crowdfunding



Why should councils be involved?

There are multiple benefits for councils controlling a crowdfunding platform. It will increase levels of resident involvement with public services. The opportunity to contribute to the success of a local project could motivate residents to participate in something that makes a lasting difference. The platform could be used to host joint projects between a council and other public sector or community organisations. The platform can also provide invaluable intelligence on what is happening in the community. Council departments, Individual councillors and the CVS may be able to offer assistance to an unforeseen need.



How it works

A typical donation crowding campaign requires a lot of planning and preparation work. Before uploading their cause to the platform, groups need to craft a convincing and appealing story. Research shows stories about a single individual told in the first-person have more impact, than graphs and reams of statistics. Also a short video clip can improve the results on a crowdfunding

Once a group has uploaded its campaign to the platform project page, it needs to push the campaign.

It is a common misconception about donor crowdfunding that there is a sea of philanthropists who trawl the internet for causes close to their heart, to which they can make a donation - unfortunately that rarely ever happens. Donors need to be directed to the platform project page and motivated to give.

The good news is the group itself and the people in it, already know the people who are most likely to donate to the cause and spread the word about it – they are the supporters, friends, family and acquaintances. Groups will use social media and other methods to contact them and asking them in turn to promote the cause to their network of friends, family and acquaintances. It's important to remind people several times without appearing to hassle them.

Thanking and appreciating donors is absolutely vital, studies have found around 45% donors said that being thanked inspired them to give again; 23% said the quality of the acknowledgement they received encouraged them to give again.



Advantages of Crowdfunding

- Easy and Simple: The simplicity and ease of launching a fundraising campaign is one of the main advantages of crowdfunding. CVS may help groups with the process step by step..
- Financing a cause without going through the long process of grant applications. Crowdfunding can help you raise the money you need to develop or launch a brilliant project without or before going through the process of registering as a charity or forming a formal group.
- Have direct access to supporters. This method of raising fund for your project or cause allows you to have a direct access to your supporters who can give valuable feedback on how a service could be improved. You can also continue receiving feedback at every stage of the process that will allow you to further improve.
- Increases awareness of your cause and charity.

Disadvantages of Crowdfunding

While crowdfunding is a highly beneficial method of receiving financial support for groups' cause, there are also some drawbacks groups should keep in mind.

- Donors (who could be anyone from a friend, colleague or neighbour to a sympathetic donor thousands of miles away) are very less likely to be repeat donors, unlike donors recruited from more traditional forms of fundraising. Groups need to ask themselves is the time, energy, and effort required to host a successful crowdfunding event, right for what they want to achieve.
- If you do not reach the group's target funding, you may find the money that's been pledged will often be returned to your group's donors and you won't be receiving anything
- Copying. Someone sees a great idea and copies it.
- Not every project is suitable for crowdfunding
- Without a good network, it would be near impossible for a group to raise funds



Report on **Donation Crowdfunding** by NESTA—the innovation charity:

<http://ow.ly/FZ2e30kuy1o>

LGIU Crowdfunding for Local Authorities



<https://www.lgiu.org.uk/wp-content/uploads/2017/03/Crowdfunding-for-local-authorities.pdf>



<https://www.youtube.com/watch?v=5Eg29O4ceF4>

<https://www.youtube.com/watch?v=YRvu6e9Utd4>



National Council for Voluntary Organisations :

<https://blogs.ncvo.org.uk/2015/11/10/should-you-be-crowdfunding/>

Seekers

Applicants

Can be community group parish councils, CVS, associations, etc.



Seeker decides:

- What do they want to do?
- Why do they want it?
- How much money do they need? (up to £5,000)
- Who is the 'crowd?' they want to sponsor
- How they will market it? eg will there be an incentive?
- Check with CrowdfundDevon if it's a feasible project



Applicants: create their project description

- Create a web page, fill it with relevant information, can make a video, etc.
- Send it to the crowdfunding site at CrowdfundDevon
- If approved by CFD, web link is created to/from the crowdfunding site



The 'crowd'

Interested parties commit £'s to the fund
If the full amount sought by the Seeker is not raised, no money is taken at all.

Givers

TDC can help launch and promote through social media and networking



CrowdfundDevon

They host the respective Seeker's page on their website, along with the pages of other 'Seekers' who have subscribed to the scheme.



TDC dashboard provided by CFD
Views funding commitments



TDC may donate funds towards the relevant crowdfund once targets are reached.

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TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Stuart Barker

DATE: 17 July 2018

REPORT OF: Chief Finance Officer

SUBJECT: 2017/18 DRAFT FINAL ACCOUNTS & TREASURY
MANAGEMENT

PART I

RECOMMENDATIONS

That the Executive resolve

- (a) To note the draft revenue results.**
- (b) To approve the draft year end capital and updated programme at appendix 1.**
- (c) To note the updated lending list at appendix 2.**

The Executive recommends to Council

- (d) That the draft treasury management results for 2017/18 at appendix 3 are noted.**

1 PURPOSE

- 1.1** To report the 2017/18 draft final revenue results including draft closing general reserves.
- 1.2** To bring the 2017/18 draft final capital and updated ongoing programme for members' approval including draft closing capital funding and resources carried forward.
- 1.3** To report the draft financial results of the treasury management function for the year ended 31 March 2018.
- 1.4** To note the updated treasury management lending list.

TEIGNBRIDGE DISTRICT COUNCIL

2 BACKGROUND

- 2.1** The Accounts and Audit Regulations 2015 set out the requirements for the production and publication of the annual statement of accounts. The statement has to be produced and certified by the Chief Finance Officer by 31 May. It has to be brought for Full Council approval after external audit and by 31 July. These dates have moved forward from 30 June and 30 September respectively from the 2016/17 accounts.
- 2.2** The financial records for 2017/18 have been balanced and closed and the draft accounts prepared. The £33 million housing benefit claim is complete and ready for the statutory external audit. The £28 million provisional business rates return which provides the information for rates retention has been completed and certified. A final certified return has to be submitted by 31 July when the accounts have been audited. This report is based on the draft accounts.
- 2.3** The statement of accounts and financial records have been audited by our external auditors Grant Thornton during the three weeks from 4 June 2018. If any accounts alterations are required the details will be reported to Audit Scrutiny Committee on 19 July with the external audit accounts report. Any revenue or capital resource effects will be brought to Executive in the next budget monitoring report on 2 October. We are not aware of any such alterations at this point.
- 2.4** The 2017/18 revenue and capital budgets were approved on 21 February 2017 and updated by Council on 22 February 2018. This report compares the draft results to the updated budget.
- 2.5** An updated treasury management statement and authorised lending list was approved at the February 2018 budget meeting. This was based on the latest edition of the treasury management code published by the Chartered Institute of Public Finance & Accountancy.

3 2017/18 DRAFT REVENUE RESULTS

- 3.1** The draft closing general reserves at 31 March 2018 are £1.9 million. This is improved on the updated budget by £73,000. There is £2.6 million in the earmarked business rates reserve to cover future funding and income fluctuations. The revenue contributions to capital carried forward has £3.0 million at 31 March 2018.
- 3.2** There are specific grants or contributions totalling £3.3 million in earmarked reserves. The main items here are £0.5 million from the government for community led housing, £1.1 million relating to housing rent charges and £0.3 million for open spaces being largely section 106 contributions. There is a further £1.5 million of earmarked reserves for specific carry forwards which have been reviewed by Corporate Leadership Team. This total includes

TEIGNBRIDGE DISTRICT COUNCIL

£18,000 for rural aid, £46,000 unpaid councillors community fund grants and £130,000 for the elector fund.

- 3.3** In 2014/15 a new earmarked reserve was set up for our share of usable funds held from the Strata joint operations. This now stands at £218,000. The joint operation started trading on 1 November 2014 and is owned by Teignbridge, Exeter and East Devon district councils with Teignbridge owning 27.4%. The business of Strata is the operation and provision of a shared information communications technology service to each of the councils.

4 REVENUE BUDGET VARIATIONS 2017/18

The most significant variations and points to note for the year were as follows:

- Car parking income was down £7,000 on the probable budget of £3.4 million. Leisure income was £16,000 better than the probable budget of £2.2 million. The total fees and charges income for all services was £8,000 above the probable budget of £9.4 million.
- Our share of business rates income including the Devon pooling gain for the year was £333,000 more than anticipated in the probable budget. We do however have a year end deficit on the rates collection fund of just over £3.9 million of which our 40% share is £1.6 million. The deficit is mainly due to lower income and also a higher previous year deficit than when estimates have to be set more than twelve months in advance by the end of January of the previous year. The business rates retention reserve has a balance of £2.6 million. This is also to cover future funding and income fluctuations and potential appeals.
- Overall salary costs including vacancy savings were underspent by £27,000 on the probable budget on a total salary cost of £16.4 million including employer's national insurance and superannuation. The saving is after any redundancy costs. There were some minor overspends on other expenditures e.g. repairs, maintenance, rates and other fees.
- Unfunded discretionary rate relief awarded in the year was £127,000 as compared with £189,000 in 2016/17.
- For 2017/18 sundry debt write offs were £157,000 (2016/17 £186,000) or 1.0% of debt raised in the year. Council tax write offs were £276,000 (2016/17 £139,000) or 0.27% of the charge raised. National non-domestic rate write offs were £114,000 (2016/17 £90,000) or 0.30% of the charge.

5 2017/18 DRAFT FINAL CAPITAL PROGRAMME & FUTURE YEARS

- 5.1** The draft final capital programme is shown at appendix 1. The original estimate of £41.1 million for 2017/18 was approved at Council on 21 February 2017. This had been decreased by probable stage in the February 2018 budget update to £14.8 million mainly due to the rescheduling of provisions for

TEIGNBRIDGE DISTRICT COUNCIL

town centre improvement works for Newton Abbot town centre and employment site expenditure. The actual spend in 2017/18 was £6.0 million. The difference of £8.8 million from the updated budget is mainly due to:

- A further £2.2 million provision relating to employment sites and £350k relating to town centre enabling improvement works has now been carried forward to 2018-19.
- The works to Market Walk fascias and roofing commenced towards the end of 2017-18. £1.95 million of the probable budget has been carried forward, with the works continuing into 2018-19.
- £168,000 of the South West coastal regional monitoring probable budget of £1.207 million for the year was unspent. This is all funded by grant from the Environment Agency and other external contributions and the remaining budget has been carried forward. Work is progressing in the current year and the programme continues over the following two years.
- £361,000 of the probable budget for the Coastal Asset Review and Coastal Asset Review (project management support) was unspent. This is also funded by grant from the Environment Agency and has been carried forward.
- The probable budget for affordable housing including empty homes projects was £515,000. £5,000 was spent on two sites relating to the probable budget and the remaining £510,000 has been carried forward.
- £542,000 of the private sector housing probable budget which is mainly grant funded was unspent. The remaining better care funding relating to disabled facilities grants will be repaid to the Devon better care fund to be redistributed according to demand.
- The £640,000 probable budget towards infrastructure projects funded from the Community Infrastructure Levy has been carried forward, including schemes for cycle paths and land purchase for Suitable Alternative Natural Green Spaces (SANGS). A further £177,000 of Section 106-funded probable budget was carried forward in relation to the ongoing instatement works at the Dawlish countryside park.
- £275,000 was carried forward in relation to works at the bulking station, including the installation of the new baler, which continues in 2018-19.
- £473,000 has been carried forward relating to IT improvements being carried out by Strata.

- 5.2** At the end of 2017/18 there was £4.6 million of capital receipts carried forward made up of £3.3 million general receipts plus £1.3 million from housing. Actual right to buy receipts for 2017/18 were £630,000 which is £70,000 lower than the £700,000 forecast in the probable budget. There is also

TEIGNBRIDGE DISTRICT COUNCIL

£2.4 million community infrastructure levy available towards funding investment as per the local plan. As already mentioned in 3.1 there is £3.0 million for revenue contributions to capital carried forward to 2018/19.

- 5.3** No other significant changes have been made to the capital programme for the current and future years apart from the carried forwards already mentioned in 5.1 above.

6 TREASURY MANAGEMENT RESULTS 2017/18 & LENDING LIST 2018/19

- 6.1** The financial results of the treasury management function have to be reported to Council in accordance with the Chartered Institute of Public Finance and Accountancy 'Treasury Management Code 2017'. Teignbridge's lending has been carried out in accordance with its defined strategy and with adherence to its restricted list of approved investment institutions. There was no long term borrowing in 2017/18 and that is currently expected to continue to be the case during 2018/19.

- 6.2** The average funds available for investment have increased in 2017/18 by £2.4 million to £12.1, from £9.7 million in 2016/17. This is mainly due to grants and contributions which were received in advance of expenditure. Net interest earned has increased from £36,000 in 2016/17 to £40,000 in 2017/18. The average rate achieved has reduced from 0.37% in 2016/17 to 0.33% in 2017/18, due to the Bank of England's base rate remaining at 0.25% until 2 November 2017. Call account rates continue to be low because of the current banking regulations requiring banks to keep greater capital buffers.

- 6.3** Interest rates earned have been consistently better than the standard benchmark 7 day London Interbank Bid rate which for the same lending would have averaged 0.28% for the year (0.29% in 2016/17). Base rate increased from 0.25% to 0.5% in November 2017. For future base rates it will be difficult nationally to strike a balance between keeping growth going while not letting inflation get out of hand post Brexit. There continues to be uncertainty about future demand, inflation and the outcome of the European Union negotiations.

- 6.4** Full details of draft treasury management results and prudential indicators are shown at appendix 3.

- 6.5** The authorised treasury management lending list was approved at the February 2018 Council budget meeting. Principality has re-entered the list due to improved ratings. From 1 January 2019, the largest UK banks must separate core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. The banks have begun to address ring-fencing, each taking their own approach about which side of the bank is best suited for local authorities. In the case of Barclays, the council were assigned to the "investment" bank on the basis of turnover. The ratings of this bank subsequently reduced below the council strategy's minimum acceptable level,

TEIGNBRIDGE DISTRICT COUNCIL

so they have been removed until such time the ratings meet the council's lending criteria.

7 MAIN IMPLICATIONS

The implications members need to be aware of are as follows:

7.1 Legal

Monitoring and reporting of the treasury management results is required by the CIPFA Treasury Management Code.

7.2 Resources

The report notes an overall favourable revenue variation for 2017/18. Cash flow is forecast to be positive over the next twelve months apart from some possible minor temporary borrowing. Capital is funded over the three year plan period 2018/19 to 2020/21 with the use of prudential borrowing where necessary.

8 GROUPS CONSULTED

As described in paragraph 2.3 the external auditors have audited the financial records and accounts during June.

9 TIME-SCALE

This report covers the year 2017/18 but also refers to the Financial Plan for 2018/19 to 2020/21.

10 JUSTIFICATION

Regular budget monitoring and reporting of the annual financial results is required by the Council's Constitution and Financial Rules.

11 DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Tuesday 24 July 2018.

Martin Flitcroft
Chief Finance Officer
Interim Head of Corporate Services

TEIGNBRIDGE DISTRICT COUNCIL

Wards affected	All
Contact for more information	Martin Flitcroft on 01626 215246 or Claire Moors on 01626 215242
Background Papers (For Part I reports only)	Budget and budget monitoring files. Treasury management working files including CIPFA Treasury Management Code 2017. Year end files including Accounts & Audit Regulations 2015.
Key Decision	Yes
In Forward Plan	Yes
In O&S Work Programme	No
Appendices	App 1 - Capital programme App 2 - Treasury management lending list App 3 - Treasury management performance

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**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

Appendix 1

			41,148	14,842	6,008	48,327	28,459	9,076	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST (out-turn)	ACTUAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	AS AT 22 FEB 2018	YEAR-END	BUDGET	BUDGET	BUDGET	
			2017-18	2017-18	2017-18	2018-19	2019-20	2020-21	
			£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Bid 52	Bakers Park	Provision for Bakers Park development (S106)	489	-	-	489			8. Out and about and active
KW4	Bishopsteignton	Bishops Avenue improvements (CR)		20	-	20			9. Strong communities
KP4	Brimley Brook	Brimley Brook (GG,CR)	-	6	-	-			9. Strong communities
KL1	Broadband	Contribution to Superfast Broadband (CR)	125	-	-	-	250		6. Investing in prosperity
Bid 28	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Asbestos (2020-25)(CR)			-				8. Out and about and active
Bid 31	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre central boiler installation (CR)			-	45			8. Out and about and active
Bid 4	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Improvement Plan (S106/CR).			-	1,545			8. Out and about and active
K1	Broadmeadow Sports Centre	Broadmeadow Sports Centre Roof (CR)	68	-	-	68			8. Out and about and active
KM5	Car parks	Replacement Car Park Machines (RS)		18	18	-			3. Going to town
K21	Car parks	The Globe Car Park - drainage and resurfacing (CR)	10	-	-	-			3. Going to town
KM6	Car parks	Machinery upgrades (RS)		13	13	-			3. Going to town
KV6	Car parks	(Updated) Car Park systems upgrade (RS)	42	11	-	11			3. Going to town
KM8	Car parks	Multi-storey office facilities (RS)		22	-	27			3. Going to town
KM9	Car parks	Point Car Park Machinery (RS)			-	20			3. Going to town
Bid 229e	Carbon Management	Provision for Carbon Management Programme (CR)		-	-	340			10. Zero heroes
KY5	Carbon Management	Energy/Utility Reduction (CR, RS)	75	233	-	308			10. Zero heroes
Bid 245	Churchyards	Provision for Churchyards (CR)	102	102	-	102			4. Great places to live & work
KR3	Coastal Monitoring	SW Regional Coastal Monitoring Programme. (GG,EC)	674	1,207	1,039	1,123	798	724	9. Strong communities
KR5	Coastal Monitoring	Coastal asset review: project management support (EC)		167	25	142			9. Strong communities
KR6	Coastal Monitoring	Coastal asset review (EC)		300	81	437			9. Strong communities
KW2	Collett Way	Collett Way - re-lay to adoption standard (CR)	275	275	223	52			6. Investing in prosperity
K18	Combeinteignhead	Combeinteignhead (Env.Agency)	155	-	-	155			9. Strong communities
KW3	Cricketfield	UTC Cricketfield Footpath (CR)	45	45	-	45			3. Going to town
Bid 211	Cycle paths	Provision for Other cycling (CIL)	50	50	-	100	280		7. Moving up a gear
Bid 211	Cycle paths	Provision for Dawlish/Teignmouth Cycle Schemes (later years) (CIL)			-			65	7. Moving up a gear
Bid 211	Cycle paths	Provision for Heart of Teignbridge cycling (later years) (CIL)			-			115	7. Moving up a gear
KG8	Cycle paths	(Updated) Dawlish/Teignmouth Cycle Schemes (CIL)	150	150	-	180	200		7. Moving up a gear
KG8	Cycle paths	(Updated) Heart of Teignbridge Cycle Provision (CIL)	10	10	-	130	100		7. Moving up a gear
Bid 1	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Playing Pitch Improvement Plan (S106)	4360	-	-	175	175		8. Out and about and active

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Bid 2	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Improvement Plan (CIL).			-		435		8. Out and about and active
Bid 7	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Drainage Overhaul & Improve (CR)	40	-	-	40			8. Out and about and active
KG7	Dawlish Leisure Centre	Dawlish Leisure Centre Emergency Voiceover System (CR)	-	7	-	-			8. Out and about and active
KM1	Dawlish Warren	Dawlish Warren Car Park Renovations (RS,CR)	-	-	-	220			3. Going to town
KS5	Dawlish Warren	Dawlish Warren Toilets (CR)		12	-	12			4. Great places to live & work
Bid 78	Dawlish Warren Visitor Centre	Provision for Dawlish Warren Visitor Centre (HRA/S106/CIL,EA,HLF,EC)			-		1,464		4. Great places to live & work
KB4	Dawlish Warren	Fencing (EC)			-	11			4. Great places to live & work
KP2	Dawlish Water	Wall Repair (CR)		20	-	25			4. Great places to live & work
Bid 46	Decoy play area	Provision for Decoy refurb (S106/CIL)	150	-	-	-	150		8. Out and about and active
Bid 77	Eastcliff Garden	Provision for Eastcliff including walled Garden (S106)		-	-	50			4. Great places to live & work
KL4	Employment Land	Purchase of Minerva Building (GG,PB)				3,876			6. Investing in prosperity
KL5b	Employment Land	Provision for other employment land purchase and infrastructure (BC: Prudential Borrowing)	1,500	2,000	-	2,000			6. Investing in prosperity
K34	Energy Company	Energy Company (CIL)	177		-	177			9. Strong communities
KD8	Forde House	Forde House Accommodation (BC,CR,RS)	434	562	581	-			What else we will do
KD8	Forde House	Forde House Accommodation (EC)	348	558	548	-			What else we will do
Bid 125a	Forde Road Depot	Provision for Forde Road depot concrete repairs (CR)	35	35	-	35			5. Health at the heart
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	13,700	-	-		5,350		6. Investing in prosperity
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-	200	-	200			6. Investing in prosperity
Bid 87	Heart of Teignbridge	Provision for A382 Improvements (CIL) (2020-26)		-	-			1,000	7. Moving up a gear
K12	Heart of Teignbridge	Kingsteignton/Kingskerswell Education Provision (CIL)		-	-	1,250			4. Great places to live & work
KL5a	Heart of Teignbridge	Newton Abbot Land Purchase (CR)	200	-	-				6. Investing in prosperity
KW8	Heart of Teignbridge	Houghton Barton land (EC)		167	10	157			4. Great places to live & work
KW9	Heart of Teignbridge	Newton Abbot Land Purchase (CR)		45	42				6. Investing in prosperity
KB2	Homeyard Botanical Gardens	Homeyard Botanical Gardens (GG,EC,CR)	-	30	31	-			4. Great places to live & work
J1	Housing	Discretionary - Disrepair Loans & Grants (GG/CR)	105	105	25	105	105	105	1. A roof over our heads
JW4a	Housing	Statutory - Disabled Facilities (GG)	950	1,255	793	1,231	1,000	1,000	1. A roof over our heads
JY3	Housing	Newton Abbot Temporary Accommodation (CR)		1	1	-			1. A roof over our heads
JY3	Housing	Broadhempston Community Land Trust (CR)		60	-	60			1. A roof over our heads
JY3	Housing	Exception site Ideford (CR)	-	10	-				1. A roof over our heads

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			£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	
JY3	Housing	Exception site Starcross (CR)	-	65	-	65			1. A roof over our heads
JY3	Housing	Exception site Denbury (CR)		50	-	50			1. A roof over our heads
JY3	Housing	Downsizer initiative Shutterton Dawlish Warren (CR)		180	-	180			1. A roof over our heads
JY3	Housing	Rural Exception Site in Teignbridge (Abbotskerswell) (CR)	-	10	-				1. A roof over our heads
JY3	Housing	Exception site Widecombe (CR)		13	-				1. A roof over our heads
JY3	Housing	Elderly persons housing scheme Dawlish (CR)			-				1. A roof over our heads
JY3	Housing	Extra care housing schemes (CR)			-				1. A roof over our heads
JY3	Housing	Surplus TDC sites in Newton Abbot (East St) (CR)	-	10	-	5			1. A roof over our heads
JY3	Housing	Surplus TDC sites in Teignbridge (Drake Rd) (CR)	-	11	-	5			1. A roof over our heads
JY3	Housing	Longstone Cross Ashburton (CR)	40	100	-	100			1. A roof over our heads
JY3	Housing	Compulsory purchase/Empty Homes Projects (CR)	-	-	-	314			1. A roof over our heads
JY3	Housing	Shared Equity Scheme (CR)			-	84			1. A roof over our heads
JY3	Housing	Cardew Pottery, Newton Abbot (CR)	-	-	-	-			1. A roof over our heads
JY3	Housing	Jubilee Close, Teignmouth (CR)		5	4	-			1. A roof over our heads
JY3	Housing	Affordable Housing unallocated (CR)	160	-	-	122	200	200	1. A roof over our heads
JY5	Housing	Additional plots Haldon (S106)			24	276			1. A roof over our heads
Bid 80	HRA contribution	Provision for HRA (CIL)	18	30	-	65	53	61	4. Great places to live & work
KV6	IT - Convergence	Strata projects: Convergence Projects (RS)		56	16	40			What else we will do
KV8	IT - Capital contribution	Ongoing contributions towards Strata (RS)	41	41	41	41	41	41	What else we will do
KV1	IT - Committee	Replacement IT Equipment/ Committee Mgt (CR)	-	25	5	21			What else we will do
KV4	IT - Customer Services	Customer Portal (CR, RS)	167	246	57	189			What else we will do
KV5	IT - Customer Services	Adelante Upgrade (CR)		15	-	-			What else we will do
KV9	IT - HR	Strata projects: Human Resources (RS)		45	14	31			What else we will do
KV7	IT - Planning	Strata projects: Uniform Implementation (RS)	14	58	-	58			What else we will do
KW1	IT - Customer Services	Reception Management (CR)		50	22	28			What else we will do
KW7	IT - Customer Services	Open channel/open access (RS, CR)		30	19	11			What else we will do
KV/W	IT 17-18 Strata projects	Strata business plan (CR)	142	102	21	81			What else we will do
KV3	IT - provision for Mobile Working	Mobile Working (RS,CR)			-	55	68		What else we will do
KP3	Kenton	Kenton Watercourse (Env.Agency)				100			4. Great places to live & work
Bid 128	Kingsteignton Cemetery	Provision for Kingsteignton Cemetery Path (CR)	10	-	-	-			4. Great places to live & work
Bid 300	Kingsteignton	Provision for Kingsteignton Open Space (S106)		-	-	60			8. Out and about and active
KB8	Kingsway Teignmouth	Kingsway, Teignmouth Footpath (S106/CR)	47	-	-	-			4. Great places to live & work
KG9	Leisure	CCTV (CR)			-	40			8. Out and about and active
K11	Marsh Barton	Marsh Barton Station (CIL) now £1.3 million by March 2021	-	-	-			1,300	7. Moving up a gear
Bid 43	Michaels Field	Provision for Michaels Field Phase 2 (S106/grant)	136	-	-		136		8. Out and about and active
Bid 13	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre PAC transfer pump (CR)	49 ¹²	-	-				8. Out and about and active

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2017-18 TO 2020-21**

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Bid 23	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre fire alarm control panel (CR)		-	-	30			8. Out and about and active
Bid 236a/b & 237	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre AC Unit (CR), Accoustic main sports hall & sports hall cooling system.	90	-	-	90			5. Health at the heart
Bid 3	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre Improvement Plan (S106)	350	-	-	350			8. Out and about and active
KG6	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre lift refurbishment (CR)	-	27	-	36			8. Out and about and active
KF5	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre Gym Equipment (RS,CR)	40	69	-	109	40	40	8. Out and about and active
Bid 299	Newton Abbot Town Centre	Provision for Newton Abbot Town Centre Improvements (BC: Prudential Borrowing;CR)	14,610	-	-	18,000	14,550		3. Going to town
KL6	Newton Abbot Town Centre	Market Walk improvement works (CR, RS)		2,137	187	1,950			3. Going to town
K8	Newton Abbot Town Centre	Cattle Market Enabling Works (CR)	150	200	-	200			3. Going to town
K9	Newton Abbot Town Centre	Bradley Lane Enabling Works (CR)	250	150	-	153			3. Going to town
KW5	Open Spaces	Cirl bunting land (S106)		346	231	-			4. Great places to live & work
KB3	Open Spaces	Purchase of Gator (EC)			-	13			4. Great places to live & work
KS4	Pavilions Teignmouth	Pavilions, Teignmouth (GG,CR)	-	91	27	64			3. Going to town
K7	Penns Mount Park	Penns Mount Hilltop Park (CIL)	400	-	-		400		4. Great places to live & work
Bid 44	Play area equipment/refurb	Provision for Dawlish play space flagship provision (S106)	75	75	-	75			8. Out and about and active
Bid 45	Play area equipment/refurb	Provision for Powderham Newton Abbot play space equipment (S106)	30	-	-	30			8. Out and about and active
Bid 47	Play area equipment/refurb	Provision for Darracombe Newton Abbot (S106)		-	-	74			8. Out and about and active
Bid 48	Play area equipment/refurb	Provision for Coombe Valley Play Area (S106)		50	-	50			8. Out and about and active
Bid 49	Play area equipment/refurb	Provision for Den, Teignmouth play area overhaul (2020-25) (S106/CIL)			-	200			8. Out and about and active
Bid 50	Play area equipment/refurb	Provision for Higher Woodway, Teignmouth play area refurb (S106)	30	-	-	30			8. Out and about and active
Bid 51	Play area equipment/refurb	Provision for Meadow Centre Teignmouth play area major refurb (S106)	30	-	-	30			8. Out and about and active
Bid 58	Play area equipment/refurb	Provision for Palace Meadow, Chudleigh play space overhaul (2020-25) (S106)			-			15	8. Out and about and active
Bid 67	Play area equipment/refurb	Provision for Teignbridge-funded play area refurb/equipment (CR)	104		-	114			8. Out and about and active
KJ8	Play area equipment/refurb	Tedburn St Mary (S106)		16	16				8. Out and about and active
KJ9	Play area equipment/refurb	Kingskerswell Fitness Equipment (S106)		28	28				8. Out and about and active
KJ1	Play area equipment/refurb	Chudleigh Gardens (S106)			43	-			8. Out and about and active
KJ2	Play area equipment/refurb	Ogwell play area (S106)				43			8. Out and about and active
Bid 246	Public Conveniences	Provision for Wallgate Replacements (CR)			-	82			2. Clean scene
KP1	Sandygate	Sandygate, Kingsteignton (Env.Agency)	-	9	-	9			9. Strong communities
Bid 79	SANGS/Open Spaces	Provision for SANGS/Open spaces (CIL)	1,400		-			1,000	4. Great places to live & work
KB1	SANGS/Open Spaces	SANGS land purchase (CIL)		400	-	1,100			4. Great places to live & work
KB7	SANGS/Open Spaces	SANGS: Dawlish (CIL)	-	50 ₂₅₁	74	177	-		4. Great places to live & work

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			£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	
Bid 95	South West Exeter	Provision for South West Exeter Transport (2020-25) (CIL)		-	-			50	7. Moving up a gear
K13	South West Exeter	(Updated) SW Exeter Education Provision (CIL)		-	-	-	1,000	1,950	4. Great places to live & work
Bid 5	Sport & Leisure	Provision for Sports Provision (CIL)		-	-		65	311	8. Out and about and active
Bid 72	Sport & Leisure	Provision for Outdoor sport facility to serve Newton Abbot area (re: Forches cross) (S106)	460	-	-	460			8. Out and about and active
K6	Sport & Leisure	Sports allocation (CIL)	358	-	-	358			8. Out and about and active
Bid 90	Teignbridge	Provision for Education (CIL)			-		1,050	1,000	4. Great places to live & work
Bid 40	Teignmouth Lido	Provision for Teignmouth Lido boiler replacement (CR)	100		-	100			8. Out and about and active
Bid 189	Teignmouth Point	Point Upper, Teignmouth Resurface (GG;CR)	290	120	58	62			3. Going to town
Bid 227	Sport & Leisure	Provision for Water Users' Facility (CR)	30		-	30			8. Out and about and active
KR9	Teignmouth Point	Teignmouth Point Sea Defence (GG)	1,000	1,572	1,517	-			9. Strong communities
Bid 228	Teignmouth Town Centre	Provision for Teignmouth Town Centre Improvements (BC: Prudential Borrowing)		-	-	6,900			6. Investing in prosperity
Bid 116	Waste Management	Provision for Bulking Station - replace telehandlers (2020-25) (CR)		-	-				2. Clean scene
KS8	Waste Management	Bulking Station - baler (RS)	200	250	45	205			2. Clean scene
Bid 118	Waste Management	Provision for Bulking Station - replace Sortline (2020-25) (CR)		-	-				2. Clean scene
Bid 119	Waste Management	Provision for Waste vehicles - additional RCV (CR)		-	-		150		2. Clean scene
Bid 120	Waste Management	Provision for Waste vehicles - additional recycling (CR)		-	-		200		2. Clean scene
Bid 121	Waste Management	Provision for: Replace kerbsider (CR)		-	-	50	100		2. Clean scene
Bid 456	Waste Management	Provision for Containers - allow for inflation (CR)	6	-	-				2. Clean scene
KT7	Waste Management	Replace forklift (CR)		25	22	-			2. Clean scene
KS0	Waste Management	Purchase of Wheeled Bins (RS)	99	99	88	99	99	99	2. Clean scene
KT6	Waste Management	Bulking Station Expansion or Relocation & Vehicle Space (CR,RS,EC)	-	89	19	70			2. Clean scene
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			2017-18	2017-18	2017-18	2018-19	2019-20	2020-21	
			£'000	£'000	£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	

**TEIGNBRIDGE DISTRICT COUNCIL TREASURY MANAGEMENT:
AUTHORISED LENDING LIST FROM 21 JUNE 2018**

Lending list

The current authorised lending list has been updated to take account of changes in ratings and is shown below for approval.

Type of Lender	Details	
1. Current Banker	Lloyds Bank	£3,000,000 limit
2. Local Authorities	All	£3,000,000 limit
3. UK Debt Management Office Deposit Facility (UK government AA/Aa2/AA rated) no limit.		
4. UK Treasury Bills (UK government AA/Aa2/AA rated) no limit.		
5. Public Sector Deposit Fund	AAAmmf	£3,000,000 limit
6. Standard Life Sterling Liquidity Fund	AAAmmf	£3,000,000 limit
7. Top UK-registered Banks and Building Societies, subject to satisfactory ratings.		

Institution	Tier	90 day limit	180 day limit	364 day limit	Overall limit
		£	£	£	£
Close Brothers Ltd	1	3,000,000	2,000,000	1,000,000	3,000,000
Santander UK plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Nationwide Building Society	1	3,000,000	2,000,000	1,000,000	3,000,000
Lloyds Bank plc and Bank of Scotland plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Coventry Building Society	2	2,000,000	1,000,000		2,000,000
Leeds Building Society	2	2,000,000	1,000,000		2,000,000
National Westminster Bank	2	2,000,000	1,000,000		2,000,000
Clydesdale Bank	3	1,000,000			1,000,000
Nottingham Building Society	3	1,000,000			1,000,000
Principality Building Society	3	1,000,000			1,000,000
Skipton Building Society	3	1,000,000			1,000,000
Yorkshire Building Society	3	1,000,000			1,000,000

From 1 January 2019, the largest UK banks must separate core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. The banks have begun to address ring-fencing, each taking their own approach about which side of the bank is best suited for local authorities. In the case of Barclays, the council were assigned to the “investment” bank on the basis of turnover. The ratings of this bank subsequently reduced below the council strategy’s minimum acceptable level, so they have been removed until such time the ratings meet the council’s lending criteria.

Officers will continue to seek the best rate, balanced against risk, at the time of investment. Use of call and notice accounts with Santander, Lloyds and Clydesdale continue. These accounts provide access to flexible deposits, with a range of access options and interest rates. Treasury Bills, an AA/Aa2/AA (very securely) rated, short dated form of Government debt which are issued by the Debt Management Office via a weekly tender are also included on the lending list, offering the Council an additional secure investment option.

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Teignbridge District Council Treasury Management Year-End Results 2017-18

Teignbridge District Council has adopted CIPFA's *Treasury Management in the Public Services: Code of Practice and Cross-Sectoral Guidance Notes 2017 Edition*. One of the requirements is the provision of a year-end report of treasury management activities.

Activities Undertaken: Daily lending and borrowing from 1 April 2017 to 31 March 2018:
Fixed-term lending

Borrower	Terms %	Amount Lent £	Dates	Total Days Lent in year	Interest Earned in year £
Coventry Building Society	0.22	2,000,000	18/04/17 - 31/05/17	43	518.36
Nationwide Building Society	0.45	1,000,000	15/05/17 – 19/3/18	308	3,797.26
Lloyds Bank	0.65	1,000,000	15/05/17 – 15/02/18	276	4,915.07
Debt Management Office	0.15	1,000,000	15/05/17 – 22/05/17	7	28.77
Lloyds Bank	0.40	1,000,000	15/06/17 – 15/09/17	92	1,008.22
Coventry Building Society	0.33	1,000,000	15/06/17 – 27/11/17	165	1,491.78
Debt Management Office	0.10	8,000,000	15/09/17 – 18/09/17	3	65.75
Debt Management Office	0.10	4,000,000	16/10/17 – 23/10/17	7	76.71
Skipton Building Society	0.19	1,000,000	16/10/17 – 04/01/18	80	416.44
Principality Building Society	0.21	1,000,000	16/10/17 – 04/01/18	80	460.27
Debt Management Office	0.25	6,000,000	15/11/17 – 27/11/17	12	493.15
Nottingham Building Society	0.55	1,000,000	15/11/17 – 16/03/17	121	1,823.29
Nationwide Building Society	0.38	1,000,000	15/12/17 – 29/03/17	104	1,082.74
Coventry Building Society	0.40	1,000,000	15/12/17 – 29/03/17	104	1,139.73
Debt Management Office	0.25	1,000,000	15/12/17 – 19/12/17	4	27.40
Debt Management Office	0.25	2,000,000	02/01/18 – 04/01/18	2	27.40
Debt Management Office	0.25	2,000,000	15/01/18 – 22/01/18	7	95.89
Debt Management Office	0.25	1,000,000	17/01/18 – 22/01/18	5	34.25
Debt Management Office	0.25	500,000	22/01/18 – 31/01/18	9	30.82
Debt Management Office	0.25	500,000	25/01/18 – 08/02/18	14	47.95
Debt Management Office	0.25	1,000,000	30/01/18 – 08/02/18	9	30.82
Debt Management Office	0.25	1,000,000	01/02/18 – 05/02/18	4	27.40

Deposits were also made into the following call accounts, dependent upon cash flow:

Bank	Account terms	Interest Earned £
Barclays Bank plc	0.05% to 0.3% instant access	45.79
Barclays Bank plc	0.7% 95-day notice	1,150.69
Close Brothers	0.01% (accounts closed)	0.01
Clydesdale Bank	0.1% to 0.4% 30-day notice	1,987.33
Clydesdale Bank	0.15% to 0.35%	0.17
Royal Bank of Scotland	0.01% to 0.15%	13.25
Santander UK plc	0.15% to 0.4% instant access	3,161.65
Public Sector Deposit Fund	0.18% to 0.46% instant access	7,695.30
Lloyds plc	0.15% to 0.4% current account	198.25

Appendix 3

Lloyds plc Deposit account	0.15% to 0.4% instant access	1,621.48
Lloyds Bank (32-day notice)	0.32% to 0.57% 32-day notice	2,556.58
Standard Life Sterling Liquidity	0.14% to 0.41% instant access	3,774.26

Temporary Borrowing 1 April 2017 to 31 March 2018:

Lender	Terms %		Days borrowed in year	Interest paid in year
Lloyds Bank	1.25% to 1.5%	Overdraft agreement	1	4.71

Teignbridge District Council
Performance Report for the Period 1 April 2017 to 31 March 2018

	Apr-Mar 2016-17	Apr-Mar 2017-18
(i) Short Term Funds Invested		
Interest received and receivable for the period	£35,766	£39,844
Maximum period of investment on any one loan made in the period	275 days	308 days
“Fixed” investment rates in period.	0.1% - 0.9%	0.1% – 0.65%
(ii) Short Term Funds Borrowed		
Interest paid and payable for the period	£158.15	£4.71
Number of new loans borrowed in the period	1	0
Maximum period of borrowing on any one loan borrowed in the period.	4 days	0 (overdraft only)
“Fixed” borrowing rates.	0.6%	n/a
(iii) Average Net Interest Rate Earned	0.37%	0.33%
(iv) Average Short Term Net Lending	£9,691,691	£12,134,604

Regular Monitoring

Two monthly reports are prepared for the Chief Finance Officer: a forecast of interest receivable for the year, and an investment comparison, which shows the sum available for investment compared to the previous year. The Chief Finance Officer presents a monthly report to CLT and updates the Executive Committee on a quarterly basis. These reports include any policy updates, such as changes to the official lending list, based on the latest ratings information. Full council receives an annual review and strategy statement and a mid-year review.

Total net interest received in 2017-18 was £39,839.52. This compares to £35,608 in 2016-17. The increase is due to two factors. The average interest rate earned was lower in 2017-18 because the Bank of England base rate remained at 0.25% until 2 November 2017, after which, it was increased to 0.5%. However, the lower interest rate was offset by a higher net daily lending amount of £12.1 million, compared to £9.7 million in 2016-17, mainly due to grants and contributions which were received in advance of expenditure.

Compliance with policies and practices and regulatory requirements

The Treasury Management function is audited annually by both internal and external audit to ensure that it is complying with the policies and practices agreed by Full Council, with updates agreed by Executive. A 4-star “Excellent” rating was achieved for 2017-18.

A copy of the Treasury Management Practices and attendant schedules is kept in the Accountancy section. These detail the risk implications of the function and the procedures which are in place to mitigate the risks.

Treasury Management Indicators

These are part of the Prudential Indicators, as agreed at Full Council on 22 February 2018. They are available on request or on the Teignbridge website agenda for that meeting.

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TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

DATE: 17 July 2018

REPORT OF: Nick Davies, Business Manager – Strategic Place

SUBJECT: Supplementary Planning Document for Solar Photovoltaic Developments in the Landscape

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That the report on Solar Photovoltaic Developments in the Landscape shall be adopted as a Supplementary Planning Document.

1. PURPOSE

- 1.1. The purpose of this report is to update the Executive Committee on the decisions of the Planning Committee regarding the making of a Supplementary Planning Document for Solar Photovoltaic Development in the landscape and to seek approval for final endorsement.

2. BACKGROUND

- 2.1. Teignbridge District Council has prepared a draft Supplementary Planning Document (SPD) for Solar Photovoltaic (PV) Developments in the Landscape.
- 2.2. The purpose of the SPD is to ensure a consistent approach is applied in the consideration of planning decisions relating to solar PV developments that affect the landscape. The report does not stipulate where development should or should not take place but sets out relative landscape sensitivity to solar PV development. It is expected that the report will be of benefit to both developers and planning decision makers.
- 2.3. The draft SPD was approved for public consultation at Planning Committee on 19 December 2017. Public consultation was subsequently carried out for 6 weeks from Friday 9 February until 12pm on Friday 23 March 2018.
- 2.4. At the 5 June 2018 Planning Committee Meeting, Members considered the representations received and it was resolved:

TEIGNBRIDGE DISTRICT COUNCIL

- The Committee accepts that the public consultation has been carried out appropriately and in accordance with recommended procedures and that issues raised during the public consultation have been satisfactorily addressed, and no changes are required.
- The Supplementary Planning Document be referred to the Executive for adoption.

Nick Davies
Business Manager - Strategic Place

Cllr Humphrey Clemens
Portfolio Holder for Planning & Housing

Wards affected	All
Contact for any more information	Paul Bryan, Landscape Officer
Background Papers (For Part I reports only)	No
Key Decision	No
In Forward Plan	Yes
In O&S Work Programme	No
Community Impact Assessment attached:	No
Appendices attached:	Appendix 1 Assessment of Solar Photovoltaic PV Developments in the Landscape SPD FULL REPORT

TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

DATE: 17 July 2018

REPORT OF: Business Manager Strategic Place

SUBJECT: Teignbridge Design Guide

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That

Proposed changes to the draft Teignbridge Design Guide Supplementary Planning Document (SPD) based on the completed Principal Layout Strategies section is approved for adoption with further amendments to other sections being delegated to the Planning & Housing Portfolio Holder in consultation with the Business Manager Strategic Place.

1. PURPOSE

To review consultation responses to the draft Teignbridge Design Guide and confirm proposed changes arising from the consultation stage detailed in section 3 of this report.

2. BACKGROUND

The draft Teignbridge Design Guide SPD has been prepared in order to provide a framework and reference point to achieve high quality development within the district. It will therefore be based upon the Teignbridge Local Plan 2013-2033 and provides a detailed interpretation of Policy S2 – Quality Development, (an intention emphasised in the plan under para 2.5). As a whole, the Guide therefore carries important implications for those involved in the development process and as a material

TEIGNBRIDGE DISTRICT COUNCIL

consideration for future planning applications, particularly for residential and employment schemes.

The core content is included within 5 main sections of the document as below:

- 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 Structure – sets out the principles at the scale of development blocks including parking court, mews lane and back-to-back blocks.
- Streets and Movement – sets out the principles for the design of highway areas and parking
- Green Structures – sets out the principles for the design of open spaces, including greenways and wildlife corridors, urban parks and community open spaces.
- Building Design - sets out the principles for the design of buildings, including construction materials and common building styles of Teignbridge.

Draft Design Guide - public engagement and amendments

A draft version of the Teignbridge Design Guide was approved by Planning Committee in January 2018 for consultation purposes (Minute 73 refers). The Council published and invited comments on the Guide over a six week period from Friday 26 January to Friday 9 March 2018. The public consultation generated 320 separate comments from 18 respondents.

During preparation of the document the council also published emerging sections of the guide for pre-consultation comments from interested parties over the course of 2016/17.

Many comments received were supportive and constructive in tone for the draft Design Guide content. The majority of amendments made to the draft SPD represent points of clarification or correction of technical terminology rather than significant revision of the guide itself.

Some revisions have also been made to the graphics, these have for instance included simplifying some images presented to help clarify overall advice on a particular topic or in other cases replacing with different images which have been suggested by respondents.

TEIGNBRIDGE DISTRICT COUNCIL

The revised Teignbridge Design Guide / SPD covering first sections only is included in Appendix A to this report.

3. MAIN IMPLICATIONS

The Council's adoption of the SPD will support design related policies of the Teignbridge Local Plan and help secure good place-making. The Teignbridge Design Guide will include amendments made following the public consultation. Individual comments are shown in a Responses Schedule at Appendix B.

A number of key issues were raised during the consultation, some of which have resulted in proposed amendments to the SPD. These are summarised below and contain a relevant officer assessment.

- (i) *General:* Some respondents felt the SPD added a confusing and unnecessary layer of additional design requirements beyond those set out in the Local Plan, (contrary to para 153 of NPPF) also will stagnate and stifle development and add unnecessary additional financial burdens on development. *In response* – the draft Design Guide provides clarity about how to achieve good design, (whilst avoiding bad design) innovation is not excluded. The guide generally deals with key topics necessitated by Policy S2 over a two page spread only with the objectives sections being restricted to a single page or less (excluding any tables or similar, specifically referenced within the objectives).
- (ii) *General:* A few comments considered it unnecessary to implement another layer of information/guidance to sit below Local Plan policy and Development Frameworks associated with allocated sites. *In response* – Providing design guidance through the SPD will connect with outstanding advice contained in the Local Plan and Development Frameworks, the latter purposely allows for principles contained within the Design Guide through cross-reference. It would be unreasonable to set out that level of design detail in the Local Plan or each of the Development Frameworks.
- (iii) *General:* Some comments emphasised the SPD should provide guidance and principle only and remove any reference to detail, allowing this to be picked up through the planning application process. Suggesting that developer led approach with accompanying Design and Access Statement for planning applications is the fulcrum to successful design outcomes. *In response* – the Design Guide sets out to explain how adopted Local Plan policies can be applied to different aspects of design by providing guidance and citing common and relevant scenarios. This will add further clarity for

TEIGNBRIDGE DISTRICT COUNCIL

those preparing planning applications. The objectives are numbered to help users find and reference relevant content quickly.

- (iv) *Contemporary Design:* A number of respondents pointed out that design guidance from LPAs should be pragmatic and permissive of contemporary design as well as traditional / vernacular design. The Teignbridge Design Guide does not offer this role. *In response* – the Guide does not exclude contemporary design. Many of the traditional/vernacular images seek to help applicants start to understand some of the existing context of the district to help inform either innovative or traditional/vernacular approaches in order to promote or reinforce local distinctiveness (NPPF, para 60 refers). In recognition of the points raised a number of adjustments to preambles and text have been made particularly within the Building Design section.
- (v) *General:* Some comments considered that presenting principles and guidance as a series of ‘Codes’ implies a status beyond guidance that is inflexible and beyond the scope of an SPD. The terminology should be revised to ‘principles’ rather than ‘Codes’. *In response* – national policy through the NPPF suggests that local planning authorities should use design codes to deliver high quality outcomes. Use of the term in the draft Teignbridge Design Guide will differentiate from policies contained in the Local Plan. It is reasonable to make a change to the term in the interests of full clarity and avoid misunderstanding. Therefore the word ‘Code’ is instead substituted by the word ‘Objective’, the themes of which are drawn from the Local Plan. Sub paragraphs show how the objectives should be applied to given design topic based scenarios.
- (vi) *Usability:* A few respondents considered the Design Guide in practical terms will be difficult for designers and applicants to review and demonstrate compliance with and for officers to implement given its extensive volume (214 pages). The suggestion was put that it read at times as an academic design textbook rather than a guidance document and many of the tables presented, most notably on Street Design, page 69, are very difficult to understand (*Streets and Movement section*). *In response* – The document is sectioned in logical theme based chapters and graphic designed. However its size on touchscreen devices may have some limitations. The table on page 69 has been removed. All other tables throughout the document have been reviewed by a wide cross-section of users prior to the consultation phase and found to be understandable.

TEIGNBRIDGE DISTRICT COUNCIL

- (vii) *Using the document:* It was suggested the Design Guide needs to clarify what specifically is policy to which weight is attached and what is just guidance. *In response* – Changes have been made to recognise this concern in terms of format of document. In addition a typical page layout near the beginning on the ‘Using the Document’ page explains how the SPD should be read.
- (viii) *Building Design:* A few comments maintained the Building Design section removes flexibility for approaches other than those specified. There will be developments where a different approach to building design will be justified to reflect a garden village concept (*Building Design section*). *In response* – text within the Guide does not exclude contemporary design, the Building Design section is style neutral. Many of the images of existing parts of the district seek to help applicants start to understand some of the existing context of the district; to help inform either innovative or traditional/vernacular approaches in order to promote or reinforce local distinctiveness. Additional contemporary images have been added.
- (ix) *Materials:* Some respondents indicated the materials advice (in Building Design section) is valid but will vastly increase the cost of all developments. Unless the development is within a Conservation Area, it will not be viable or necessary to use local building forms or materials. *In response* – The Materials and Details Standing Advice section provides a reference point for common good practice approaches across Teignbridge. Seeking to promote the use of materials that relate well to those common to the area. Designers and developers are free to select materials that reflect local character and are appropriate to their context. This requirement does not necessarily translate into higher construction costs as suggested but it may steer developers away from material choices that do not reflect local character.
- (x) *Residential Density:* A few comments covered the focus on high density urban typologies and reflecting historic settlement forms is considered too narrow; other options such as garden city principles should be embraced (*Principal Layout Strategies section*). *In response* – The approach to the distribution of residential density is in response to meeting the objectives of the Local Plan and analysis of densities of neighbourhood areas of the district, the urban form and character. A review of the densities has resulted in adjustments to the ranges.

Due to the size of the document it will only be supplied electronically. It is anticipated that a small number of minor amendments will be required to finalise the document, in order to correct ‘typos’. A few usability and navigation enhancements will also be

TEIGNBRIDGE DISTRICT COUNCIL

made once the content is finalised. Such amendments will not affect the content of the SPD.

Supporting Documents

SEA and HRA screening

The Council's draft Strategic Environmental Assessment (SEA) determination has concluded that no new significant effects are likely to arise through the implementation of the draft Design Guide that have not previously been identified through the full Sustainability Appraisal (SA) / SEA of the Teignbridge Local Plan. Therefore, full SEA of the Design Guide is not required. Natural England, Historic England and the Environment Agency have been consulted on the Council's draft determination and have not raised objection to this.

A Habitat Regulations Assessment (HRA) Screening Assessment has been undertaken for the draft Design Guide. It concludes that there will be no likely significant effect on a European wildlife site from the Design Guide.

4. GROUPS CONSULTED

A wide spread of organisations and individuals were given the opportunity to comment on the draft SPD. A range of these have fed back constructive representations that are shown in the Responses Schedule in Appendix B.

As a whole consultees have returned comprehensive responses that have helped to pinpoint detailed concerns which may otherwise have been missed. The overall standard of responses was high and reflected amongst other things a strong interest in achieving improvement in the design quality of new development in Teignbridge. It was particularly welcome to see that a majority of community based respondents (i.e. from parish/town councils) were supportive of the main proposals of the Design Guide.

5. TIME-SCALE

Once adopted the Teignbridge Design Guide/SPD will be published at the earliest opportunity together with supporting documentation. A copy of each will also be sent to the Secretary of State for notification purposes within 28 days of adoption.

6. JUSTIFICATION

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. The

TEIGNBRIDGE DISTRICT COUNCIL

publication of clear, strong design guidance is a key action of the Council Strategy T10 Project – Great Places to Live and Work.

7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Tuesday 24 July 2018.

Nick Davies
Business Manager
Strategic Place

Cllr Humphrey Clemens
Portfolio Holder for
Planning & Housing

Wards affected	All outside Dartmoor National Park
Contact for more information	Mark Harris Urban Design Officer 01626 215750 mark.harris@teignbridge.gov.uk
Background Papers (For Part I reports only)	Teignbridge Local Plan 2013-2033 https://www.teignbridge.gov.uk/localplan National Planning Policy Framework (section 7) https://www.gov.uk/government/publications/national-planning-policy-framework--2 Planning Practice Guidance – Design Building for Life 12 (Third edition) Design Council, Jan 2015
Key Decision	Yes/No
In Forward Plan	Yes
In O&S Work Programme	No
Appendices attached	A: Teignbridge Design Guide SPD – first sections B: Consultation Responses Schedule

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Appendix A

legibility

building styles

bicycles traditional materials

self build neighbourhoods

construction materials street alignments edge blocks

waste and recycling **Daylighting**

urban parks residential density Wildlife

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 Active place design

Allotments Local Identity & Character

Paving Materials **Junctions**

Street Design **Civic Spaces**

Play Areas

Bicycles

Urban Design Guide

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If you would like this information in another format please email
info@teignbridge.gov.uk or call 01626 361 101

Prepared and published by Teignbridge District Council, Forde House,
Brunel Road, Newton Abbot TQ12 4XX

With special thanks to:
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 for design to support the Local Plan to achieve high quality development within Teignbridge district by:

- Encouraging high quality design responses to design objectives in the development and use of land across the district
- Delivering further detail guidance, as required by the Local Plan
- Setting out of objectives and guidance for the design of land in line with adopted policies and helping applicants make successful applications
- Providing, alongside site specific character assessments and other documents that identify character, a reference point for aspects of local character to encourage locally distinctive approaches to design, be they innovative or traditional in their form
- Using examples and illustrations to help better influence design outcomes for the future.

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
22/01/18	Consultation draft (update)
09/07/18	Executive Committee Report version

Process and Next Steps:

The draft timetable below sets out the process being followed to finalise the Teignbridge 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
Report to Executive Committee to consider proposed changes based on the completed Principal Layout Strategies section with further amendments to other sections delegated to Planning and Housing Portfolio Holder in consultation with the Business Manager Strategic Place	July 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	Aug-Sept 2018
Agreement to adopt by Teignbridge Council and Publication of final Design Guide SPD and Adoption Statement	Aug-Sept 2018

Contents

	Design Guide Contents	Local Plan Policy S2 links	Other Plan Policies	Page
	Contents and Context			
	Aims of The Document			3
	The Weight in Decision Making			3
	Contents			4
	Using the Guide			6
	Process			7
Ref	Principal Layout Strategies			
DG-LS1	Legibility	S2 (A) (C) (E) (G) (J) (K)		10
DG-LS2	Movement Networks	S2 (D) (E) (F)	S1 (A) (B) S9, S10	12
DG-LS3	Residential Density	S2 (A) (B) (E) (H)	S1 (A) (C)	14
DG-LS4	Scale of the Built Form	S2 (A) (B) (E) (G) (K)		16
DG-LS5	Neighbourhoods	S2 (B) (C) (D) (E) (F) (G) (H) (I)	S1 (A) (C) WE4,S6	18
DG-LS6	Land Use - Non-Residential Uses Compatible with Residential Land	S2 (B) (H) (M) (K) (L)	EC6, EC9, EC10, S6	20
GD-LS7	Land Use - Non-Residential Uses Not Compatible with Residential Land	S2 (A) (B) (C) (E) (F) (H) (K) (L)	S1 (E) (F)	22
DG-LS8	Land Use- Community Facilities	S2 (A) (B) (C) (E) (G) (H) (I)	S1 (A) (C)	24
DG-LS9	Land Use- Green and Blue Space	S2 (A) (C) (D) (H) (J) (K) (L) (M)	HT3	26
DG-LS10	Active Place	S2 (B) (C) (D) (H) (J) (K) (L)	S5,6,9,WE11,13, HT1,3	28
Ref	Urban Structure			
DG-US1	Block Design - General Principles	S2 (C) (D) (E) (F) (G)	WE4,	32
DG-US1.1	Parking Court Blocks	S2 (C) (D) (E) (F) (G)	WE4,	34
DG-US1.2	Mews Lane Blocks	S2 (C) (D) (E) (F) (G)	WE4,	36
DG-US1.3	Back-to-Back Blocks	S2 (C) (D) (E) (F) (G)	WE4,	38
DG-US1.4	Edge Blocks	S2 (C) (D) (E) (F) (G)	WE4,	40
DG-US1.5	Wrap Around Blocks	S2 (C) (D) (E) (F) (G)	WE4,	42
DG-US1.6	Block Design and Topography	S2 (A) (C) (D)		44
DG-US2	Private Frontages	S2 (A) (C) (E) (H)		46
DG-US3	Waste and Recycling	S2 (C)		56
DG-US4	Services and Utilities Networks	S2 (C)		58
DG-US5	Custom and Self-Build	S2 (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M)	WE5	60
DG-US6	Back to Back Arrangements	S2 (H)	WE8	62
DG-US7	Daylighting	S2 (H)	WE8	63
Ref	Streets and Movement			
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DG-SM2	Street Design - General Parameters	S1 (B) (C) (D) (E) (F) (K) (L)	WE7 S1 (B-F) (K-L)	68
DG-SM3	Junction Spaces	S2 (B) (F) (L)		70
DG-SM4	Street Alignments	S2 (B) (D) (E) (H)		72
DG-SM5	Ground Surfaces	S2 (A) (C) (D) (E) (L)	EC9	74

Code Ref	Design Guide Contents	Local Plan Policy S2 Links	Other Plan Policies	Page
DG-SM6	Street Trees	S2 (A) (B) (C) (F) (K)	EC9	76
DG-SM7	Providing for Bicycles	S2 (C) (D) (H) (L)	S9	78
DG-SM8	Vehicle Parking	S2 (C) (D) (F) (L)	S9	80
DG-SM8.1	Parking Squares	S2 (B) (C) (D) (F) (L)	S9	82
DG-SM8.2	Apartment Parking	S2 (B) (C) (D) (F) (L)	S9	83
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DG-GS1	Landscape Character	S2 (A) (G) (K)	EN2, S1	86
DG-GS2	Green Infrastructure	S2 (A) (B) (C) (D) (E) (H) (J) (K) (L) (M)		88
DG-GS3	Natural Green Space	S2 (C) (H) (J) (K) (M) (L)		90
DG-GS4	Green and Blue Corridors	S2 (B) (C) (D) (F) (H) (K) (L) (M)		92
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DG-BD1	Good Building Design	S2 (A) (B) (C) (E) (G) (K) (L)	WE4	114
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	Common Building Styles of Teignbridge	S2 (A) (G)		120
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DG-BD4	Shop Front Design	S2 (A) (C) (E) (G) (L)		132
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DG-BD7	Building Types - Residential Terraces	S2 (A) (B) (C) (E) (G)	WE4	142
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DG-BD10	Building Types - Commercial Buildings Compatible with Residential Development	S2 (A) (B) (G)	EC9	154
DG-BD11	Building Types - Mews Houses/Ancillary Buildings	S2 (A) (B) (G)		156
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	Appendix			
A	Streetscape Precedents			TBC
B	Implementing Policy (S2)			TBC
B	Outline Applications- Using the Guide			TBC

Using the Document

Structure:

The Design Guide covers the design of the built environment across different scales and topics. To aid navigation of the document, five subject areas: **Principle Layout Strategies, Urban Structures, Streets and Movement , Green Structures, and Building Design**, provide the over arching framework for grouped and related topics. Users may still need to read across the main subject areas due to the interrelated nature of design.

Format:

Where possible, each topic is captured in two opposing pages containing objectives and accompanying guidance with examples of both good and poor practice generally following the standard format illustrated below. Some topics depart from this to provide additional guidance or where a more concise response is appropriate

Design Objectives:

The Council wishes to encourage quality development that is sustainable, functions effectively and creates places that are attractive, vibrant, successful, safe and that relate well to local character and context.

The Design Guide identifies Local Plan objectives to be met relating to different aspects of the design of development and provides guidance about how to meet them

Relevant objectives are identified within the contents pages whilst key objectives are reiterated under each design topic as appropriate

Approaches to design:

The Design Guide promotes high quality design and welcomes approaches that are based on a thorough analysis of a site and its context. Innovative or familiar approaches to design may be equally valid where they meet design objectives.

Typical page layout:

Legibility

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

Objectives: DS-151 (Legibility)

How development in Teignbridge should be designed to be legible: composed to be distinctive of the local landscape and environment; be memorable, interesting and easy to navigate; and be aesthetically stimulating.

To achieve this, where appropriate, development should:

- 1.1. Be arranged to respond positively to the distinctive character, qualities and patterns of natural and built environments that reinforce the local identity of an area.
- 1.2. Retain and integrate notable landscape features to make a positive contribution to a place's identity.
- 1.3. Create visual links between significant existing features and spaces and areas of new development.
- 1.4. Maintain existing or important view corridors and avoid negative impacts on them.
- 1.5. Design urban edges including those against the natural landscape to have a well defined and distinctive character.
- 1.6. Create a visually stimulating environment at different scales and to design buildings, streets, spaces and public art, to create a network of distinct and memorable routes and places.
- 1.7. Ideally locate buildings which have civic and/or community role 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.
- 1.8. Retain and integrate existing buildings of distinctive character to make a positive contribution towards an area's identity.
- 1.9. Design side elevations of buildings, particularly those located in prominent locations 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 and doors.
- 1.10. Design and arrange buildings, streets and spaces to have a sense of hierarchy relative to their function and location within a settlement.

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

A legibility diagram to illustrate how landscape and townscape features can be integrated into the form of new development or influence design priorities and create a memorable place that is well related to its surroundings and easy to navigate

Legibility Hierarchy Table

	Primary Streets	Secondary Sts	Tertiary Streets	Lowest Hierarchy (1)
Inside a village or neighbourhood centre	1	1	1	1
Inside a town centre	1	1	1	1
Outside a town or neighbourhood centre	1	1	1	1
Adjacent to an open space	1	1	1	1
At places of significance for legibility	1	1	1	1

Ref policy DS-151.2. Sample hierarchy table suitable for a large scale 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 is to be repeated relative to the character of the existing landscape.

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 employment routes.

Primary streets, frontages designed for legibility

Secondary streets frontages designed for legibility

Local streets, open spaces designed for legibility

Key buildings for legibility

Important local or wider views to highlight or to relate development to

Off use landmarks, features and landmarks to relate to

Topic heading definition description

Key objectives, statements of the over arching principles relating to topics or areas of design

Guidance relevant to themes or common scenarios within each topic providing benchmarks/ default positions/approaches for the design of development.

Advice and explanatory diagrams/images/tables

Common mistakes and approaches to avoid/good examples

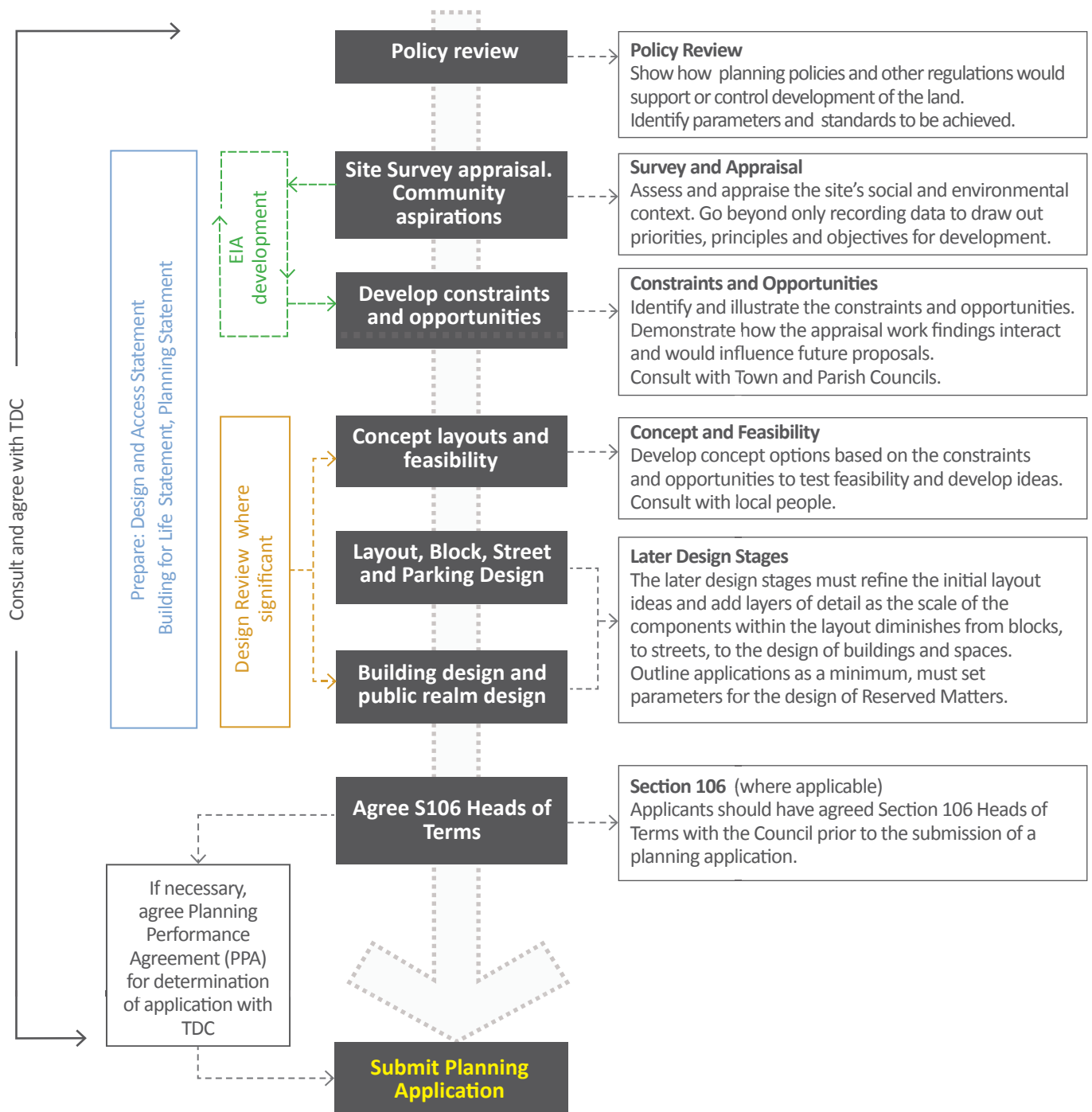
Process

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

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

Movement Networks

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

Residential Density

Objectives and 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

Objectives and guidance for the heights of buildings so that their scale is appropriate for their location.

Neighbourhoods

Objectives 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

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

Non-Residential Uses Not Compatible with Residential Land

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

Community Facilities

Objectives for community facilities within new neighbourhoods.

Green and Blue Space

Over arching Objectives for open space and water based infrastructure.

Active Place

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

Legibility

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

Objectives: DG-LS1 (legibility)

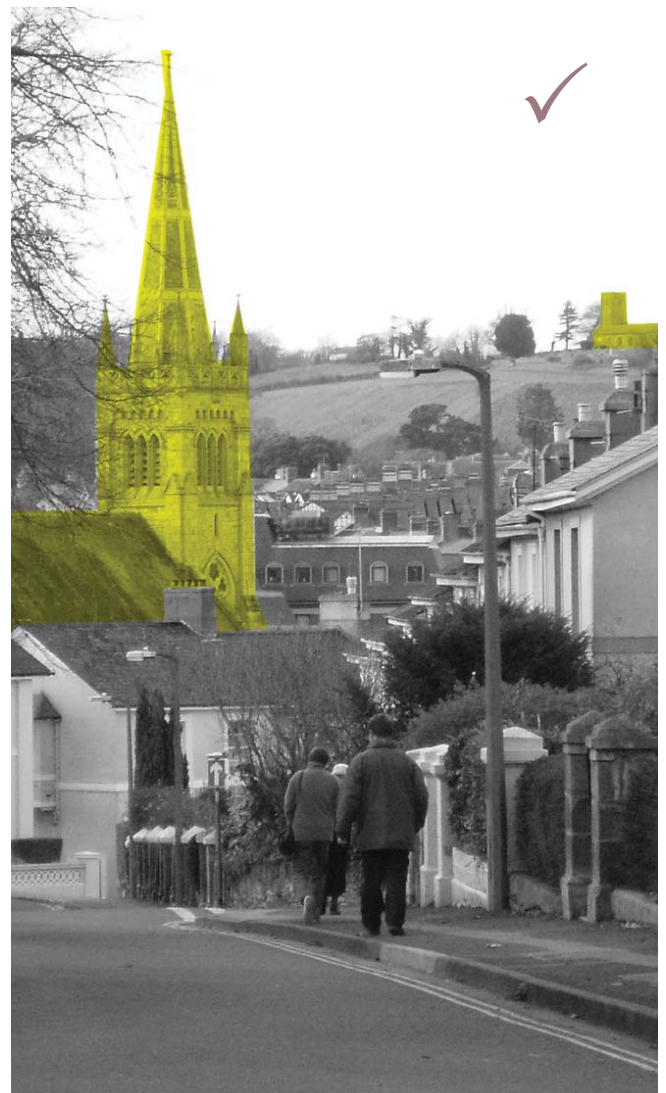
New development in Teignbridge should be designed to be legible; composed to have good definition and structure; be distinctive of the local landscape and environment; be memorable, interesting and easy to navigate; and be aesthetically stimulating.

To achieve this, where appropriate, development should:

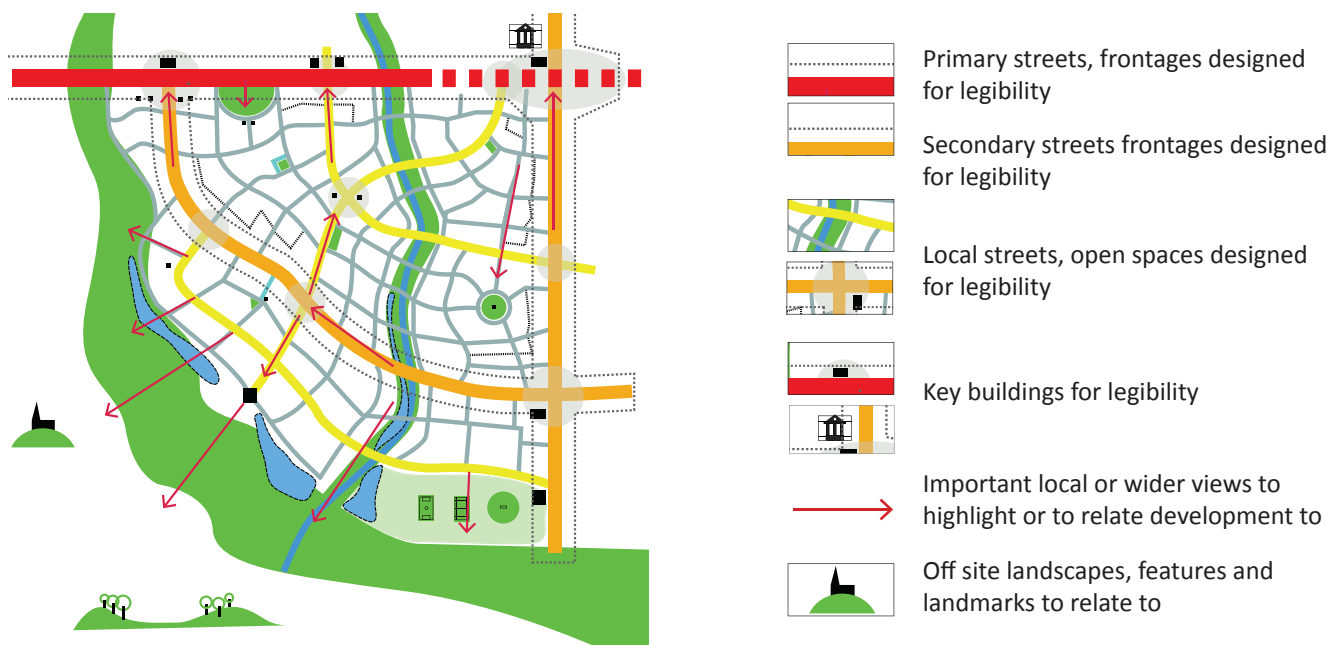
- 1.1. Be arranged to respond positively to the distinctive character, qualities and patterns of natural and built environments that reinforce the local identity of an area.
- 1.2. Retain and integrate notable landscape features to make a positive contribution to a place's identity.
- 1.3. Create visual links between significant existing and proposed buildings, landmarks, landscape features and spaces and areas of new development.
- 1.4. Maintain existing or important view corridors and avoid negative impacts on them.
- 1.5. Design urban edges including those against areas of publicly accessible land to have a positive outlook and have a well defined and distinctive character.
- 1.6. Create a visually stimulating environment at different scales and to design buildings, streets, spaces and public art, to create a network of distinct and memorable routes and places.
- 1.7. Ideally locate buildings which have civic and/or community role 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.
- 1.8. Retain and integrate existing buildings of distinctive character to make a positive contribution towards an area's identity.
- 1.9. Design side elevations of buildings, particularly those located in prominent locations 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

- 1.10. Design and arrange buildings, streets and spaces to have a sense of hierarchy relative to their function and location within a settlement, neighbourhood, route or space, where the highest order of design is 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 can be integrated into the form of new development to influence design priorities and create a memorable place that is well related to its surroundings and easy to navigate

Legibility Hierarchy Table

	Primary Streets			Secondary Sts	Tertiary Streets	
	Highest Hierarchy (1)				Lowest Hierarchy (3)	
	<ul style="list-style-type: none"> Most enriched Most formal Best materials 				<ul style="list-style-type: none"> Least enriched 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.

Objectives: DG-LS2 (Movement)

Development in Teignbridge requiring new routes should set out their movement networks to be permeable, interconnected, walkable, attractive, safe and easy to use move through and navigate, and arranged to complement their surroundings.

To achieve this, where appropriate, development should:

1. Have a clear hierarchy of streets and walking and cycling routes reinforced by a clear strategy and/or detailed design for:
 - 1.1. Accessibility
 - 1.2. Proportion/street width
 - 1.3. Materials
 - 1.4. Landscaping
 - 1.5. Tree planting
 - 1.6. Utilities and services
 - 1.7. Street lighting
 - 1.8. Street furniture
2. Be designed 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. Be edged by active buildings or well overlooked open spaces
4. 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. Provide publicly accessible connections between existing and proposed development areas for pedestrians, cyclists and vehicles at intervals that create a well connected network
6. Allow for future access needs to adjacent land in a way that does not frustrate future development potential and inter connectivity
7. Achieve inclusive access to publicly accessible land, such as parks and open spaces, in a manner that optimises permeability, promotes community cohesion and makes effective use of the site. (Some private driveway arrangements may not be able to achieve this)
8. Account for anticipated traffic flows and environmental site factors

9. Be designed such that the character of their movement networks integrate well with surrounding routes to form part of a logical sequence of spaces linked to hierarchy and route function across a settlement.

The following criteria may be used to help identify route type and to set key overarching design principles:

Primary network Streets tend to

- Pass through and connect neighbourhood centres
- Provide efficient movement between primary routes and important destinations
- Need to provide for prioritised segregated cycle movement, (including at side roads)
- Need to 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 tend to:

- Provide for safe on-road cycle movement
- Have design speeds of not greater than 20mph

Tertiary network streets tend to:

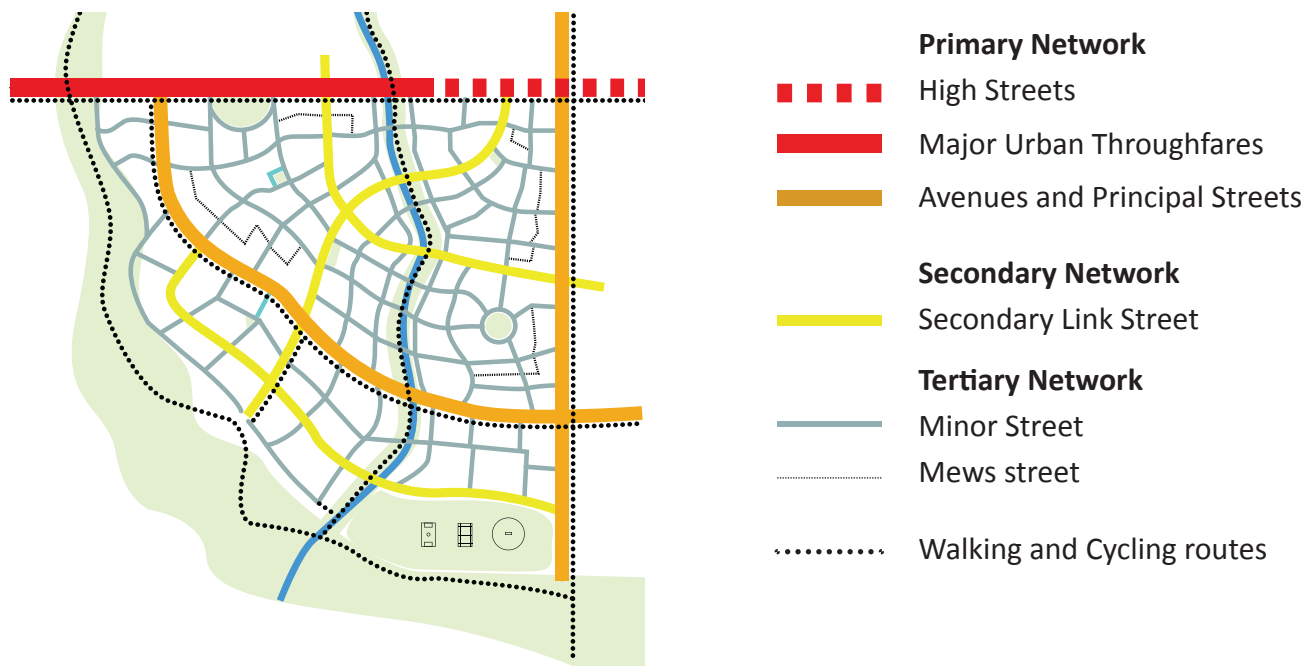
- Provide fine grained links between primary and secondary routes enabling a walkable block structure
- Provide for safe on road cycle movement
- Have design speeds of not greater than 20mph

Mews streets tend to:

- Provide the smallest scale streets upon which to live and pass through
- Be designed to be publicly accessible

Walking and cycling routes tend to:

- Need to be safe, convenient, direct, attractive, appropriately lit, well overlooked, of sufficient width for the anticipated numbers of users, 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 and illustrate its interconnected nature.



The Avenue, Newton Abbot is an attractive primary route fronted by buildings that have a narrow front garden defined by low walls and railings. The route is 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 feels safe, is well defined, and 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 and located 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 the necessary numbers of people within walking distance to support them.

Objectives: DG-LS3 (Density)

The distribution of density of new dwellings within Teignbridge should be arranged to:

Support the principles of walkable neighbourhoods - giving convenient access to necessary services, facilities, infrastructure and public transport by walking cycling. Make the most effective use of the site and be responsive to the characteristics of the site and its wider context.

To achieve the above, where appropriate, development should:

1. Be structured in such a way so that the areas of highest density are located to support local facilities and where there is good access to public transport.
2. Use the following net* density target ranges as a guide, allowing for increases or decreases for character, settlement type, topography, nonresidential uses viability and townscape reasons such that:
 - 2.1. Density ranges for Major Urban Thoroughfares, Avenues/Principal Streets (ref p.13) and Neighbourhood Centres aim to be around 40-60 dph.
 - 2.2. Density ranges for main town centre areas aim to be around 50-70 dph
 - 2.3. Density ranges for park edges and other green spaces aim to be above 30 dph (but rarely below 20 dph)
 - 2.4. Density ranges for all other areas that are well related to settlements should aim to be above 30 dph and 40dhp in more compact locations.

* Density calculations are to include all private and communal space within the curtilage of an urban block, all parking areas, estate roads, play areas and small urban parks and spaces situated in the secondary and tertiary network but excluding highway infrastructure, sports pitches, allotments, parks, SuDS systems, schools and other infrastructure requirements and 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 density examples:



Major Thoroughfares/ Townscape 70+ dph



Town Centre 50 - 70 dph (as flats above shops)



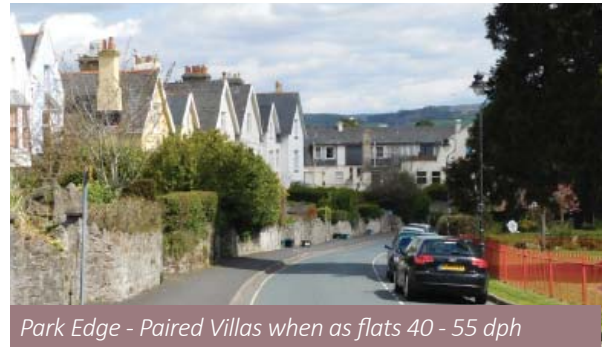
Neighbourhood Centre 45 - 60dph



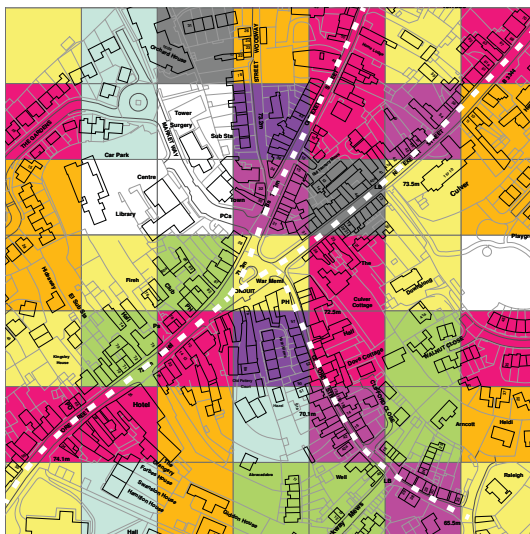
Semi-detached, terraces & some detached 35 - 50 dph



Park Edge - Terrace houses 40 - 55 dph (some as flats)



Park Edge - Paired Villas when as flats 40 - 55 dph



Chudleigh centre: Residential address points within 50m grids giving an indication of the distribution of residential density (gross). Historic or key routes highlighted.

No. residential address points / hectare (ap/h)

0- 10 ap/h	50- 60 ap/h
10-20 ap/h	60-70 ap/h
20-30 ap/h	70- 80 ap/h
30-40 ap/h	80-200 ap/h
40- 50 ap/h	

In Chudleigh the higher residential address points densities are found towards the centre and along historic or current key routes. The coincidental increased population density should help to support central nonresidential uses. Across the sample an average gross density of 30 ap/h is achieved. Roughly this equates to about 40 ap/h net density (after deductions for nonresidential land areas)

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.

Objectives: DG-LS4 (Scale)

The scale of development is to be well integrated with and designed to enhance the distinctive character of the area, using and arranging forms to clearly define and distinguish public and private spaces in a stimulating, legible well structured manner that makes effective use of the site

To achieve the above, where appropriate, development should **clearly define streets and spaces as follows:**

1. Built form should be scaled to define and enclose streets and spaces to create a legible environment that supports other Principle Layout Strategies.
2. Building heights should be set in response to:
 - 2.1. Local context
 - 2.2. The hierarchy of routes and spaces (ref DG-LS2 and Building Storey Table below)
 - 2.3. The orientation to open spaces
 - 2.4. The overall width of spaces to which they relate to create enclosure, where taller buildings are related to wider spaces and lower ones to narrow spaces
 - 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 may be increased for example:
 - 2.8.1. at the intersections between principal streets as well as those of secondary streets
 - 2.8.2. 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





Building Storey Table:

Buildings in new development should to be scaled using the table below as a general guide for likely predominant ranges. Storey heights are expressed as parameters 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
Ref DGLS2 linetypes	■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■	■ ■ ■ ■ ■
Inside a village or neighbourhood centre boundary	2 - 3.5	2 - 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.



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

Increasing storey heights relative to street hierarchy, places of significance for townscape reasons, or adjacency to open spaces helps to create clearly distinguishable and easily navigable places

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



The main route through Chudleigh neighbourhood centre is defined predominantly by 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.

Objectives: DG-LS5 (Neighbourhoods):

Development is to be arranged to function with options to access facilities, goods, services and jobs readily on foot, cycle or public transport. They are to be structured for ease of movement for pedestrians and cyclists with layouts that promote health and well being and promote community cohesion whilst making effective use of the site.

To achieve the above, where appropriate, neighbourhoods should be designed as follows:

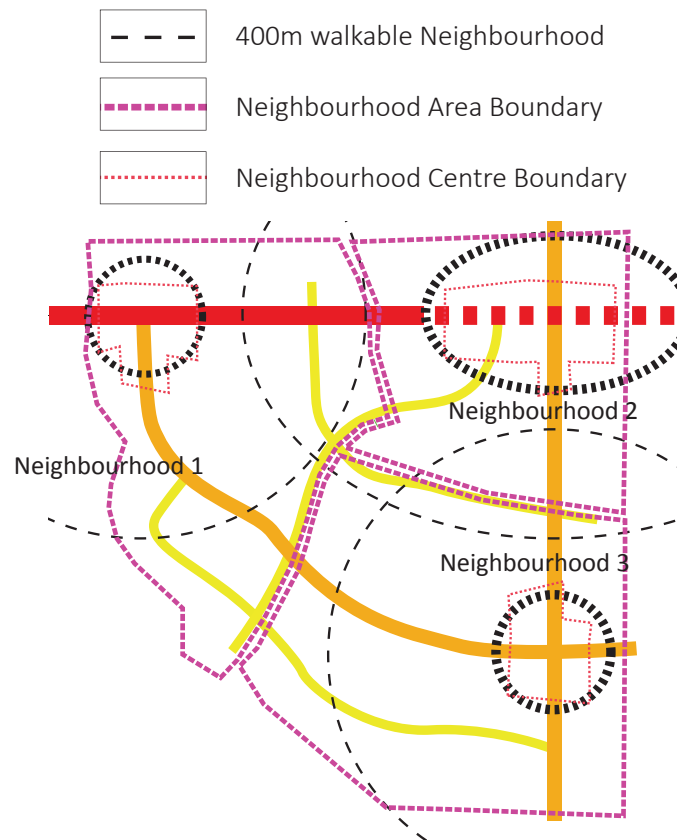
1. Structured so the majority of homes have good access to a range of local jobs and facilities within approximately 400m distance or a 5 minute walk (see also DG-LS8) via a permeable network of convenient routes for pedestrians and cycles
2. To meet the other objectives set out within the Teignbridge Design Guide such as for Density and Scale...
3. With neighbourhood centres that are:
 - 3.1. Located where good access to public transport is most likely, such as on primary network streets with through traffic
 - 3.2. Typically not be greater than 1.5 development blocks* deep from the primary thoroughfare and ideally orientated around the intersections of primary routes or primary with secondary routes
 - 3.3. Well defined with a clustered mix of nonresidential uses that are compatible with other uses nearby and complement those within the local area
 - 3.4. Designed to create civic pride, be high quality, have a clear approach to character, and be comfortable and safe for their users, by the:
 - 3.4.1. Prominent positioning of civic buildings and community spaces
 - 3.4.2. The inclusion of high quality materials of construction in public realm areas including; surfaces, landscaping, and for buildings
 - 3.4.3. Designing for and prioritising pedestrian amenity and comfort over those of vehicles

* Development blocks defined within Urban Structures chapter



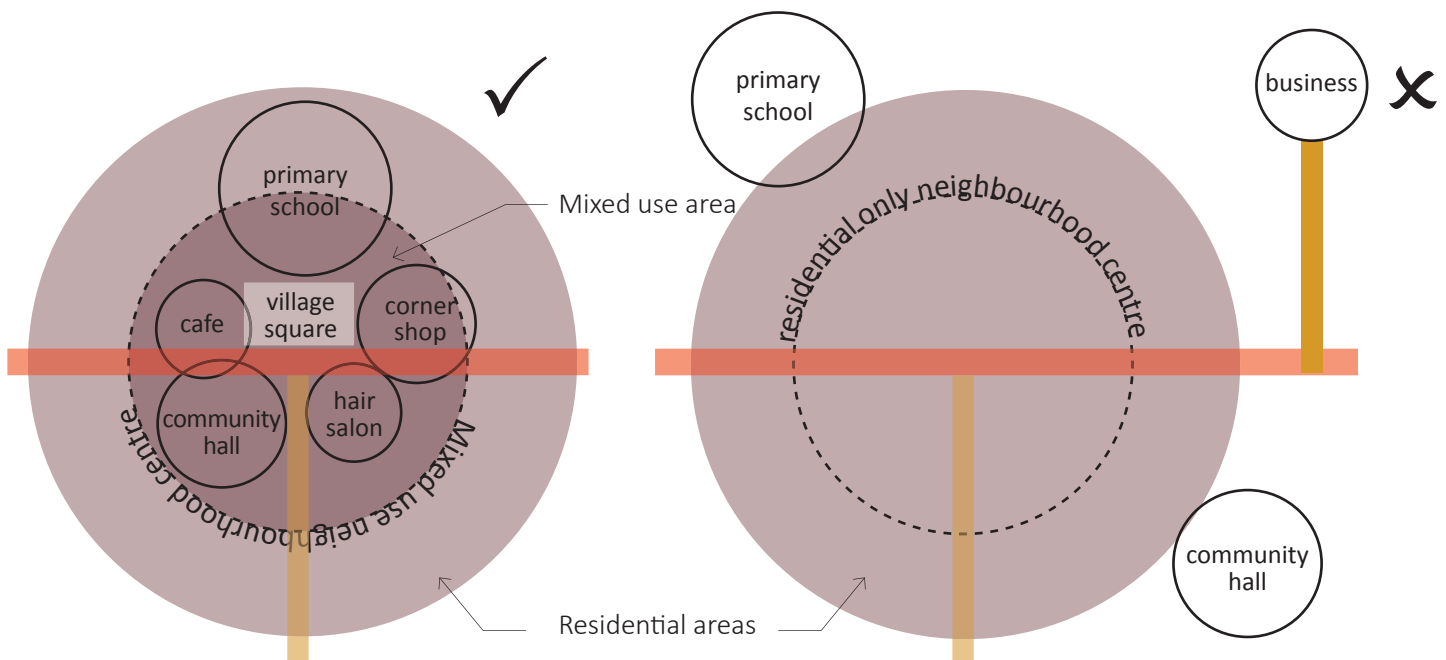
Chudleigh, a walkable neighbourhood whose mixed use centre is clustered around the key junction of a primary route.

- 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

- Locating 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 and vibrancy within the neighbourhood centre.

Land Use - Nonresidential Uses Compatible with Residential Land

Nonresidential 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.

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

New proposals are to integrate compatible nonresidential and residential uses in a manner that favours ease of access for walking, cycling and public transport. Arrangements are to be inclusive where the resulting places are attractive, vibrant and stimulating and promote health, well being, community cohesion, and public safety.

To achieve the above, where appropriate, compatible nonresidential uses should be integrated as follows:

1. As well as the areas defined within the Local Plan and Development Framework Plans for employment, neighbourhood centres should be the focus for nonresidential uses that are compatible with residential land. The uses within these centres should 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 nonresidential uses may be delivered, some nonresidential 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 nonresidential 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 nonresidential 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 should contain sufficient nonresidential uses to ensure daily 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.

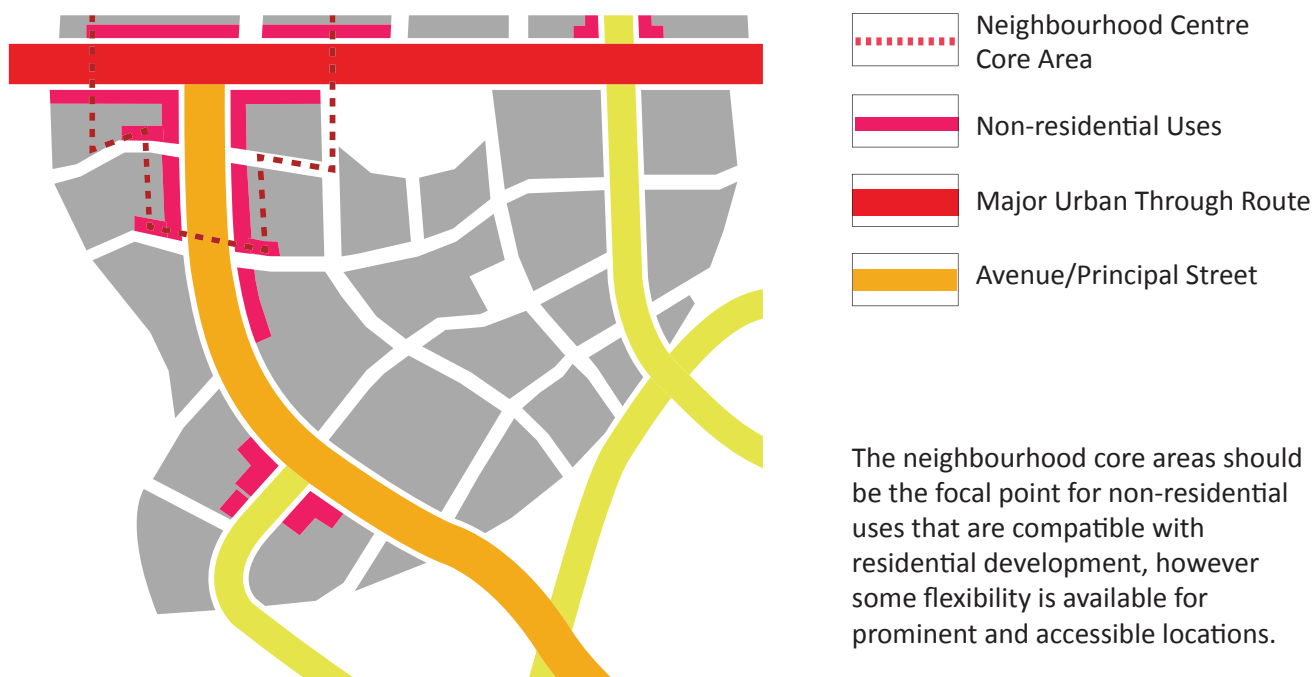


Diagram to illustrate the approach to integrating nonresidential uses alongside residential uses.



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

Land Use - Nonresidential 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.

Objectives: 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, are to maintain or enhance environmental assets and make effective use of the site. They are to be set out so that high quality buildings, in materials appropriate to the area create clearly distinguishable and well defined public and private spaces that are safe attractive, stimulating and accessible and have well structured layouts that are not dominated by highways and suds and perform well for access for walking and cycling:

To achieve the above, where appropriate, compatible nonresidential uses should be designed as follows:

1. Have a positive or neutral impact on the character of the area responding sensitively to views and settings
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 and accounts for their needs at their destinations
4. Be structured and detailed to reduce crime and the fear of crime at all times of the day, such as:
 - 4.1. by ensuring that public areas are well overlooked

- 4.2. by selecting and arranging compound fencing and security to reduce its impact and dominance and to integrate it well with other design elements
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

Where land is proposed to come forward over a period of time or for different users the preparation of design codes for the design and layout of infrastructure, plot arrangements and landscaping will normally be expected to ensure that development has a holistic approach across different development parcels. Where used, such codes could include suitable approaches to

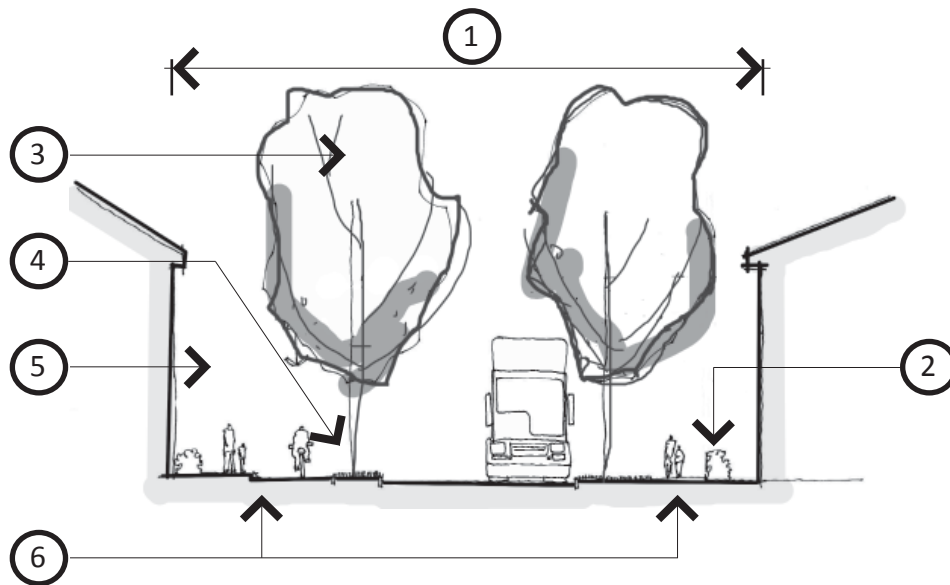
- Street design
- Lighting
- Scale
- Form
- Colour
- Materials
- Boundaries
- Landscape design
- Parking and servicing
- Boundary treatments
- Building setbacks and plot arrangements



Breaking up rooflines, fragmenting building mass and the sympathetic orientation of buildings can help to reduce the impact on views of large buildings at the rural edge



Large, prominent, and consistent rooflines will tend to have a negative impact on surrounding views when abutting a rural edge and should be avoided



Key design areas affecting the character of public realm/access infrastructure.

1. Areas that are visible to the public should 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. 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.

Objectives: DG-LS8 (Community Facilities)

Civic buildings are to exhibit design quality and respect local character. Facilities are to be located to be easily accessed within inclusive layouts by walking, cycling and public transport and are to create clearly defined, distinguishable, attractive and stimulating spaces whilst contributing to a well structured layout and contributing toward way-finding.

To achieve the above, where appropriate, community facilities within Teignbridge should therefore be:

1. Located:

- 1.1. To be well related to the distribution of facilities within a neighbourhood (see table overleaf for broad distances) 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 (m)	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	→											
Playgrounds and Kickabout	→	→	→									
Bus Stop	→	→	→	→								
Local Park or Greenspace	→	→	→	→	→							
Local Centre, Pub, Hall	→	→	→	→	→							
Access to Green Network	→	→	→	→	→							
Allotments	→	→	→	→	→	→	→					
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, cycle paths, river and stream corridors, drainage features, wetlands and other open spaces. Green and blue spaces can form networks that provide economic, social, health and environmental benefits such as for recreation, movement, sport, education, ecology and health and can be a link to an area's built and natural heritage, wildlife, traditions and character.

Objectives: DG-LS9 (Green and Blue Spaces)

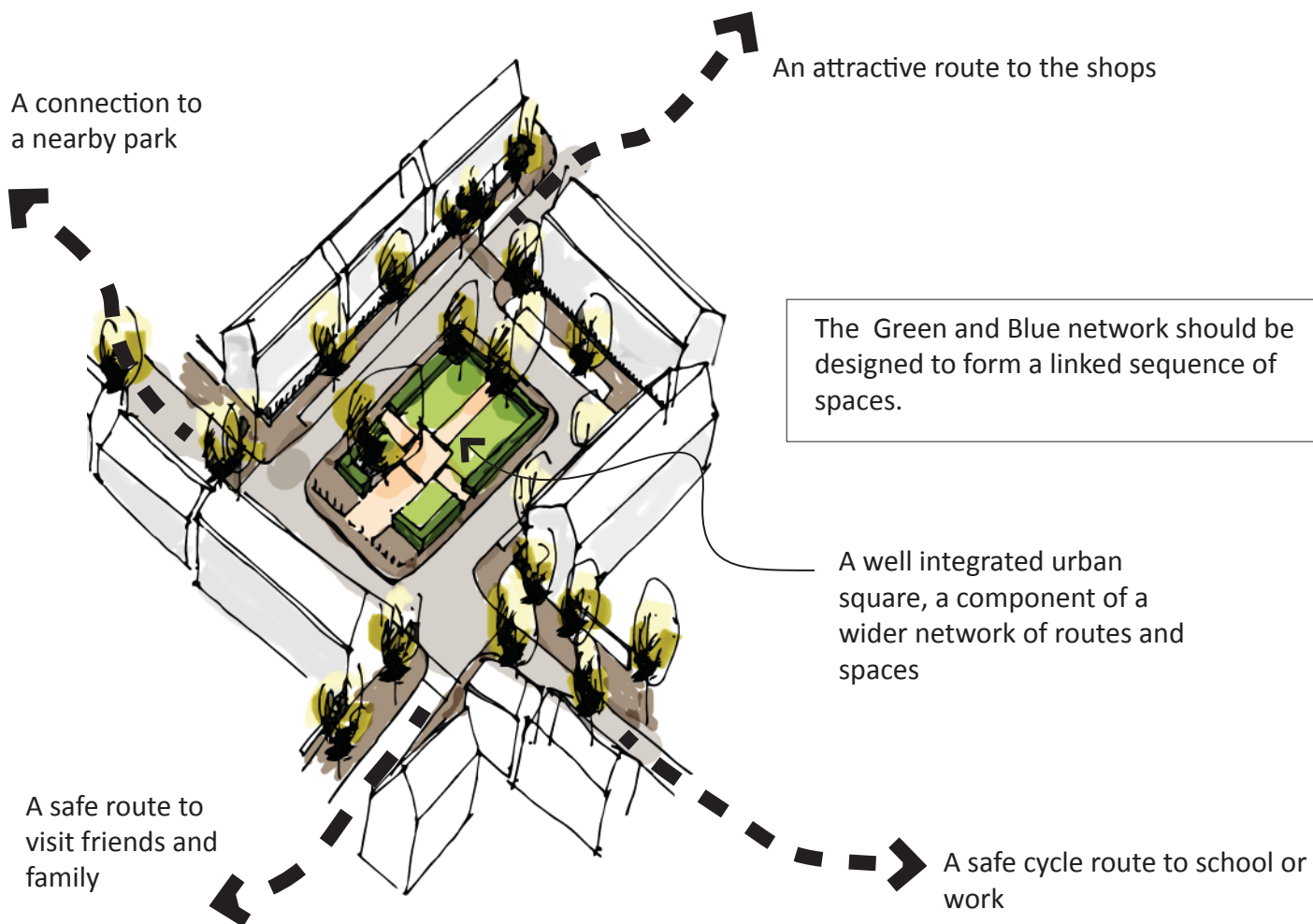
Development is to be arranged so that green and blue spaces are well integrated with the built and natural environment, respecting the distinctive character of the area. They are to be easily accessible by walking and cycling and public transport and inclusive and usable by all. Spaces are to be clearly distinguishable and defined and designed in a manner that promotes health, well being community cohesion, public safety and results in a memorable, stimulating and attractive environment.

To achieve the above, where appropriate, **green and blue spaces within Teignbridge should therefore be designed to:**

1. 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. be 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
- 1.5. Recognise the benefits of nature-rich green space to physical and mental health
- 1.6. To have a clear approach to:
- 1.7. Local character and appearance including:
 - 1.7.1. The degree of formality or informality appropriate
 - 1.7.2. The aesthetic and sensory aspects such as colours, textures, smells, species, and traditions
 - 1.7.3. Patterns of development - from legibility to materials and details
- 1.8. Layout, function, and connectivity i.e.
 - 1.8.1. For wildlife or/and people, movement, play or active leisure
 - 1.8.2. to maintain zones of connection relating to the South Hams SAC for greater horseshoe bats
- 1.9. The approach to reconciling conflicts between different aspects of design
- 1.10. 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 and communities to derive physical and mental health and social cohesion benefits from the environment about them.

Objectives: DG-LS10 (Active Place)

Active Place design is to be embedded into the design of development in a manner that creates inclusive layouts that promote health and wellbeing community cohesion and public safety. Accordingly, places are to be accessible favouring trips by walking and cycling to access daily needs. Routes and spaces are well defined and designed to be attractive and provide a stimulating environment.

To achieve the above, where appropriate, development should approach active design in the following manner:

1. Accessible Activity

Neighbourhoods, facilities and open space should 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 should be connected by integrated networks of walking and cycling routes within convenient walkable ranges

3. Connected Travel Routes

All destinations should 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 should 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 should 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 should 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 should 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

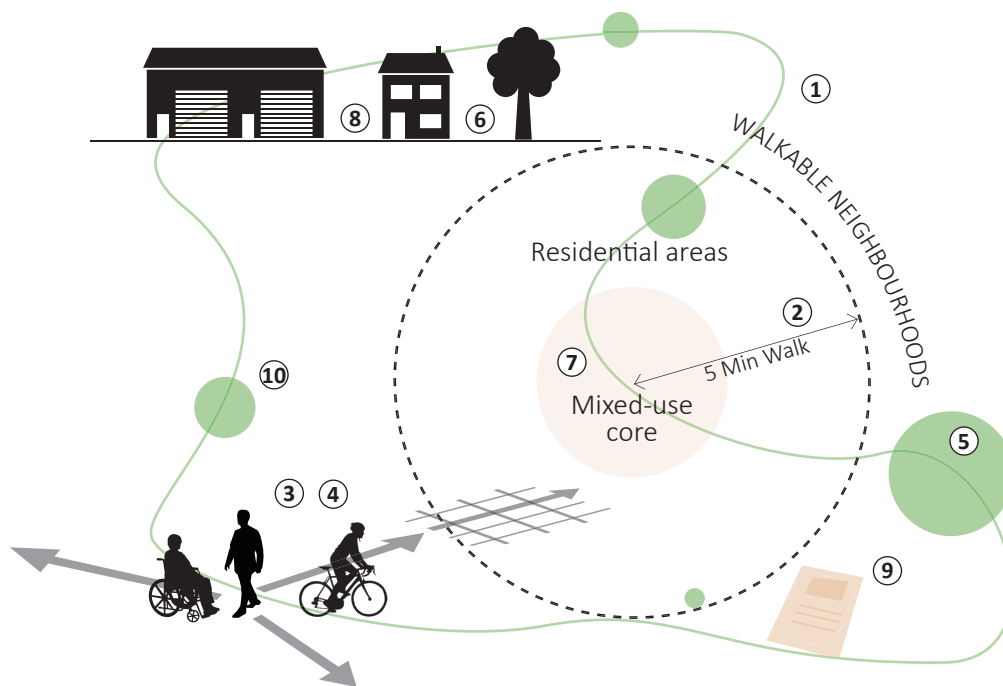
Measures should be introduced that highlight or promote the usability of space and opportunities for participation in physical activity as a means of improving health and wellbeing across neighbourhoods, workplaces and facilities

10. Network of Multifunctional Open Space

Multifunctional open space networks that integrate well with nature and 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 to be engaging and to accommodate pushchairs and scooters



1. Accessible neighbourhoods
2. Walkable communities with daily needs within easy reach with
3. Interconnected routes prioritising active travel modes
4. All infrastructure designed to encourage physical activity
5. Well managed open spaces
6. Accessible and attractive streets to spend time in and move through
7. Co-location of community facilities
8. Buildings designed to enable active lifestyles
9. Promoting physical activity
10. Multifunctional open spaces

Active Place design is a thread that runs through the design of a place that helps people to be active or become more active as part of their daily lives



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

Draft Teignbridge Design Guide SPD – APPENDIX B - Consultation Responses Schedule

No	Organisation / Individual	Response / Comments
01	Organisation - Abbotskerswell PC	<ul style="list-style-type: none"> - TDC have produced a well-presented and easy to read document in its Urban Design Guide (UDG) (213 pages). However, APC has concern with how it will be utilised by prospective developers and ENFORCED by TDC planners and will it be well met by applicants. (Gen) - As a practical example, the recent application for NA3 Wolborough has singularly failed to promote good design procedures, like those outlined in this Draft Guide and other previous government guides on best practice. Planning performance agreements with TDC were sidestepped, as was any reasonable form of meaningful consultation with local stakeholders, i.e. the community, at an early stage in the application's evolution. The Council is not sure how this document will ensure compliance with the Design Guide, once adopted. (Gen) - Each design code's checklist and supporting text is often subjective and in places equivocal or contradictory. It is understood that this guide will mutate into a supplementary planning document after consultation, in which case how will it be engaged and enforced by planners? (Gen) - Most of the architectural designs illustrated in many of the pictures show aesthetically pleasing urban design styles, characteristically those applied to urban developments in the early part of the last century, and some well before then. These styles have been lost over the last half-century to the detriment of local communities. APC welcomes the attempt to redress this aesthetic loss, but APC believes it will be at a cost that developers will not absorb for financial reasons. (6 Building Design) - Many of the illustrations used belie reality with streets incredibly sparsely populated by cars and people. Comparative photos at peak times would show a different aspect to modern life. When were the photographs taken – perhaps the early hours of Sunday morning? Unless TDC deliver on the aspirations detailed within the Guide, TDC run the risk of being accused of spending public money on producing an impracticable document. (Gen)

		<p>- The relationships between increased <u>residential densities</u> (Code: DG-LS3 (Density)), <u>employment</u> (Code: DG-LS6 (Land Use: Non-Residential Uses Compatible with Residential Land)) and <u>practical car parking</u> is not sufficiently addressed. TDC needs to openly state its strategy on how to achieve its anticipated car usage per dwelling and per non-residential unit and present a realistic vehicle parking allocation as guidance for all developments. (2 Principal Layout Strategies)</p> <p>For example:</p> <p>“Car parking for residential areas should be provided at an average rate of:</p> <ul style="list-style-type: none"> • 1 parking space for 1 bed dwellings, • 2 parking spaces for 2-3 bed dwellings • 3 spaces for 4 bed (or larger) dwellings • 1 visitor space per 10 dwellings” <p>APC have concern that the use of “average rate” is somewhat meaningless and is incongruous with current modern life and expectations. (4 Streets and Movement, DG-SM8)</p> <p>For example: albeit not a local example but increasingly common, a councillor’s daughter and her partner rent a 2-bedroomed apartment in a 4 storey block of 14 apartments on an estate of similar blocks (mixed open market and social housing), giving a very high dwelling density. The couple are both in work, each unavoidably need a car to travel to work. There is only 1 parking space per apartment in secured parking space, but this invokes frequent disagreements about who parks where. This also necessitates parking outside the secure area and car owners park on any available space, often on pavements straddling double yellow lines. <i>There is nowhere else to park.</i> Such an environment adds stress to their working lives and affects their well-being and also makes the modern estate look more untidy than it should. This issue is common in Teignbridge, too. How will Teignbridge planners ensure misalignment of number of cars against number of dwellings is adequately mitigated in the design guide?</p> <p>Car parking for residential areas and non-residential areas must be adequately provisioned.</p> <p>- The quality design and build promoted in the UDG is counter to current high-density housing projects, <i>Penns Mount immediately come to mind</i>. APC cannot see how this will change using the UDG. It seems to perpetuate mass housing being built to high density. What will these modern estates look like 25 years after</p>
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		<p>construction is complete? Good design with open green space is costly, which arguably developers find great difficulty accommodating. (6 Building Design)</p> <ul style="list-style-type: none"> - The UDG fails to mention graffiti in its 213 pages (noting that this is rapidly increasing in Newton Abbot). Graffiti is a blight on modern high-density housing estates and urban centres. What will TDC do to ensure developers remain accountable for community space maintenance for a significant period (25 years, perhaps) after developments are finished? (5 Green Structures) - Neighbourhoods (DG-LS5) States 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. APC Comment: Please state where the jobs are coming from? Perhaps clarifying where these jobs will be for the occupants of at least 1500 dwellings at NA3. (2 Principal Layout Strategies, DG-LS5) - The UDG content is highly subjective; it can mean all things to all people and developers will say they are applying all the principles, when they are not. The design principles are statements of intent only, which will fail to be implemented without TDC teeth behind it. (Gen) <p>This document is too late in its production because it should have been available before many of the large, medium and small estates proposed in the Local Plan were allocated, approved and developed. APC will watch this space to see if the Design Codes can be successfully applied in retrospect to these estates. Perhaps newly developed sites should be “OFSTEDed” against the Design Guide.</p>
02	Organisation – Bloor – Bovis Homes / Barton Willmore	<p>1 Content</p> <p>This SPD is “design guidance” which is intended “to guide decisions relating to planning applications”. However, the principles and guidance is presented as a series of “codes which imply a status beyond guidance that is inflexible. The terminology should be revised to “principles” rather than “codes”.</p> <p>The document states that “outline applications as a minimum, must set parameters for the design of Reserved Matters”. Parameter Plans are only required for EIA developments. Since 2015 other outline applications only need to state the areas where access points will be situated. The text should be amended to clarify this.</p>

		<p>2 Principal Layout Strategies</p> <p>General – The examples and principles in the draft Design Guide are focused on high density urban typologies and on reflecting historic settlement forms. The Design Guide should also include principles and guidance to allow for the creation of high quality places that are based on the principles of Garden Cities. These principles would require responsiveness to the unique characteristics of the site and its setting whilst also providing for a rational, legible and walkable development structure where distinctive streets and attractive places are created with housing that meets the needs of the occupiers.</p> <p>Page 10 /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” This is an overly onerous requirement to meet the required objective of providing natural surveillance. Suggest it is replaced with “Blank side elevations of buildings, particularly those located on street corners should be avoided where possible.”</p> <p>Page 12-7. “To exclude private drives that reduce public access adjacent to publicly accessible land and reduce the interconnected nature of the network” This should be more positively worded as private drives can make a very positive contribution to a movement network and provide for an appropriate transition and interface with open space. Suggest it is replaced with “Where private drives are proposed they should be designed to ensure that they do not adversely affect public access to areas of public open space.”</p> <p>Page 12-8. “To have cross roads as the default junction type between blocks” This is an overly onerous requirement as crossroads may not be appropriate in all instances or on all sites for reasons of character or legibility. Crossroads do not provide an opportunity to terminate street views which is often a useful technique in the creation of attractive streets and a legible environment. Suggest this is removed</p> <p>Page 14-2. “Density ranges for Major Urban Thoroughfares and avenues/principal streets should be between 40-60dph however densities may be increased up to 80dph in some areas for townscape reasons”. These density ranges would not be appropriate for anything other than very large urban extensions or new settlements (over 1,000 homes) or developments in existing town centres. Suggest the text is reworded as follows: “Density ranges for Major Urban Thoroughfares and avenues/principal streets in major developments of over 1,000 homes or within existing town centres should be between 40-60dph however densities may be increased up to 80dph in some areas for townscape reasons”.</p>
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	<p>majority of homes in most new large-scale housing developments are likely to be of 2 storeys it is considered that increased flexibility is required to allow for 2 storey buildings in more locations as below. High streets such as Chudleigh contain 2 storey buildings. The guidance for buildings along High Streets on primary streets should therefore be amended to 2-3.5 storeys The vast majority of buildings fronting rural edges in and areas of open space in Teignbridge are 2 storeys in height. The guidance for buildings adjacent to an all types of open space should be amended to include 2 storeys.</p> <p>Page 17-2. “The majority of homes should have good access to a range of local jobs and facilities within approximately 400m or a 5 minute walk” Agree that this is a good target but Manual for Streets states that “Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to 800m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit...” Also, unless new jobs and facilities are being provided it is not possible to have control over the proximity of proposed housing to these. Suggest this is re-worded as follows: “Wherever possible, new homes should have good access to a range of local jobs and facilities within approximately 800m or a 10 minute walk”</p> <p>Page 17-4. “Major new proposals are to define neighbourhoods and neighbourhood centre boundaries”. A walkable neighbourhood of 400m would usually contain a minimum of 1,000 homes. Suggest that the wording is revised to make this clearer as follows: “Major new developments of over 1,000 dwellings should defined the location of the proposed neighbourhood centre and the extent of neighbourhood areas”</p> <p>Page 20 1. Typo – “is to be arranged” Should be “are to be arranged”</p> <p>Page 20 1.1 “Are mixed both vertically and horizontally” it is not always possible for commercial reasons for uses to be mixed vertically. Suggest this is re-worded as follows: “Where possible, are mixed both vertically and horizontally”</p> <p>Page 29 Diagram showing strategy for integration of Active Design principles Diagram missing</p> <p>3 Urban Structures</p> <p>Section should be re-ordered so that the starting point is back to back development parcels. To avoid any confusion over the most appropriate type of development block.</p> <p>Page 32: Block design principles The codes for block design principles are focused on blocks with rear parking courts and the dimensions in the table from the Urban Design Compendium would preclude any other form of</p>
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		<p>development block. The vast majority of development blocks in new housing-led developments will be back-to-back blocks with on-plot parking to the front or side of the dwelling. These blocks typically have dimensions of 40m-45m by 50m-80m. This should be amended to reflect this.</p> <p>Page 33: Diagram of “Good Block Design: the essential ingredients” Again, this is based on a rear parking court block which are unlikely to be used in many new housing-led developments. This should be replaced with a more typical back-to-back block featuring car parking close to the front door of each dwelling.</p> <p>Pages 34-43: This section starts with the ‘Parking Court Block’ The ‘Parking Court Block’ has been proved to be an inefficient and ineffective way of delivering housing. Moreover, people prefer to park their car close to the front door of their home. The most common type of development block on the vast majority of new housing-led developments is the ‘back-to-back- type. Parking court blocks are likely to be used only in very specific locations where back-to-back blocks are not possible. For this reason, this section should be revised so that ‘back-to-back’ block is the first block type, followed by mews lane blocks, edge blocks (this should be based on a back-to-back block type), wrap around blocks and finally rear parking blocks.</p> <p>Page 34:2.1.1 “Including automatic gates with a separate pedestrian access accessible to residents/owners and waste collection operatives” This is unlikely to be necessary for courtyards of up to 10 spaces which is what the guidance permits. Suggest reference to electronic gates is removed.</p> <p>Page 36: Typo - meters</p> <p>Page 38: Diagram showing features of a poorly designed back-to-back blocks The text below the diagram “streets dominated by blocks of parking” is misleading because it suggests that the diagram shows this (which it doesn’t)</p> <p>Page 39: Diagram and illustrations These show relatively high density development comprising terraced housing. Whilst this may be appropriate in some urban locations or in central areas of new large-scale developments, it is more likely that edge blocks will feature low density housing comprising detached and semi-detached homes. Suggest diagrams are amended or additional illustrations / photos added.</p> <p>Page 47-54: Front boundary treatments Hedge boundary treatments should be added as these are characteristic of Teignbridge (see page 105) and contribute to attractive street scenes. Formal and informal hedge treatment options should be included.</p>
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	<p>Page 55: Hedge boundary photo This photo is missing. It is suggested that a positive image of a successful hedge boundary is used instead.</p> <p>4 Streets and Movement</p> <p>Pages 66 and 67: Images and plans missing. Would like the opportunity to comment on these once they are available</p> <p>Pages 70 and 71: Images and plans missing. Would like the opportunity to comment on these once they are available</p> <p>Pages 72 and 73: Street alignment Whilst the purpose of this guidance is understood (to slow vehicle speeds and reinforce the street hierarchy), the guidance suggests that streets should be artificially varied in their alignment to reflect historic street types. This could result in streets that are curving and varied in alignment for the sake of it rather than responding to a clear overarching urban design or legibility framework. Text should be added to explain that the overall structure of the development should be based on the creation of a legible network of streets and routes following key desire lines as well as responding positively to the site and features on the site. Within this framework variations in alignment that will assist with reinforcing a street's sense of hierarchy or reinforce legibility and/or slow vehicle speeds will be encouraged.</p> <p>Page 76: Street trees Street trees will not be appropriate or possible on every development or every street. Text should be added to clarify this.</p> <p>Page 77: Images and plans Missing. Would like the opportunity to comment on these once they are available</p> <p>5 Green Structures</p> <p>Page 99 Open Space Standards Required provision of play areas exceeds that required by FiT standard. For example, the provision of a C2 (LEAP) for 100 homes is beyond what is required in FiT (5 minutes' walk or 400m from homes). This should be amended to reflect FiT standard</p> <p>Page 110 Public art The provision of public art may not be viable or appropriate for some major developments and clarification should be added to explain this.</p> <p>6 Building Design</p>
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		<p>Page 113 onwards: Building design This section is overly prescriptive and removes flexibility for approaches other than those specified. There will be developments where a different approach to building design will be justified such as the use of an arts and crafts inspired response to reflect a garden village concept.</p> <p>Page 114 1.5 response to local character Unless the development is within a Conservation Area it will not be viable or necessary to use local building forms or materials. In many cases it will be necessary to use standard house types and this should be clarified in the text. Response to local character can also be achieved through building scale, boundary treatments, the shape and character of green spaces.</p> <p>Pages 118-119 and 126-131: Building materials These requirements are too onerous and restrictive. In developments outside conservation areas natural locally derived materials are unlikely to be viable. Text should be added to explain that as long as the palette of materials is appropriate and would create a distinctive place this is acceptable. A wider range of examples should be shown to include arts and crafts housing, inter-war and other more modern housing in Teignbridge which form part of the context for many new developments.</p> <p>Page 134: Building Types – Detached Houses Reference should be made to detached bungalows as well as 2 and 3 storey dwellings. All photo references refer to Victorian / Edwardian / Georgian /interwar period examples, modern examples should be included to provide a balanced approach. Building Types – Detached Houses - 5. Proportion Change description to “Units should generally be wide fronted though narrow fronted units could be used where increased densities occur. Units should have...”</p> <p>Page 138: Building Types – Semi-detached 4. Footprint Plot dimensions can vary a great deal. Typically, plot widths range from 4.8m-15m. There is no reference to frontage parking for this building type, which should be included as an option. Frontage parking should be broken up every 6 spaces with suitable robust landscape. All photo references refer to Victorian / Edwardian / Georgian /interwar period examples, modern examples should be included to provide a balanced approach.</p> <p>Page 142: Building Types – Semi-detached Footprint There is no reference to frontage parking for this building type (as illustrated in the example photos), which should be included as an option. Frontage parking should be broken up every 6 spaces with suitable robust landscape.</p> <p>Pages 148-155: Building Types – Various All photo references refer to Victorian / Edwardian / Georgian/ interwar period examples, modern examples should be included to provide a balanced approach.</p>
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		<p>Pages 158-159: Building Types – Corner Buildings All photo references refer to Victorian / Edwardian / Georgian/ interwar period examples, modern examples should be included to provide a balanced approach.</p> <p>7 Appendix</p> <p>Street precedents should include more examples from successful suburban areas and more recent housing</p>
03	Organisation – CEG / Turley	<ul style="list-style-type: none"> - This response has been prepared with regard to CEG's land interests at part of the land allocated under Policy NA3 for residential development in the TDC Local Plan at Wolborough, Newton Abbot. - The Role and Scope of the Urban Design Guide - We support the production of the draft Design Guide in principle and acknowledge its role as a Supplementary Planning Document supporting Policy S2 of the Local Plan. It is understood that the Design Guide will form a material consideration to the determination of all applications for which Policy S2 of the Local Plan is of relevance. - The document should be drafted with close regard to the Policy requirements of both Policy S2, but also where relevant, the allocation Policies of the Local Plan such as NA3 and the Development Framework Plans ["DFP"] which are in production for the allocated housing sites. Any conflict between the Policy documents in this regard is likely to lead to the Design Guide being ineffective. - We object to the content and structure of the SPD as it currently stands and would seek, in the first instance for it not to be adopted, on the basis that it would add a confusing and unnecessary layer additional design requirements beyond those set out in the existing Local Plan. In this respect, it is our view that the SPD as it currently stands would be contrary to paragraph 153 of the National Planning Policy Framework which states that "<i>Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.</i>" At present, the guidance will actually stagnate and stifle development rather than help make successful applications and, through the detailed 'code' that it prescribes, has the potential to add unnecessary additional financial burdens on development. We recommend that the SPD should be significantly amended before it is considered for adoption.

		<ul style="list-style-type: none"> - The document runs to a total of 214 pages, setting out a series of “Codes”, suggesting a requirement to comply, for more than 49 separate topics across 5 sections. It is an extensive document that, in practical terms, will be difficult for designers and applicants to review and demonstrate compliance with, and for Officers to implement. (Gen) - The SPD is structured like a Design Code document and includes details and specifications that need to be established at a much later stage in the process. Design Codes can be useful when a specific site, with reference to an approved outline application for very large sites, where they then clearly set out a reasonable process through which reserved matters can be delivered. A Design Code, in that instance, will have site and masterplan specific details and can specify particular design approaches from Primary Street to front gardens. - A Design Code should not preclude innovation or an alternative design approach if it can be demonstrated as being appropriate. - The Codes included within the document are worryingly extensive and run the risk of being unclear, overly prescriptive and contradictory. - It is not appropriate, reasonable nor necessary to dictate the same level of detail of a site/application specific Design Code at this level of policy and guidance. - The SPD lacks clarity and does not expressly state what the primary reason or function of this document is. (Gen) - The document does state, on page 3, that it aims to provide a framework and reference point to achieve high quality development within Teignbridge district by: <ul style="list-style-type: none"> - 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; and - supporting design related policies of Teignbridge Local Plan - However, there are other methods through which these aims can, and should be, being achieved.
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		<ul style="list-style-type: none"> - <i>In respect of the first bullet;</i> standards should be implementable through already existing policy and guidance and the adoption of this SPD would add an unnecessary layer of bureaucracy for applications, particularly if a development site is subject to an SPD prior to a planning application being submitted. - Parameters are generally approved in respect of an outline application to allow for future reserved matters to be implemented within. They would relate specifically to the context of the application. (Section 1 Content /page 3) - Parameters are generated as a consequence of the production of a masterplan design, which is in turn generated on a comprehensive understanding of the site specific constraints and opportunities. It would be difficult and ineffective to generate overarching parameters without this surveyed technical understanding of a site. - <i>In respect of the second bullet;</i> it would be anticipated that as part of the design assessment process a clear understanding of the immediate context character, e.g. of the adjacent buildings, towns and surrounds, would be described with the intention to inform the development proposals. While it may be helpful to identify the macro character of Teignbridge and environs to be included as guidance within the SPD, it would be impossible to pick up each and every context characteristic. By including such a detailed character assessment and indicating it as Code, this runs the risk of preventing alternative and innovative approaches to any design trying to demonstrate compliance with the SPD. (Section 1 Content / page 3) - In simple terms amending the phase Code to “Principle” would offer some flexibility for compliance. This “principle”, ideally a single summary sentence, could then be supported by some supportive guidance notes and illustrations. - <i>In respect of the third bullet;</i> setting expectations for information that influences design quality is notoriously subjective and while it is reasonable to present examples of good and bad design, it is impossible to Code. It should be for the design and planning application to demonstrate a well thought out, responsive design that is fit for purpose and reflective of the local context. - <i>In respect of the fourth bullet;</i> supporting design related policies of Teignbridge Local Plan, it is not considered necessary to implement another layer of information/guidance to sit between Local Plan Policy and Development Frameworks associated with allocated sites.
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		<ul style="list-style-type: none"> - The SPD should provide guidance and principle only, and remove any reference to detail, allowing this to be picked up through the application process. (Section 1 Content / page 3) - If the Design Guide is progressed in its current form, we are concerned that this will stifle and stagnate development and has the potential to preclude innovative design solutions that are appropriate for some sites taking into account site specific context. <p>2 Principal Layout Strategies</p> <p>Legibility DG-LS1</p> <ul style="list-style-type: none"> - In detail this topic lacks focus and could be picked up or amalgamated within some of the other topics. - Could a lot of the guidance not refer to the design guidance it reiterates from (By Design, the Urban Design Compendium and Manual for Streets)? - There is a lot of overlap – this risks inconsistent and contradicting guidance. - Specific references to visual links and view corridors are simplistic and could preclude innovative design. - Specifically point 10 refers to ‘Objective’, where no objectives are stated anywhere within the topic or section. - While the diagram and table on page 11 look good, it is not clear what guidance they provide <p>Movement Networks DG-LS2</p> <ul style="list-style-type: none"> - This is a simpler set of ‘principles’ or guidance, but could benefit from editing. - The hierarchy should be identifiable, but should be relative to the proposed development and site specific masterplan – the primary street for a development of up to 2000 new homes may be very different from the primary street within a development of up to 300 homes.
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		<ul style="list-style-type: none"> - It is not clear what the diagram on page 13 serves. It replicates the diagram on page 11 – we would recommend that their function should be clarified and amalgamated. <p>Residential Density DG-LS3</p> <ul style="list-style-type: none"> - The densities referred to need clarification. - In the first instance, it is not clear whether these densities relate to Gross or Net areas - these needs to be defined. - If the SPD is referring to net developable areas for density calculations then the densities applied are extremely high, for example a 1900 terrace is approximately 45 dwellings per hectare and includes approximately 150% parking on street. - Parking should always be a consideration of densities applied. - Generally there doesn't seem to be a very big difference in the density applied to the diagram on page 15 and the assumed densities of the sample photographs should be checked. <p>Scale of Built Form DG-LS4</p> <ul style="list-style-type: none"> - The principle of applying higher development along primary streets is a reasonable design approach, however, the application of specific ranges in development heights within the table on page 16 is too prescriptive and presents a risk to flexibility in design proposals. - The photos on page 17 demonstrate that there is a difference between building heights and storey heights. This should be expressed more clearly as both images indicate between 2 and 3 storey development, but the outcome is quite different. <p>Neighbourhoods DG-LS5</p> <ul style="list-style-type: none"> - The principles of setting development around an active, mixed use hub, is a reasonable approach. These hubs could be concentrations of activity, such as a shop, a play space or community facility, but the majority of proposed schemes will necessarily be residential.
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		<ul style="list-style-type: none"> - Point 2 states that “<i>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</i>”, which is not a sustainable approach. A shop requires a specific population to sustain business and that would need to be served by more than a 400m radius. <p>The prescription of dimensions is also concerning, in particular the table on page 25</p> <ul style="list-style-type: none"> - e.g. that allotment should be within 200 to 300m of homes is unachievable <p>Land Use – Non-Residential Uses Compatible with Residential Land DG-LS6</p> <ul style="list-style-type: none"> - The code is repetitious and needs to be reviewed. While the principle of what is included seems reasonable it is difficult to see the focus or function of the Code and whether reference could simply be made to existing guidance such as the Urban Design Compendium or By Design. - We have a concern about the specifics of dimensions mentioned, as this could preclude innovation or alternative designs. <p>Land Use – Non-Residential Uses Not Compatible with Residential Land DG-LS7</p> <ul style="list-style-type: none"> - Again, while the content is broadly sensible, reference to other design guidance could replace the text. - The reference to Codes on page 22 is singular. This should generally be a point of policy or something that could be covered within planning conditions. In contrast, it is not clear why is this not being applied to other elements, such as layout or design generally. - The diagram on page 22 indicating what to avoid – is it necessary to avoid this? - The diagram on page 23 describes elements but doesn’t seem to have any function. <p>Land Use – Community Facilities DG-LS8</p>
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		<ul style="list-style-type: none"> - The specific distances to facilities as tabled on page 25 is too prescriptive, with particular concerns on the distances to allotments within 200m. - We see the opportunity for this guidance be included/amalgamated within the 'Neighbourhood' section. <p>Active Place DG-LS10</p> <ul style="list-style-type: none"> - While the principles set out within this topic seem reasonable, it would be difficult to ensure that every space is 'active'. Overlooked and safe is a reasonable aspiration for the majority of any proposal. <p>3 Urban Structure</p> <p>Block Structure-General Principles DG-US1</p> <ul style="list-style-type: none"> - This could be set out as a short series of bullets - The table indicating typical block dimensions for different settlement locations – it is a risk being so specific as it should be up to the designer to demonstrate what they are proposing and why. In any case this refers to the Urban Design Compendium, and so this guidance could simply be referenced rather than repeated. <p>DG-US1.1 to US1.6</p> <ul style="list-style-type: none"> - Concerns about whether some of the specific points within the Code are implementable. - Concerns about the quality of the diagrams of example Blocks – the indicative layout included within the SPD could be read as the required process, some of the diagrams include substandard approaches to layout design and rely on specific architectural decisions to be implementable. - This section of the SPD would benefit from the generation of a one sentence summary objective with supporting text and images. - <i>Edge Blocks</i> – our understanding of an edge block is that it is one plot deep – what is the difference between this and a parking court block, in principle?
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		<ul style="list-style-type: none"> - <i>Wrap Around Blocks</i> – we have concerns about the approach to these blocks – there is potential that they might constitute a risk in respect of meeting Secured by Design principles. By setting out such a specific response, this may be precluding a better approach to the masterplan - <i>Block Design and Topography</i> – we have no in principle concern about the content of this section, however it is not necessary and could be covered through reference to other guidance. In addition, are the images and diagrams on page 45 necessary? <p>Private Frontages DG-US2</p> <ul style="list-style-type: none"> - Concern regarding the specific details including in this – this risks limiting design proposals. - <i>Teignbridge Frontage Types</i> – these are extremely specific and detailed. We are concerned that the specific dimensions and details that are included could be taken to constitute a Code to be adhered to - this should be generated on a site specific basis. <p>Waste and Recycling DG-US3</p> <ul style="list-style-type: none"> - This could simply be covered in a summary principle with supporting text. The details are covered by other local authority policy and guidance <p>Services and Utilities Networks DG-US4</p> <ul style="list-style-type: none"> - The image is a good guide as to what is not acceptable. The principles could be limited to bulleted principles. <p>Custom and Self Build DG-US5</p> <ul style="list-style-type: none"> - It is not clear what is different to the guidance set out for CSB as opposed to any other application. This section is too detailed, and could benefit from a series of bulleted principle guidance. <p>Back to Back Arrangements DG-US6</p> <ul style="list-style-type: none"> - The specific dimensions, while reasonable in principle will limit the potential for development.
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		<p>Daylighting DG-US7</p> <ul style="list-style-type: none"> - Is this necessary - the requirements set out within this are subject to Building Regulations and other design guidance, as quoted within the document. The requirements seek more detail that would generally be necessary for a planning application, as opposed to Building Regulation Compliance. - Could this not be covered through condition or inclusion within the design material included within application submissions? <p>4 Streets and Movement</p> <p>Street Character DG-SM1</p> <ul style="list-style-type: none"> - This discusses hierarchy as well as character. We are concerned about the specific reference to local character and the risk that this would preclude alternative design approaches. <p>Street Design General Parameters DG-SM2</p> <ul style="list-style-type: none"> - Could this and the street character principle cover much of the same information/aspirations There is a concern regarding the specific Coded dimensions included on page 69. This should be generated on a site by site basis and alternative approaches should be allowed, if demonstrated to be appropriate. <p>Junction Spaces DG-SM3</p> <ul style="list-style-type: none"> - This section is not considered necessary as much of the guidance within the Code is covered by earlier statements <p>Street Alignments DG-SM4</p> <ul style="list-style-type: none"> - This is unnecessarily detailed and should be dealt with through specific applications. <p>Ground Surfaces DG-GS5</p>
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	<ul style="list-style-type: none"> - This is unnecessarily detailed, could this not be stated in a single sentence, with supporting guidance and images. - What is the purpose of the detail included in the hierarchy table on page 75 <p>Street Trees DG-GS6</p> <ul style="list-style-type: none"> - This is a reasonable guidance note, but should not need to be a 'Code'. This could be covered through condition. We are concerned about the detail within the table on page 77, this detail should be sought through review of individual planning applications. <p>Providing for Bicycles DG-SM7</p> <ul style="list-style-type: none"> - Could be summarised into a single principle and supported with text and images - We are concerned as to how the detail of this 'Code' could be implemented, much of this principle should be reviewed and covered through tracking and the detail included in planning applications. - The diagrams and measurement on page 79 are generated from existing guidance, could this not be referred to, in order to edit. <p>Vehicle Parking DG-SM8</p> <ul style="list-style-type: none"> - These are generally sensible principles, but there should be the removal of the indication of 'Code'. Many of the requirements should be covered by local plan highway policies. We have a specific concern about the statement, "car parking for residential areas should be provided at an average rate of 3 spaces for 4 bed (or larger) dwellings", where it is often appropriate to have only 2 spaces for 4 bed dwellings, if their floor area is less than 1400sqft. - The captions on page 81 refer to 'unallocated' parking, but there is no supporting text for this. <p>Parking Squares/Apartment parking could be simplified and is overly detailed and should be reviewed through the planning application process.</p> <p>5 Green Structures</p> <p>Landscape Character DG-GS1</p>
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		<ul style="list-style-type: none"> - The principles within this section seem reasonable. While the image on page 87 demonstrates a point, other points aren't made, nor is it clear what its specific function is. <p>Green Infrastructure DG-GS2</p> <ul style="list-style-type: none"> - We are concerned with the level of detail included and while the principles are generally sound this detail may prevent alternative design approaches. - The list included on page 89 is also very detailed, but does it include everything that could be possible? By attempting to pre-empt and list every possible eventuality this guidance could prevent innovative and site specific solutions. <p>Urban Parks DG-GS3</p> <ul style="list-style-type: none"> - Many of the points within this guidance have been covered by other parts of the SPD. There is a general risk of inconsistency and not being able to cross reference other topics to ensure that there is no contradiction within the document. <p>Natural Green Space DG-GS4</p> <ul style="list-style-type: none"> - It may not be possible to include areas of new and enhanced semi-natural habitat into all new development. We are concerned that the generalised guidance will be difficult to implement and to demonstrate compliance with. - This guidance refers to specific documents and as such will the principles not already be implemented through reference to other established policy and guidance? <p>Green and Blue Corridors DG-GS5</p> <ul style="list-style-type: none"> - The overarching intent of all of these guidance notes so far is for green spaces to be connected. In this respect, this section could be reduced.
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		<ul style="list-style-type: none"> - We are concerned about the detail of specific guidance regarding lighting to mitigate for bat movement – should this not be done through specific planning applications and is in not covered by other policy or guidance? <p>Children and Young Peoples Space DG-GS6</p> <ul style="list-style-type: none"> - Is this not already set out in other policy and guidance? <p>Allotments DG-GS7</p> <ul style="list-style-type: none"> - Is the requirement per population a locally identified need? Would this not need to be updated dependant on requirements and popularity? - We also query the detail included on the diagram on page 101 <p>SuDS DG-GS8</p> <ul style="list-style-type: none"> - This should already be covered by other policy and guidance <p>Street Planting DG-GS9</p> <ul style="list-style-type: none"> - The principles set out within this topic seem reasonable but we are concerned about any specific dimension or detailed requirement. <p>Retained Green Features DG-GS10</p> <ul style="list-style-type: none"> - This is overly detailed and it is difficult to understand how this could be implemented other than through the planning application process as this would be subject to either Landscape Management and/or planning condition. <p>Devon Hedgebanks DG-GS11</p> <ul style="list-style-type: none"> - This topic seems overly prescriptive and is termed as a ‘Code’ as opposed to a principle.
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		<p>Public Art DG-GS12</p> <ul style="list-style-type: none"> - This is overly detailed and prescriptive and should be reviewed at a more detailed level either through application specific Codes or through planning applications.
04	Organisation – Dawlish Town Council	<p>Further images required (as noted) Otherwise good (4 Streets and Movement)</p> <p>While section appears rooted in traditional buildings, examples of good modern design can be found across Teignbridge and should also be referenced. (e.g. Oaklands Park, Phase 1, Dawlish). Further indications/examples as to the standard required for good design for one-off plots (e.g. self-build) would also be helpful.</p> <p>A very good 'go-to' section for all those involved in housing development, construction or decision making in the District. (6 Building Design)</p> <p>A much needed SPD, which would provide a valuable reference point for all those seeking guidance on good design. (Gen)</p>
05	Organisation- Design Review Panel	<p>Reference should be made to the Design Review Panel process (as per NPPF). Early engagement with the Panel should be encouraged so that it is used by applicants as part of the design stage and not the decision making stage. (1 Content)</p> <p>Generally the Design Guide should include the option to engage with a The Design Review Panel process as part of the pre application design stage and any other consultations. (Gen)</p>
06	Organisation- Devon County Council (Planning, Transportation & Environment)	<ul style="list-style-type: none"> - The County Council is supportive of the SPD and its intention to promote the key objectives of design which will support the creation of attractive, vibrant places and to clarify the requirements of Policy S2 of the Teignbridge Local Plan to help guide development schemes and decisions. - The County Council is generally supportive of the content of the SPD and the approaches the document adopts with regard to the infrastructure requirements for which Devon County Council has responsibility.

	<p>Highways & Transport</p>	<p>However, we have a number of comments outlined below which I hope will assist in the further refinements of the document. (Gen)</p> <p><i>Principal Layout Strategies – Legibility</i></p> <p>The County Council is supportive of the outline principles to ensure legibility in new development. However, it is recommended that acknowledgement of the importance of the functionality of primary routes should be included within the code, perhaps in point 12, to ensure that the requirements of these routes are considered as part of scheme design.</p> <p><i>Streets and Movements</i></p> <p>Street design – General Parameters</p> <p>The Street Design General Parameters section (pages 68 and 69) include detail that is yet to be agreed with Devon County Council. The County Council would welcome discussions with the District Council in order to ensure that the SPD provides the appropriate and accurate information. It is unclear what the table on page 69 is trying to achieve and, in isolation, is not particularly helpful. Again, the County Council is willing to work with the District Council to provide clarity on this matter.</p> <p>Ground Surfaces</p> <p>For roads to be considered for adoption as a highway, they will need to meet the criteria set out within the Devon Design Guide and the Manual for Streets (including the use of appropriate ground surfaces that are approved by Devon County Council as the Highway Authority and which feature within the pallet of approved materials). In considering sites for adoption, each site must be considered on its individual merits and take into account learning and experience from across Devon.</p> <p>Road requirements for bus movements</p> <p>Routes that will be expected to accommodate bus movements should meet the design guidelines outlined in Stagecoach's design manual for new residential developments (http://www.stagecoach.com/~media/Files/S/Stagecoach-Group/Attachments/pdf/bus-services-and-new-residential-developments.pdf).</p> <p>This recommends a minimum width of 6.2 metres for bus served roads and ideally 6.5 metres where possible.</p>
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	Education	<p>Schools are included within the ‘civic buildings’ category of the SPD (page 152) which covers a wide range of uses all of which will have different requirements. For example, school sites are required to be secure to meet with safeguarding requirements which may impact upon the layout of a site.</p> <p>The SPD should acknowledge that, in the case of school buildings, some flexibility will be required in the application of the principles to appropriately respond to the requirements of school buildings. This flexibility is also important to ensure that the SPD does not result in unreasonable constraints on school design that would result in increased pressure upon public funding and the need for CIL due to increased costs. (6 Building Design, DG-BD9)</p>
	Waste Planning	<p>The waste and recycling section should signpost to Policy W4 of the Devon Waste Plan and the County Council's Waste Management and Infrastructure SPD, which requires a waste audit statement for major development applications, to include details of segregated storage for recyclable and residual waste. (3 Urban Structure)</p>
	Health and Wellbeing	<p>The SPD appropriately reflects many of the features recommended within Public Health England's Spatial Planning for Health document. Public Health at Devon County Council have the following suggestions to further address health and wellbeing within the SPD:</p> <ul style="list-style-type: none"> - In relation to the height of buildings in certain locations, it is recommended that consideration be given to the impact on air quality and avoidance of a canyon effect. (Gen) - Various sections of the SPD refer to health links and there is opportunity to link some of the features within the Green Structures section to the enhancement of public mental health. (Gen) - Reference to electric cycle provision in garages and guidance on positioning of renewable resources is welcomed. As technology advances, it would be recommended that these provisions become standard design features for new developments. (4 Streets and Movement, DG – SM7)
	Public Rights of Way	<p>The impact of development upon public rights of way is a material planning consideration. There are no specific references to public rights of way within the document. The NPPF and Planning Practice Guidance states that public rights of way form an important part of sustainable transport links and should be protected and enhanced through design. Additionally, the DEFRA Rights of Way Circular (1/09) gives advice to local authorities on recording, managing and maintaining, protecting and changing public rights of way in association with development.</p> <p>The Circular also covers the statutory procedures for diversion or extinguishment of a public right of way.</p>

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	Flood Risk	<p>In particular, the Circular encourages any potential revisions to alignment that are necessary to accommodate planned development should avoid the use of estate roads wherever possible and preference should be given to the use of made up estate paths through the landscaped or open space areas away from vehicular traffic. (Gen)</p> <p>Devon County Council also encourages Local Planning Authorities to take into account the provisions of the Rights of Way Improvement Plan (https://new.devon.gov.uk/prow/rights-of-way-improvement-plan/) in the development of planning policies. In addition, it is recommended that reference is made to reference to the disability access position statement recently finalised by the Devon Countryside Access Forum (https://new.devon.gov.uk/prow/devon-countryside-access-forum/).</p> <p>Devon County Council has published guidance on the design and function of Sustainable Drainage Systems. Reference should be made within the SPD to the guidance provided in this document. (Gen) (https://new.devon.gov.uk/floodriskmanagement/sustainable-drainage/).</p> <p>A minor correction is required to the title on page 102. This should read ‘SuDS – Sustainable Drainage Systems’ – the word ‘urban’ is not needed. (5 Green Structures)</p>
07	Organisation - Devonshire Homes / Roach Planning	<ul style="list-style-type: none"> - Devonshire Homes is supportive of the principles of good design. Some of its new homes reflect and celebrate the characteristics and style of their surroundings, whereas others are contemporary. The unifying factor is that all of Devonshire Homes’ sites are individually designed by them and their architects to create bespoke new neighbourhoods which are sympathetic to their locality. The local authority, consultees and members of the public have the opportunity to comment on, and to a degree influence, the design, through consultation, which is often pre-application as well as once a planning application is made. - Each planning application is made with an accompanying Design and Access Statement explaining the design rationale, which amongst other matters includes a review of the local area’s structure and buildings, an examination of the site’s constraints and opportunities, local policies, technical design standards for highways and drainage, the developer’s proposed house types (fine-tuned accordingly) and open market mix, affordable housing mix and open space requirements, etc. Then of course it is the local authority which determines the planning application. - It is this developer-led approach, with appropriate input from the local authority, consultees and the public, which Devonshire Homes and other housebuilders strongly favour, rather than design being local authority-led, which the draft Urban Design Guide appears to intend. (Gen)

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		<ul style="list-style-type: none"> - Devonshire Homes is also supportive of the principle of design guidance being published by local authorities, as long as that guidance is limited, is user-friendly and pragmatic, and is permissive of contemporary design as well as traditional / vernacular design. However we consider that Teignbridge's draft Urban Design Guide is none of these things. - The draft Urban Design Guide places too much emphasis on mimicking traditional / vernacular design and is not permissive of contemporary design or innovation. The guide does not promote a diverse mix of architecture for the district and it should. There are several instances of recent contemporary design in Teignbridge for example The Pavilions in Teignmouth and the South Devon University Technical College in Newton Abbot, which the Urban Design Guide does not appear to acknowledge. (Gen) - Attention is drawn to paragraphs 59 and 60 of the National Planning Policy Framework (NPPF) to support these arguments. - Similarly, the following excerpt from the draft revised NPPF published on 5 March 2018 is instructive: - <i>"125. To provide maximum clarity about design expectations, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should not inhibit a suitable degree of variety where this would be unjustified (such as where the existing urban form is already diverse)."</i> - The Urban Design Guide needs to make much clearer what specifically is policy to which weight is to be attached in decision-making, and what is just guidance or example. - Further involvement of Devon County Council (DCC) as Local Highways Authority in the production of the Urban Design Guide is strongly urged. In particular it is important that the range of street types presented on page 68 and the sketches on page 71 are agreed with DCC. Devonshire Homes would not wish to be in a position where planning permission is granted based on a highway alignment and / or materials that cannot subsequently be adopted by DCC. (4 Streets and Movement)
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		<ul style="list-style-type: none"> - At 159 pages plus appendices the draft Urban Design Guide is too long, is over-prescriptive, and is not user-friendly. It is suggested that the document needs to be substantially shorter in length. At times it reads as if it were an academic design textbook rather than a guidance document. Many of the tables presented, most notably that on page 69, are very difficult to understand. Navigating the document can at times be difficult, for example the different sections on 'Urban Structure' and 'Streets and Movement' are arguably a false dichotomy so consideration should be given to amalgamating them. (Gen) - It may be useful for the eventual (shortened) guide to include a checklist in an appendix, so that developers can easily see the design requirements, respond to them, and demonstrate their response to them in their Design and Access Statements. (Gen) - Object to the requirement on page 126 for natural slate roof covering. There are many slate-effect roof tiles available on the market that are authentic-looking and significantly more cost-effective and sustainable. The option of other types of tile should also be considered, particularly in towns rather than villages. (6 Building Design) - Object to the use of a photograph of Devonshire Homes' Kilnwood development in Kingsteignton on page 74 of the draft Urban Design Guide which is cited as a "<i>poorly designed paving area</i>", which we feel it is not, particularly when looked at in its entire design rather than a small area. This development was of course subject to detailed scrutiny by Teignbridge District Council through the planning process and was granted planning permission. (4 Streets and Movement)
08	Organisation – Natural England	<ul style="list-style-type: none"> - Natural England (NE) welcome the Teignbridge Design Supplementary Planning Document and its references to incorporating green infrastructure ('green structures') into the design and layout of development. (5 Green Structures) - NE recommend that you include connectivity for wildlife as a general design principle under principal layout strategies. This could for instance be incorporated under 'movement networks'. Green infrastructure connectivity is especially important in the Teignbridge area which contains a large part of the South Hams SAC and where a 'Connectivity Zone' for greater horseshoe bats is being proposed as part of the emerging South Hams SPD. The design SPD can provide real support for the South Hams SPD and we recommend clear links between the two. (2 Principal Layout Strategies)

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		<ul style="list-style-type: none"> - NE recommend that you reconsider the terminology and the subdivision of 'green structures' into green infrastructure, natural green space and green and blue corridors, as this may be confusing to the reader. Would-be readers may moreover not look at all sections and may therefore miss important information. (5 Green Structures)
09	Organisation – Ogwell PC	<ul style="list-style-type: none"> - The overriding view was that the intention to issue this supplemental guidance in support of the Teignbridge Local Plan is a most positive step if it helps improve the quality of future property developments. (Gen) - The Contents document is headlined "Urban Guide" whereas neither the District nor the Design Guide (DG) content are exclusively urban. (Gen) - Hopefully the finished DG will be a single document rather than the discreet sections in the draft. Without the opening section the key guidance on the aims, usage and the planning process generally can easily be overlooked if just exploring the main sections. (1 Content) - For the non-professional the guide is so comprehensive as to be a fairly daunting and not hugely accessible document. It is the hope therefore that individual property owners can be encouraged to refer to the necessary guidance specific to their circumstances rather than feel they have to digest the entire contents. (Gen) - The tabulated DG-Codes are good summaries of the detailed guidance and could usefully be brought together in one place, possibly at the beginning of the whole guide with hyperlinks to the relevant detailed sections. (Gen) - The inclusion of examples of poor design practice to reinforce guidance of what is good is seen as worthwhile. (Gen) - Some use of technical terms is to be expected but it seems unnecessary to ascribe new meanings to words that already mean something different! Examples - p10 "legibility" (harmonious?): p12 "permeable" (navigable?): p19 "orientating" (locating?). (2 Principal Layout Strategies)

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		<ul style="list-style-type: none"> - Whilst the sort of planning issues that we see on a regular basis mostly involve alterations to and construction of single residential properties, there was a consensus view (for what it is worth) that the quality of larger residential developments would benefit from greater emphasis being given to: <ul style="list-style-type: none"> • Incorporation of more trees and shrubs (existing and/or new plantings) inside the actual developments to soften the hard landscapes. • Transport linking to existing networks of travel routes, especially for pedestrians and cyclists. • More parking than existing guidance specifies. (Gen)
10	Organisation – Park Green (SW) Ltd	<p>I think the principle of a design guide an excellent one, and most of what is suggested makes good sense. I would however, urge the planning department not to be too prescriptive in terms of being bound by the past, particularly outside of conservation areas.</p> <p>Local character must be respected, but it is important that innovation is allowed, not just in terms of modern design, but also in terms of traditional design which may not be much in evidence in a particular locality. Provided these are handled sensitively, and add visual interest to the street scene, then they can enhance an area. It is important that there is some flexibility built into the design guide and that areas are allowed to evolve, without destroying the essential elements of the local character that are of real value.</p> <p>On slate hanging, nail hanging for roof tiles is specified, but this is rather too prescriptive for every location. Slate hooks are a better way of securing tiles, particularly in exposed locations, and each site must be assessed on its own merits. Whilst a preference for nail hung slate tiles makes sense, it should not be so prescriptive as to exclude other options where it is appropriate to do so. (6 Building Design)</p>
11	Organisation - RSPB	<ul style="list-style-type: none"> - The RSPB welcomes the Urban Design Guide but recommend it makes more reference to integrating provision for wildlife (via retention and creation of new opportunities) in all aspects of urban design. This is part of sustainable development and will be in the best interests of wildlife and of people – contact with and access to nature and wildlife rich green space as part of people’s daily lives has proven benefits for physical and mental health. (Gen) - One measure we particularly recommend is provision for cavity nesting birds such as swifts, house sparrows and starlings via integral nest sites that are incorporated into the design and construction of new dwellings

		<p>and other buildings. We recommend Teignbridge District Council amends this Guide to recommend a minimum provision of one 'swift brick' per dwelling. Suitable sites are 5 metres above ground and they should be c1 metre apart. Large buildings such as apartment blocks can have multiple integral nest sites. Suitable sites are high under the eaves, and ideally they should not be sited where exposed to prevailing weather or full sun. There are a range of designs available (6 attachments relating to integral nest sites) and many can now be made so, externally, they match the surrounding material of the building. They require no maintenance once installed and are fully contained within the wall, with the only opening being flush with the external wall. (Gen)</p> <ul style="list-style-type: none"> - There is more information in the Exeter City Council Residential Design Guide SPD (biodiversity extract attached). This SPD has been accepted as good practice by the T&CPA, RTPI, RIBA, ALGE, Natural England and the CIEEM. Since adoption in 2010 Exeter City Council planners have regularly made installing swift boxes a condition in various types of development, including single units and comparatively modest developments, and increasingly developers are willing to include these measures. (Gen) - The link below shows one design of integral nestbox installed in a new housing development by Duchy of Cornwall, following advice from RSPB in 2016, and such installation is now standard for other Duchy developments. <p>http://nansledan.com/sustainability/nesting-birds/</p> <ul style="list-style-type: none"> - Also attached are RSPB requirements for a major new urban development at Aylesbury and we recommend that these measures are fully incorporated into the Urban Design Guide. <p>https://www.rspb.org.uk/our-work/conservation/projects/kingsbrook-housing/</p> <p>Cover</p> <ul style="list-style-type: none"> - Recommend addition of "nature" (or wildlife or biodiversity) to the list on the front cover as that would clearly signal the role that urban design has in retaining and providing new opportunities for nature. <p>1 Content</p>
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		<p>Clearly embedding safeguarding and provision for nature throughout this SPD will ensure biodiversity is given appropriate attention in urban design. Such an approach will meet the National Planning Policy Framework, demonstrating sustainable development and ensuring that conserving and enhancing the natural environment is considered in urban design (e.g., paras 109, 118, 119 and 125).</p> <p>2 Principal Layout Strategies</p> <ul style="list-style-type: none"> - Legibility DG-LS1 – recommend addition of “wildlife” to point 2, and “nature (habitats and species)” to point 3, so that the role of development to provide for biodiversity is clearly embedded in this new guidance. - Neighbourhoods - Code: DG-LS5 - recommend addition of mention of green infrastructure is specifically included here. - Land Use - Community Facilities - Code: DG-LS8 - recommend specific inclusion of green infrastructure/nature-rich environments as being an important ‘community facility’ - linked to improving people’s mental and physical wellbeing. Land use- Green and Blue space - as mentioned above, recommend a specific mention of the important connection between access to green space and nature-rich environments and people’s health. Provision for nature is important in its own right and for people’s wellbeing. - Land use – Green and Blue Space DG-LS9 – recommend there is a specific reference to “nature” in this and a statement recognising the proven benefits of contact with nature-rich green space to people’s physical and mental health. - Active place – DG-LS10 – recommend there is mention of the contribution that nature-rich green corridors and spaces make towards enhancing the value of these measures. Include specific mention of importance of connected green spaces, wildlife habitats (green infrastructure, corridors and networks, and incorporated within buildings, e.g., new point 11 “Nature-rich urban environments. Ensuring that nature is included in urban design will mean that people will benefit from wildlife-rich environments in which to live and work and travel between. Ensuring biodiversity is ‘built into’ all aspects of urban designs wherever possible (e.g., integral nest sites for swifts in individual houses, soft landscaping that provides food, shelter and breeding
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		<p>sites for wildlife) will contribute to an attractive environment for people. Contact with nature has proven benefits for people's mental and physical wellbeing".</p> <p>3 Urban Structure</p> <ul style="list-style-type: none"> - Additional statement is recommended to encourage opportunities to incorporate nature in all types of structure, from design to build. - Page 31 - recommend inclusion of particular reference that opportunities for biodiversity (retention of habitats, creation of new sites) should be considered and incorporated wherever possible, so that connections to nature are constant in people's lives - Block Design – we recommend an additional point <i>Integration of nature – retaining and providing new opportunities for habitats and species from private spaces (e.g., integral nest sites in individual dwellings and wildlife friendly gardens) to the public realm (connected green corridors and green spaces, and soft landscaping maximising opportunities for wildlife including invertebrates such as butterflies, bumblebees and hoverflies, amphibians such as common toads and frogs, reptiles such as slowworms, small mammals such as hedgehogs, and birds, particularly those species that can thrive in urban areas, given appropriate shelter, food and breeding sites).</i> - Block Design Principles – DG-US1 – we recommend inclusion of reference to importance of making hard surfaces such as car parking permeable and including options such as green roofs and living walls. - Block Design - Code DG-US1 - recommend inclusion of reference to maximizing use of nature-friendly 'soft landscaping', maximizing use of permeable 'hard surfacing' (e.g., parking areas) and ensuring that boundaries (e.g., walls, fences) are sufficiently permeable to allow for movement of species such as hedgehogs (individual 'sealed' gardens, even if planted to provide some suitable foraging etc. habitat, hedgehogs (and other species) need to travel over a wider distance to find enough food, shelter and a mate), so a simple gap in the base of boundary walls will help. - Block Design – Edge Blocks – in the first sentence we recommend amendment to “drainage and wildlife” as the two are not incompatible in the context of SuDS.
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		<ul style="list-style-type: none"> - Page 45, we recommend including (including via the illustration) of the importance of ensuring that solid boundaries such as walls and fences do incorporate small gaps at the base to allow for the movement of wildlife such as hedgehogs, as these need to travel over 1 mile each night to forage etc. so, whilst individual garden habitats can be suitable, they need to be able to move between gardens and from gardens to green spaces etc. - Waste and Recycling - Code DG-US3 - recommend that there is provision of suitable sites and containers in gardens of new houses to encourage home composting as a means of reducing amount of compostable vegetation sent for Council recycling. - Page 60, Custom and self-build. It is important that measures for wildlife are integrated into this type of development too. <p>4 Streets and Movement</p> <ul style="list-style-type: none"> - Street Character – DG-SM1 – the RSPB supports the hierarchy of users as this will help contribution to a reduction in emissions that contribute to damaging climate change, help improve air quality, and benefit people's health and enable more connection with local green space and nature. - Ground Surfaces DG-GS5 – we recommend addition of the value of designing permeable surfaces and, in some locations such as parking areas, including suitable low-growing plants. Specific mention of importance of incorporating relevant SuDS measures as part of 'hard surfaces', including permeable surfaces and use of planted areas should be made. <p>5 Green Structures</p> <ul style="list-style-type: none"> - Page 85 - recommend specific mention of how buildings themselves (individual houses and others) can make provision for nature, including via incorporation of integral nest sites for swifts and bat roost boxes within their construction. Landscape Character - Code: DG-GS1 - point 4 - recommend amendment to "and other habitats including grasslands".
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		<ul style="list-style-type: none"> - Page 87 - please amend the caption to the illustration to "New trees and hedgebanks using native, locally occurring species help . . ." as species choice is important in determining the value for nature that landscaping has. - Page 89 - recommend inclusion of mention of SuDS, and importance of 'permeable' boundaries in walls, fences, etc. to allow for movement of hedgehogs, amphibians and reptiles into and between gardens and GI. Include reference to grassland, scrub, hedges and wetlands (including SuDS). - Page 92 - Poorly designed Natural Green Spaces - these are important points. The success of natural green space for wildlife depends on the species of wildlife and habitat types being retained or provided, the size of the area and its connections to other similar habitats. However, it cannot be assumed that wildlife charities have the resources to be able to commit to managing what are frequently small and isolated areas of green space - Natural Green Space – DG-GS4 – we support the mitigation hierarchy. In reference to Poorly designed Natural Green Spaces, we recommend amending the first bullet to include recognition that urban environments can provide suitable conditions for some species. In the second bullet point, we consider that it is not reasonable to suggest that wildlife areas prone to mismanagement are passed to wildlife charities to manage. There are important questions of resources and matters of scale to consider and it cannot be assumed that such an option is appropriate or feasible. - It is of primary importance that wildlife areas are located, designed, resourced and managed so as to be effective, and developers and local authorities have an important role here. - P94, illustration - please add "permeable boundaries" to "Front gardens". Support Codes DG-GS5 Green and Blue Corridors and the statements for Design for connectivity and Avoid severance from light sources. - Children's and Young People's Space - Code: DG-DS6 - recommend mention of importance of providing contact with nature (e.g., soft landscaping that is suitable to attract wildlife) in design and provision as this can enrich their experience of outdoor environments and provide an important means of re-connecting children with nature.
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		<ul style="list-style-type: none"> - Allotments Code: DG-DS7 - in relation to point 5.2, we recommend that there is some permeability at ground level as this will enable species such as hedgehogs and slowworms to access the allotment areas. - SuDS DG-GS8 – we recommend inclusion of reference to <i>Sustainable drainage systems – maximising the potential for people and wildlife – a guide for local authorities and developers</i> (RSPB/WWT): https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf - Page 107 – there is no illustration for how existing hedgebanks can be incorporated into new developments. Whilst it is evitable that some wildlife value will be lost due to the change of context, it should be possible to incorporate some hedges, e.g., as boundary elements to a green space or public space or other public realm area. - Devon Hedgebanks - Code DG-DG11 - suggest the final para is amended to include recommendation for compensatory planting where there is some loss of hedgerow. For example, a new entrance could be bounded by new or translocated hedges, at a sufficient distance from junctions etc. to allow for visibility. - Public Art DG-GS12 – we recommend that illumination is avoided if public art is sited where light may impact on vegetation that is used by commuting or foraging bats or in natural green spaces. <p>6 Building Design</p> <ul style="list-style-type: none"> - Good Building Design – DG-BD1 – we recommend including that good building design includes provision for nature, for example, in incorporation of integral nest sites in new dwellings and other buildings and specific reference is made to the contribution to biodiversity enhancement that new buildings can provide if integral nest sites for swifts are incorporated into their design and build, and we recommend other measures such as living walls and green roofs are also included as these contribute to sustainable development. - In the various illustrations of different building styles, we recommend amendments to show where integral nest sites for swifts can be incorporated. For example, on p120, a couple of entrance holes could be shown under the eaves of the gable end and annotated “internal nest site for swifts, with small entrance hole flush
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		<p>with wall”. I have sent more detail on this separately. In our view, including this on illustrations highlights better how building design can include opportunities for nature.</p> <ul style="list-style-type: none"> - Page 127 – Materials and Details Standing Advice - we recommend this addition in Eaves: “Integral nest sites for swifts and other species should be incorporated into the design and construction of new dwellings (and other buildings) at an overall ratio of 1 per dwelling. Suitable sites are approximately 5 metres above ground level, they should be c1 metre apart from each other and in locations away from prevailing weather conditions and direct sunlight” Blocks of flats and other high rise buildings could have multiple cavities installed – swifts are colonial species. <p>Appendix</p> <p>B Implementing Policy S2. (page 166)</p> <p>In k) we recommend specific inclusion of the need for new building to provide opportunities for biodiversity, including by ensuring that integral nest sites for cavity nesting birds such as swifts, starlings and house sparrows are included in the design and construction of new dwellings at an overall ratio of 1 per dwellings.</p> <p>Please amend third bullet point so it makes specific reference to the opportunities for nature that new building can provide, from integral nest sites for cavity nesting species such as swifts, house sparrows and starlings, to soft landscaping in gardens and public realm landscaping that provides shelter, food and breeding sites - and enables movement of - a range of invertebrates (including butterflies and bumblebees), amphibians, reptiles and small mammals such as hedgehogs.</p> <p>Other points</p> <p>RSPB recommend:</p> <ul style="list-style-type: none"> - a baseline standard of ratio of 1 integral nest site for swifts per dwelling. - specific mention of importance of species choice in soft landscaping planting schemes to provide nectar and pollen for insects including butterflies, bumblebees and hoverflies, as well as shelter, food and breeding sites for other wildlife that could exist in urban environments given appropriate habitat provision.
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		<ul style="list-style-type: none"> - mention of green roofs and living walls. In buildings adjacent to existing or new 'green spaces' or water bodies. - provision of nest cups for swallows in open sided buildings, and under the eaves for house martins - these should not be sited above windows or doors where fouling from droppings may be an issue. - mention of need to consider existing biodiversity (e.g., nesting birds and roosting bats) in urban re-development, requiring appropriate survey, timing and mitigation measures during re-development and ensuring that replacement and enhanced provision is made in new development. - adoption of measures for GI, connectivity, protection of existing important ecological features, planting of new trees and shrubs, grassland and wildlife seed plots, SuDS, new gardens, individual buildings, community greenspaces as recommended in RSPB requirements for a new development in Aylesbury (see attachment sent separately). - ensuring that all measures in Exeter City Council's Residential Design Guide re biodiversity (see separate attachment) are included in this Urban Design Guide.
12	Organisation - South West Water	<ul style="list-style-type: none"> - Thanks for this content noted.
13	Organisation – Teignmouth Neighbourhood PC	<ul style="list-style-type: none"> - This design guide should prove to be a welcome addition to the planning policies toolkit available within Teignbridge. - Much of the guidance issued in the draft Urban Design Guide appears to make good sense. Good design adds to both the visual appeal and practical living and working elements of a community. (Gen)

		<p>The visual appeal of the Teignmouth and Shaldon area is a key factor in the success of the local visitor industry, for both staying and day-trip visitors. Visitor spend in Teignbridge (of which the majority takes place in Teignmouth, Shaldon and Dawlish Warren) was worth £264m in 2016 (Value of Tourism report). Local distinctiveness and the quality of the local natural environment, along with the built environment forms a key driver of the local visitor industry. The Design Council has also highlighted the multimillion pound benefits to local and regional economies which come from well-designed buildings and the correlation between</p> <ul style="list-style-type: none"> - generally well-designed communities and the performance of their economies - we wish to encourage this, as just one element to help lift the currently poorly performing economy of the whole of Teignbridge. (Gen) - Two very different examples of good design in the built environment which we would like to highlight as examples of excellence and worth emulating in any future development are: <ul style="list-style-type: none"> • The award winning Shoreside development in Shaldon - developed in collaboration with the community • The award winning Teign Heritage Centre in Teignmouth - which also preserves items of local history as parts of its more modern design - Both of these developments complement the surrounding natural, built and historic environment in terms of scale, height, shape, aspect, materials and palettes used and sit well within the landscape and these design principles should be applied more widely and consistently. Some developments undertaken previously and sometimes more recently in the local area detract from local character and appear to be more 'identikit' designs which do not add to, or complement local distinctiveness, whereas we would, as a subjective view say that the two highlighted examples add to local area. (Gen) - Within the draft design guide there appeared to be little firm guidance on tree planting and green space. We expect that this issue may surface within our Neighbourhood Planning process and are keen to ensure, where possible, any local development, or regeneration incorporates elements of green space and tree planting, including potentially street trees. Again we expect that species chosen would be locally appropriate native species, or where possible those which complement the coastal location i.e. coastal pine species. (5 Green Structures)
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		<p>We are also very keen to ensure that attractive locally distinctive features in areas to be developed, or regenerated are preserved, restored and sympathetically incorporated into development, including those of historical/cultural significance and local Devon hedgerows. This also includes keeping open significant views</p> <ul style="list-style-type: none"> - of the coast, or prominent landscape features and screening through planting of features which are less complementary. (5 Green Structures) - In our previous emerging Neighbourhood Plan we expressed a desire to ensure that solar panels/tiles on domestic and commercial buildings are allowed, provided that they use the most unobtrusive type of panel/tile available and are appropriate to the local area - special exemptions may for instance be required in conservation areas. Domestic and small-scale solar energy on buildings is something that can yield positive environmental and economic benefits for local residents and householders when it is developed sympathetically. We expect to potentially test this idea again during the Neighbourhood Plan consultation period. (Gen) - Lastly we note that if adopted the draft Urban Design Guidance would become a material consideration in planning decisions across Teignbridge, which we would welcome. We would wish to see the guidance applied in a strong and consistent manner, in collaboration with local communities. It should be used not to stop all development, but to bring about much more appropriate development (in line with allocated development sites) that complements both the urban and surrounding rural and coastal landscapes. Self build and additional speculative planning proposals should also be subject to this same guidance, as long as they pass all other planning tests. (Gen)
14	Organisation - Woodland Trust	<p>The Woodland Trust strongly welcomes the approach to protecting existing tree and hedgerow features and designing in street trees planting and tree and hedgerow planting features at this early planning stage. Street trees provide a range of social, economic and environmental benefits and it is essential that every opportunity is taken to maximise canopy cover in our towns and cities in a way which is well designed at the outset to achieve sustainability in the longer term. (5 Green Structures)</p>
15	Individual – Mr G	<p>No detail yet (1 Content)</p> <p>Just question no detail (7 Appendices)</p>

16	Individual – Mr M	<ul style="list-style-type: none"> - The tone and content is over-prescriptive. I appreciate that you have to set out your stall but there is a danger in what is written being blindly interpreted for all sites without consideration of truly local (site specific) qualities and without innovation in style or technology. For example, the advice on materials, storey heights, window details, comes across as either being correct (approvable) or incorrect (should be refused). <p>I fear this might be used by officers (or more likely by local objectors) to frustrate applications which (for possibly very good reasons) venture outside of the over-prescriptive set of tolerances quoted. If the intention is to remove all design from the process of creating buildings, then I would suggest the document is a triumph. However, developments produced solely relying on this guide are likely to be bland and unimaginative as is often the case when professional judgements are reduced to a tick-box exercise.</p> <p>I would welcome an acknowledgement that professional designers need flexibility to interpret the character and morphology of an area and actually design something that evokes 21st century lifestyles and tastes. (Gen)</p> <ul style="list-style-type: none"> - Confused about the analogy to district wide character (evoked throughout the 'Building Design' section). No district has a single character and the desire to whittle centuries of architecture in a variety of distinct communities into a single 'character' worries me. Design advice is one thing, but character is subtle and depends on many factors that need to be interpreted on site, based upon first principles with good recording of the environs. <p>The application of common building types is unhelpful. It risks producing ubiquitous estates and pollutes older buildings nearby with what may well end up being poor quality pastiches. The townscapes we have today are a product of contemporary design at each age through history, and to look backwards risks diminishing the value of our old buildings by adding mere interpretations of previous style. I yearn for more within the guide about modern design, based upon first principles. This completely missing from the 'Building Design' section of the document, which effectively amounts to a historical guide to period buildings. (Gen / 6 Building Design)</p> <ul style="list-style-type: none"> - I am concerned by the term 'most/least embellished'. It implies that façade treatments of buildings are designed like adding baubles to a Christmas tree. Real architects do not design in this applique manner. This will undoubtedly lead to poor quality pastiche detailing on the 'grand' and prominent streets to contrast
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		<p>with an absence of such on lower order streets. I would suggest removing the term embellishment and replacing it with ‘complexity’, ‘intricacy’, or ‘grandeur’ which will allow this hierarchy to be expressed in a variety of styles (pastiche or modern). Otherwise, I strongly support the council’s aspirations to raise the game in hierarchical planning of streets and the reduction in blank facades to perimeter boundaries of development blocks. (Section 2 Principal Layout Strategies / page 11)</p> <ul style="list-style-type: none"> - Movement networks – statement 3 in regard to edge treatments could say more about safe, defensible space to border the road or street. This can be a useful device in some circumstances and should not be ruled out as an effective frontage treatment. (Section 2 Principal Layout Strategies / page 12) - Movement networks – more could be made of allowing desire lines (last words on page 12). Desire lines are paramount to connecting the positive landmarks mentioned on page 12 and are at the heart of successful relationships between spaces. On difficult sites there is often a temptation to focus on a highway-led street solution which can work effectively as long as short cut pedestrian routes follow desire lines. <p>For example, the recent Bovis Estate in Chudleigh where there are no pedestrian cut throughs meaning one has to drive 1,000m rather than walk 200m to get from the bottom of the site to the top! This should be avoided and I welcome more being said on permeability of layouts and streets. (Section 2 Principal Layout Strategies / page 12)</p> <ul style="list-style-type: none"> - Movement networks – possibly mention the desire to reduce active means of speed control (signage, humps, narrowings) and adopted a more modern approach to speed reduction (shared surfaces, subtle road treatments, absence of signage clutter) so as to empower the pedestrian. Much has been written on this matter and yet still visually offensive road signing is the default option for developers and their highways engineers. (Section 2 Principal Layout Strategies / page 12) - The building storey height guide makes no allowance for changing topography and variety. I feel it should be stated that this is a very loose guide (or removed altogether). Too much depends upon local conditions for a blanket district wide min/max storey height to be defined as part of policy. Also, the example photograph of Chudleigh contradicts the 2.5-3.5 height on main roads as many of the buildings are only 2 storeys in the town centre! (Section 2 Principal Layout Strategies / page 16)
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		<ul style="list-style-type: none"> - Urban Structure. Most of this section is convincing! Fantastic to see aspirations which I am sure will vastly improve development quality in TDC. (Section 3 Urban Structure) - Waste – This provides excellent information on waste design. (Section 3 Urban Structure) - Daylighting - What about suggesting trying to make plots and roofs oriented to allow future installation of solar energy generation (thermal or PV)? Could be a simple note to encourage consideration of this. (Section 3 Urban Structure / page 63) - I am disappointed by the lack of any real consideration that modern building styles can benefit the character of an area. All the windows on every single sample building shown on this page are the typical golden section type used circa 1700-1900. This section of the guide is disturbing and appears to rule out modernity in favour of something that approximates to a C18 cottage type (informal) or a late Georgian villa (formal). Guidance about Teignbridge's past building traditions needs to be conveyed as such, and new styles should be welcomed on the proviso that explanations of the principle design methods used are explained within the planning application. Otherwise you risk thousands of poorly detailed, fake cottages and townhouses appearing on new sites where there are no real reasons for blindly reproducing bygone forms. Let's have some encouragement of good modern design! (Section 4 Streets and Movement / page 115) - Material approaches. This matrix is total nonsense. The 'unacceptable approaches' creates a series of double negatives that are hard to drill into. It's just jargon and all the responses are negative....so why not remove that entire lower section of the table and simply say:- <i>'Do not use – (i) materials applied in ways that undermine local identity without innovation, (ii) materials that reflect those found locally but used in ways that undermine local identity and without innovation, (iii) and/or materials that are not a good reflection of those found locally used in ways that undermine local identity or without innovation'</i>. You don't need to make a table for a series of answers that are all 'no'! It's a poor way to express policy. - The whole page is devoid of any understanding of the historic environment. I strongly contest the section stating <i>'Materials that are not a good reflection of those found locally'</i> cannot be used anywhere in Teignbridge's historic environment. Not even on extensions to existing buildings. Why not? Some of the most celebrated extensions to historic buildings are those that purposefully use contemporary materials and design techniques to reinforce the distinction between old and new. For example, the use of metal framed, glazed extensions to old cottages, the installation of wide format glazing in former barn openings, the use of
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		<p>different walling materials to create a legible intervention, a landscape led building design in the grounds of a larger more formal listed building. This strategy is strongly supported by ICOMOS and UNESCO guidelines, as well as Historic England literature.</p> <p>Effectively banning modern materials will stifle known techniques for extending historic buildings or designing within their grounds, and that's a great shame. Yes, I agree that modern materials should not be used for repair, but you cannot design a building using a table! I suggest this is omitted in favour of a general statement about the use of materials being either (i) faithful to the host material for repairs to listed buildings, (ii) traditional to reflect the vernacular style of an area or (ii) high quality modern materials used in sensitive, innovative ways to enhance historic understanding and express site evolution.</p> <ul style="list-style-type: none"> - Teignbridge have once again cited innovation as a footnote in this section. Surely innovation should be at the core of everything we do and should be positively encouraged. Why not try to celebrate innovation rather than effectively stating it's acceptable as long as there isn't a ubiquitous, fake, pastiche approach that would suit? (Section 6 Building Design / page 118) - Materials. I suggest you remove the reference to 'combed wheat straw'. Most thatch is now water reed and this is largely accepted on all but key protected buildings. Also, ridges are not necessarily flush. Some are blocked but most in Devon have simple traditional ridge peaks (not sculpted with pheasants or elaborate dressings). Eyebrow dormers are indeed prevalent but there are also a number of Cottage Orne buildings that have full dormers in thatch. I fear this advice goes too far to be useful. Perhaps a simple statement about thatch in a vernacular style would suffice? <p>The 'Slate' section goes too far. The statement '<i>traditional slating practices include the use of random width and diminishing</i>'. Very few buildings (generally much older cottages and barns) have random or diminishing slate courses. Most buildings from 1800 onward in the region have even slate courses laid in what might be regarded as the modern, regular manner. Scantles are also far less prevalent in the region than the statement would make out. (Section 6 Building Design / page 119)</p> <ul style="list-style-type: none"> - Common Building Styles of Teignbridge. I am naturally concerned about this section because I see variations between villages and towns and feel that the district cannot be boiled down to a few selected types. Each site ought to be assessed on its merits and its own character determined from that.... or indeed a new and modern character created through 21st century design.
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		<ul style="list-style-type: none"> - The most prevalent building type in the district is either the 1960's bungalow or the static caravan, and yet these types are curiously not reflected? To say these are ubiquitous across the UK and therefore irrelevant in a local design code is not true. The same might be said for the 'Rendered Townhouse' and the 'Town Stone' or 'Victorian' and 'Regency' types. All of these appear as dateable examples across many parts of the UK as fashions in architecture changed and patterns books on style became widely available. Many of these types (Regency and Victorian) can plainly be seen in neighbouring authorities (Torrey particularly) and elsewhere in Bristol and throughout the south of the UK. My point is that these generalisations of common buildings are unhelpful to real designers when creating good new architecture. <p>If this is a proper assessment of common architectural styles in Teignbridge then you must also include the 'mid-century rendered bungalow'. If this is (as I suspect) an exercise in stating what you <i>like</i> about buildings in Teignbridge and ignoring everything else, then leave this section as it is. However, if the latter is true, I suggest that Teignbridge don't dress this section up as analytical review of common styles when more modern (equally valid) common building types have been ignored. A better title for the section as written would be '<i>common building types in Teignbridge that planning officers feel comfortable with</i>'. (Section 6 Building Design)</p> <ul style="list-style-type: none"> - Roof Coverings. I am pleased to see that the council will favour natural slate for all development. However, this will come as a massive shock to most developers who use cheaper alternatives (mini stonewold, concrete tiles, profiled roof tiles, etc.). Also, why not suggest what new materials might be used, i.e. the assertive use of zinc roofing, copper roofing, sedum and meadow grass. <p>Architects will be left feeling that modern materials quoted above are not welcome in Teignbridge, and nor are quality modern detailing techniques. Why not at least recognise there's a place for modern materials; for example landscape-led design using green roofs, etc. in my opinion, you have to say something more than the perpetual footnote of ... we might allow some 'innovation'.</p> <p>(Section 6 Building Design / page 126)</p>
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		<ul style="list-style-type: none"> - Roof ventilation Slates vents are a perfectly acceptable means to vent soil pipes and extracts on front or rear elevations. I agree that cowl ventilators or upstands are ugly but ventilation in this manner is a pre-requisite of building design and should not be limited in this manner. (Section 6 Building Design / page 126) - Renewables This is over prescriptive. The statement ‘best mounted on the rear slopes only’ would seem to reduce effective site-wide solar collection which seems contrary to efforts to reduce carbon emissions from dwellings. I fail to see why solar PV should not be an integral, acceptable part of modern roofscapes on developments. Particularly on unprotected or undesignated sites, remote from an important historic context. (Section 6 Building Design / page 126) - Rooflights. <i>The statement reads ‘....should use dark coloured frames or match roof colour (i.e. <u>RAL 2015</u>).’</i> I am not aware that ‘2015’ is a RAL colour. In any case why not just say ‘to be dark grey’ and leave it to the supplier? Are planners really going to know or worry about the precise RAL shade? (Section 6 Building Design / page 126) - ‘Casement windows should be flush fitting....’ I commend this but most UPVC and alu. windows are storm casements as standard. Many off the shelf timber windows are also. Flush casements are generally a special option. You will need to be sure you wish to impose this on developers who would normally default to storm windows for new developments. If a few estates are approved without flush casements, I fear that might diminish the potency of your guide and people will start ignoring it. (Section 6 Building Design / page 130) - Modern materials (general). The materials section fails to recognise that even small developments can have a distinctive characteristic of their own. Individual buildings of strong architectural merit should be recognised. Nothing is said of this. Overall, there is no consideration that a quality modern design with modern materials used in a sensitive way can enhance Teignbridge. - What you will end up with (unless this portions of the guide become more flexible) is a series of bad pastiches of buildings from a relatively narrow period in history (C18-C19) created without innovation. I strongly feel that an admission that modern materials and design techniques could (if used with skill and confidence) create buildings of real merit that respond to the 21st century need. Even DNPA with their very
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Draft Teignbridge Design Guide SPD – APPENDIX B - Consultation Responses Schedule

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		<p>traditional approach to everything design related, consider modern detailing and materials as an integral part of their Design Guide. (Section 6 Building Design)</p> <ul style="list-style-type: none"> - In summary, I welcome a design guide in some form and the sections on urban planning, green space, etc. will be useful for inspiring developers for whom design is often an afterthought in the process of selling as many houses as possible. However, I think the building design section is useless for good architects who design from proper principles and are used to analysing character. For building professionals, this section is over-prescriptive, removes the right of designers to innovate, and attempts to reduce the subtleties of design & character to a tick box exercise. This limits the freedom of architects and officers to design something extraordinary, revolutionary, or of its time. - I take particular issue with the assessment of common building types. Those quoted are (i) mostly not native to Teignbridge and are in fact ubiquitous styles across large parts of the UK. Also, those quoted are historically selective; ignoring mid-later 20th century types which are far more prevalent than the types mentioned. Whilst I feel that the materials advice is valid, this will vastly increase the cost of all developments. If TDC adopt this and one application is allowed to use a lower class of material, it renders the guide pointless. Therefore, I would urge consideration of how prescriptive you wish to be in that regard.
17	Individual – Mr S	<ul style="list-style-type: none"> - The guide acts to hinder and stifle true innovative and good design. Unless there is say a Georgian Terrace, that would usually benefit from either conservation or listed protection status, (if of merit) , making the design guide effectively invalid, as any qualified or experience design professional would work , within such frameworks, for protection to the character of the area/ design. (Gen) - Have residents actually been consulted? (Gen) - Have the consequences of such guides been properly evaluated – i.e. it will make TDC areas stagnant in design and material choices, creating bland streetscapes or forms and effectively removing innovative design. (Gen) - The guide also goes against NPPF guidance, as it is so onerous that it may actually restrict home owners from even contemplating simple extensions, as one example and is very dictated by the local authority (Gen)

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18	Individual – Ms W	<ul style="list-style-type: none"> - I would like to see greater protection of our Heritage. (Gen) - Buildings like Prospect Chapel, the GWR/ SDR Carriage and Wagon Works, Seymour Horwells, John Vicary & Sons Woollen Mills, the Meter Testing Building have either been demolished or have no protection and so vulnerable to the 'clean sheet' approach of 'regeneration'. - I would like to see an insistence on re-purposing buildings, not allowing them to decline until the only solution is demolition, assisting developers to find a design that doesn't dwarf the existing building like the Wolborough Street design dwarfs St Leonard's Tower. (Gen) - I would like to walk around Newton Abbot and find an historic settlement with burgage plots still visible in the building matrix, with limestone facings, with pitched roofs, 4 over 4 or 6 over 6 windows, and small buildings for a small town, enabling small businesses to move in and flourish, not be presented later with an oversized construction no-one else can take on. (Gen)
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Index of Respondents

1. Abbotskerswell Parish Council
2. Bloor/Bovis Homes
3. CEG
4. Dawlish Town Council
5. Design Review Panel
6. Devon County Council
7. Devonshire Homes
8. Natural England
9. Ogwell Parish Council
10. Park Green (SW)
11. RSPB
12. South West Water

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- 13. Teignmouth Neighbourhood
Planning Committee
- 14. Woodland Trust
- 15. Individual
- 16. Individual
- 17. Individual
- 18. Individual

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Philip Bullivant

DATE: 17th July 2018

REPORT OF: Interim Head of Operations

SUBJECT: Teignbridge Playing Pitch Strategy

PART I

RECOMMENDATIONS

Executive is recommended to adopt the playing pitch strategy at Appendix 1

1. PURPOSE

To approve the playing pitch strategy shown at Appendix 1, which will help to inform investment decisions, planning decisions and the Local Plan review.

2. BACKGROUND

- 2.1 The National Planning Policy Framework expects local authorities to prepare robust and up to date assessments of the need for playing pitch facilities. Sport England have published detailed guidance on how such assessments should be prepared in the form of a playing pitch strategy.
- 2.2 Following the Sport England guidance plays an important role in ensuring that local sports clubs and other key stakeholders are engaged. It also helps to establish agreement and support from Sport England and the national governing bodies for some of the most played sports in the area, which can be instrumental in attracting external funding for agreed investment priorities.
- 2.3 Over the past two years Pengelly Consulting have assisted with preparation of the playing pitch strategy at Appendix 1. On Sport England's advice, the focus of the project has been on the sports of Football, Rugby, Hockey and Cricket. An emerging leisure review will address other sports and activities. The main steps involved have been:
- Establishing and agreeing the scope and brief for the project;
 - Gathering information about the quality and quantity of sports pitches and whether there is community access to them;
 - Detailed surveys and demographic projections to establish current and projected levels of demand;

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- Analysing the data in the context of individual sites and the likely implications for current and future provision; and
- Developing a summary action plan for all sites, as well as a priority action plan for strategically important sports facility improvements across the district.

2.4 A steering group has overseen the project. The group has comprised:

- Portfolio Holder for Recreation and Leisure;
- Portfolio Holder for Planning and Housing;
- Council officers;
- Sport England; and
- National governing bodies for Football, Rugby Union, Hockey and Cricket.

2.5 Sport England and the sports bodies have approved the strategy as drafted.

3. MAIN IMPLICATIONS

Priority projects

3.1 Adopting the strategy will confirm priority playing pitch projects. As well as the strategy reviewing improvements needed across all of Teignbridge's playing pitch sites, Section 4 includes a priority action plan with associated projects. The action plan sets out what needs to be done and who needs to take the lead. In many cases the formation of sub-groups will be required in order to deliver projects. In some, it will be appropriate to form sub-groups for multiple projects and involve third parties like landowners; for example, where interrelated projects have been identified across a town or area.

3.2 The priorities include:

- New artificial hockey pitch on the A38 corridor;
- New artificial grass football pitch in Newton Abbot;
- Rugby pitch quality issues at Bitton Park, Teignmouth;
- Securing a long term Newton Abbot Rugby Club lease; and
- Improving the capacity of the most popular cricket clubs

3.3 It is important to be clear that the playing pitch strategy does not just belong to the Council. A number of stakeholders have been involved in its preparation and in many cases it will be for others to lead the projects it identifies, even if Teignbridge plays a role in facilitation and providing support.

Funding and budget setting

3.4 The strategy will help to inform future budget setting. It will be an important consideration for Sport England and the sport national governing bodies when they are distributing funds. It will also help to inform effective deployment of

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Council resources like funding for sport facilities that is identified in the capital programme.

- 3.5 However, the Council shouldn't be seen as the only source of money for projects identified in the strategy. Instead, it is a potential source of match and seed funding. An essential part of delivering any sport facility improvement is financial sustainability and it will often be important for the projects identified in the strategy to finance most or all of their own costs.

Local Plan making and planning application decisions

- 3.6 Adoption of the strategy will establish a 'material consideration' in the determination of many future planning applications. It will help to reinforce existing policies that safeguard facilities, whilst also providing the evidence needed to support Section 106 planning obligations for enhanced playing pitch facilities where appropriate.
- 3.7 Longer term, the playing pitch strategy will help to inform the Local Plan review, including future policies on playing pitch provision and development allocations.

Strategy review

- 3.8 Proposed within the strategy are arrangements for ongoing review. It is intended that the established playing pitch strategy steering group will continue to meet at least once a year. Part of the agenda will involve determining whether there have been material changes in the district and whether the strategy's action plan remains fit for purpose. Significant changes to the strategy or a wholesale review would need to be considered by Executive again at a future date.

4. TIMESCALE

- 4.1 It is recommended to adopt the playing pitch strategy immediately (on the date of implementation).

5. JUSTIFICATION

- 5.1 The playing pitch strategy represents a robust and up to date response to the assessed needs of the district and is agreed by the national statutory sports body as well as the associations for Teignbridge's key pitch sports. It will be essential in facilitating future enhancements to local facilities and in supporting future planning decisions.

Reasons for reduced notice

- 5.2 The playing pitch strategy was largely prepared in 2016/17. Sports clubs and other stakeholders have since been asking about when Teignbridge will adopt it because work is underway on a number of playing pitch projects. It will be beneficial to the community to have a strategy in place before the next

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scheduled Executive in order to support these projects and any case for funding. It will also be important to adopt the strategy before the associated data becomes out of date. These reasons have meant that the Council has been unable to give 28 days' notice of this item through the Executive's Forward Plan.

6. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on 24 July 2018

Lorraine Montgomery
Interim Head of Operations

Cllr Philip Bullivant
Portfolio Holder for Recreation & Leisure

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	All
Contact for any more information	Lorraine Montgomery
Background Papers (For Part I reports only)	
Key Decision	Y
In Forward Plan	N
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	Appendix 1: Final Draft Playing Pitch Strategy and site by site action plan

Teignbridge Playing Pitch Strategy 2018-2023



If you need this information in a different format please call 01626 361 101.

Content

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3	Key findings and issues
4	Specific Local Issues from the assessment of need and supply
5	Sport Specific Key findings and issues
15	Recommendations
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Introduction

This Teignbridge Playing Pitch Strategy has been developed to identify playing pitch provision and needs. It employs the five stage approach detailed in the Playing Pitch Strategy Guidance published by Sport England in October 2013. A Steering Group of Key Stakeholders lead the task and comprised representatives from Sport England, The Rugby Football Union, England Hockey, England Cricket Board, Devon County Football Association, Teignbridge District Portfolio Holders of Planning and Housing; and Leisure and Recreation, and Council Officers from Planning; and Greenspaces and Active Leisure.

The work from this study will feed into a review of the Local Plan by providing an evidence base to protect, enhance and provide playing pitches and ancillary facilities in Teignbridge. In doing so, it will inform infrastructure planning and associated developer contributions where appropriate. It will also help to make the case for deploying other forms of funding, including funding that might be secured through the preparation of bids; and developer contributions.

Key findings and issues

In overall terms participation in sport is strong in Teignbridge. Although nationally there had been a decline in participation in traditional formats of team based outdoor sport in the last few years, this has reversed in the last year. Teignbridge has followed the national trend which has seen a decline in the traditional forms of, for example adult football, but increases in the youth game, and in alternative forms of games. Hockey has proved an exception, where there has been an increase in participation in hockey of 36% since 2011/12 with an 80% at U16 club members. Clearly much still needs to be done locally to increase adult participation in team sport. The Challenge behind this Strategy is, therefore, to encourage more people to be more active and to improve social coherence and the quality of life for people in Teignbridge.

Specific Local Issues from the assessment of need and supply

The Strategy was initiated by Teignbridge District Council (TDC) and takes account of the following local issues, many of which were identified prior to the PPS work, and which have been confirmed during the development the Strategy:

- The need for additional 3G provision for football matches and rugby training has been identified in the District. Due to the amount of interest in developing this type of facility, some prioritisation will be required and the PPS has set this out.
- For football there is a need for at least one more full size 3G pitch centrally located.
- A number of clubs in the District are in need of assistance to develop their facilities and their sport. The Strategy provides a basis for evaluating competing demands and directing investment where it will be most effective. At least four Clubs in Teignbridge have been unable to invest in their facilities as they are subject to leases due to expire and/or other reasons that may result in a need to be relocated.
- There has been a reduction in demand for adult 11 a side football and a small increase in youth football which may mean continuing the current practice of changing pitch configuration to give more youth pitches.
- For hockey there is an urgent need for a second sand based pitch. There are four hockey clubs, two of whom who play at the sand based pitch at Dawlish but this site is also used for football. Growth figures in participation in hockey, together with the results of the market segmentation analysis show latent demand for the sport, and current provision is not adequate to meet existing need.
- For rugby there is a need to determine the future of the largest club, Newton Abbot RFC, through either identifying an alternative site for development into a high quality rugby facility, or securing a longer lease on the existing site to enable investment in facilities to bring this up to standard.
- For cricket the main issue is accommodating games on the sites with highest demand, highest growth but limited room for physical expansion.
- For other sports the priority will be in finding the right location to encourage other sports to flourish.

Sport Specific Key findings and issues

Football

Findings relating to football pitch supply in Teignbridge are summarised below.

In the 2016/17 season, there are a total of 88 grass pitches, of which 4 are club use only and 84 grass pitches (marked out with goalposts) are openly available for community football use in 25 locations. These pitches have an additional total of 11 mini soccer pitches and 11 junior marked over them. This gives a total of 110 junior, adult pitches and mini soccer available for community use in Teignbridge. In addition to the above there are 12 pitches that have been identified as falling into disuse since the last Playing pitch strategy was undertaken. There are 23 primary school pitches on 20 primary school sites which are generally not available for public use.

The main strategic issues brought out in the study relating to football are;

- The need to develop a new 3G AGP centrally located to accommodate adult games, youth matches and practice sessions to relieve pressure on grass pitches and provide a better playing experience for the youth game.
- Secure the short and long term future of the South Dartmoor 3G facility as the current surface is now close to the end of its life span.
- To address pitches in the District which are particularly prone to flooding in prolonged periods of wet winter weather. These sites/ pitches include Abbrook Park, Bakers Park, Barley Park, Kingkerswell, Newton Abbot College, Chudleigh, Mortonhampstead, Teignmouth AFC and Teign Village Football Pitch.
- To address individual pitches on some sites which also have severe drainage issues, for example, Dawlish Leisure Centre and Decoy Park.
- To secure community use arrangements for the following unsecured sites- Dawlish Community College school pitch, Forches Cross, (an out of town site serving Newton Abbot College and Coombeshead Academy & Teign School – Part of the same Educational Trust) South Dartmoor Community College and Teignmouth Community School. Plus the two private schools which have informal unsecured arrangements in place for community use of their pitches - Stover School and Trinity School.
- To ensure that future funding (including potential Section 106 and Community Infrastructure Levy funding) is directed to secure investment in existing sites where quality and drainage are issues and to bring disused sites back into use, and /or new grass pitch provision, where needed. Such funding will also be used to secure new pitches for future shortfalls. Football Foundation and /or RFU funding will be needed to support the provision of one new 3G pitch centrally located.



- To operate a flexible approach to pitch marking to meet seasonal demand.

Size of grass pitches

- The percentage split of Teignbridge based teams by age group in 2016/17 is 36% of teams adult, 64% youth and minis. When compared to the existing pitch supply, this would appear to be reasonably well balanced, as junior pitches can accommodate more youth games than full sized pitches can take adult games. There have already been moves made to re-configure pitches to prioritise supply of pitches suitable for youth football (U11 to U18) i.e. 9v9 and 11v11 youth pitches.

Overall the level of provision is adequate to meet existing demand but the problems of poor drainage, particularly in the 2015/16 season, means that existing supply is likely to be inadequate to meet demand during any future extended periods of wet weather. The Steering Group is of the view that enhancing to improve supply will not require additional land but could be accommodated through investment to improve drainage or maintenance of existing pitches and a transfer of activity onto one new 3G

pitches and away from grass. In line with the above, improvements will also be required in the quality and extent of changing provision if participation levels are to be maintained and improved.

One new 3G AGP is therefore required to provide league games, training opportunities for the clubs and take pressure off grass pitches. The FA feel that, with league games on AGPs for junior football a much more positive football experience and better quality play will make for better players. District wide, investment is needed in a 3G pitch and improvements to drainage and maintenance if the continued recruitment of youth players is to be sustained.

The FA recommends that for 139 teams

(The number in Teignbridge) 3.4 AGPs are needed to cover training need. There are 2 AGPs currently available, one of which, Teignmouth Community College, is not full size and not suitable for Adult play. In addition there is a small sized 3G pitch at Coombeshead College. There remains a shortfall of AGP sites and a need to develop at least 1 new AGP in Teignbridge to meet the gaps in supply and the demand for this facility type for football. It should be remembered that the FAs model is theoretical model and factors such as distance, continuation of past practices and relations between clubs / other sports will impact on whether such provision will, in practice, meet current demand.

Figure 2: Pitch size / Team comparison

Size	Pitch Supply Number*	Percent	Teams operating in Teignbridge	
			Number	Percent
Senior	45	42%	50 (incl 7 female)	36%
Youth 11v11 & 9v9 And Mini 5v5 & 7v7 (Dedicated pitches)	65	58%	89 (incl 12 female)	64%
Total	110	100%	139 Teams (From 63 Teignbridge based clubs)	100%

*Note that the same pitches are used for adult (male and female) and junior training and playing games.

The FA has a strategy, designed for urban areas, which recommends that 50% of mini Games should take place on 3G pitches which can accommodate small sided games, 5v5 and 7v7. In Teignbridge these are currently played on grass pitches and are subject to weather related cancellations, particularly on pitches prone to flooding. It is considered that the provision of a suitably placed 3G pitch would obviate the need for some of the centrally allocated small sided pitches to be marked over existing pitches, reducing the wear on these and securing more regular games. In the rural areas, where playing fields are not large enough to accommodate adult and small sided pitches, there would remain a need to mark out small sided pitches over adult pitches.

The assessment has identified the provision of 1 football match play compliant 3G AGP over the next 3 years. To be reviewed in 2020 at the time when the PPS will need to be formally reviewed. In addition, the new housing development at South West Exeter will require one additional 3G pitch, with shock pad to enable this to be match compliant for rugby, to be provided

Figure 3: Football - impact of population change

Age Group	No. football teams in 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in football team no's
Adult Male	43	18,835	18,885	438	50	0
Adult Female	7	18,827	18,506	2690	-321	0
Youth & Mini	89	13,059	14,360	147	1,301	+9
Total	139					+9

to accommodate demand created specifically by this development. The need has also been identified in the Exeter Playing Pitch Strategy and any 3G pitch provision here should accord with the Exeter City's emerging PPS.

Potential population change in primary football age groups

Whilst there is considerable development taking place in Teignbridge the population increases resulting from this will take time to feed through and there is not significant expected growth in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at

least 9 additional youth and mini soccer teams. This would normally equate to one addition Youth and one additional mini soccer pitch. However, given the distribution of this future demand, it can be met from existing strategic reserves of capacity. It may be possible, once such major housing developments are underway, to provide some new pitches from disused sites, or from sites that are temporarily taken out of use for team sport.

Growth in participation in football will, therefore, be driven more from the initiatives initiated by clubs with the support of the FA. Other drivers will include the growing emphasis nationally on exercise, success in international

completion and school based initiatives to encourage participation. New approaches from clubs towards more casual participation will also help to see growth in informal forms of the game, possibly leading to movement into regular league based matches.

Rugby

The number of adult pitches (12) available is, in theory, appropriate relative to the number of teams in Teignbridge-based rugby clubs (10 adult teams). In practice the poor state of some of these pitches, together with the heavy demands made on them for junior and colt games, means that supply and demand is sometimes imbalanced and there is no surplus capacity. There are issues of quality which, in some cases, has resulted in overplay of pitches.

From the findings of the study, the main strategic issues for Rugby to address are

- Determine the long term future of Newton Abbot Rugby Club, supporting the club with strategic discussions and, if possible, investment.
- Address the site capacity issues at Rackerhayes in the short term with

improved drainage and enhance floodlighting.

- Address the issue of the lack of on-site changing and social facilities at New Cross Rugby Club who use the site owned by Teign School.
- Recognise and support the site capacity issues at Bitton Park for Teignmouth RFC, and work collaboratively with partners to provide and promote more use of additional playing & training facilities at Broadmeadow for this club at their request.

There are four community clubs located in Teignbridge who have between them



Figure 4: Rugby - impact of population change

Age Group	No Rugby Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Senior Men	10	16,612	16,703	1,661	91	0
Senior Women	2	16,865	16,538	8,432	-327	0
Youth Boys	8	4,272	4,539	534	267	0.5
Youth Girls	3	3,808	4,008	1,270	200	0
Mini/Midi Mixed	15	7,905	8,607	527	702	1.5

a total of 8 senior men's teams (including vets sides that play occasional friendly matches) and two women's teams which play regular fixtures. Adult teams play most matches on Saturdays and train on Tuesday and/or Thursday evenings. However, although the existing supply has had some recent investment with the support of, and funding from, the RFU, additional investment is needed to address outstanding issues of quality in relation to pitches and ancillary facilities. This is particularly the case at Newton Abbot Rugby Club, where investment has been held up by a lack of security of tenure, and Bitton Park, where additional investment is needed to support the work which has already been done to improve drainage, floodlighting and social facilities.

In addition to adult play, most of the available pitches also accommodate very extensive use - predominantly from 10am on Sunday mornings - by junior and colts age group teams (13-18yrs) and for mini rugby (7-12yrs) at Bitton Park and Newton Abbot Rugby Club. Teignmouth RFC have extensive use of Broadmeadow high quality pitches and floodlit training area, with new changing provision provided for their use. There is, however, still a need for

more areas to be put aside for mini / midi games to reduce the amount of over play on adult pitches.

Although the overall supply position indicates a sufficient supply, the pitches at Rackerhayes (Newton Abbot Rugby Club) and Bitton Park (Teignmouth RFC) are both over used, are not of the best quality and need investment in their ancillary facilities. Both of these sites are leased, limiting the potential to invest in them to achieve a higher standard of provision of pitch quality (NARFC) and changing (NARFC & TRFC). Provision for rugby at the highest level in Teignbridge is, therefore, inadequate.

Population projections and rugby team generation rates

As with football, there is not significant expected growth in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 2 additional youth and mini teams by 2023.

In recent seasons one or two clubs have also begun to introduce other forms of

the game, such as tag rugby, for younger children. In total 11 junior and colts' age group teams use the adult pitches or smaller pitches marked out either over the adult pitches on other grass areas on the eight grounds, plus there are over a hundred individual children engaged in playing mini rugby (boys and girls mixed). These population projections do not include the dramatic increase in female rugby, Touch Rugby (as distinct from Tag) and the new walking rugby growth.

Hockey

In the current season (2016/17), there is only one sand-based AGP pitch located in Teignbridge, at Dawlish Leisure Centre, identified for community use.

This full size hockey pitch at Dawlish Leisure Centre and is owned and maintained by the local authority. Since the conversion of the Teignmouth College AGP (a poor quality hockey match surface) to 3G in March 2016 there are now no other Sand-based AGPs within the District.

The main issues brought out through the study were;

- Address the need for one new full sized and centrally located Sand based AGP suitable for training and match play for Hockey in Teignbridge. On match days a More than half of all 'home' games are played in other Districts. Two clubs currently play outside of the District for training and / or matches, possibly over 300 players
- New England Hockey Artificial Grass Playing Surface Policy means that Ashmoor HC will need to relocate to a suitable sand AGP for training within 3 to 5 years or sooner if possible
- Urgent need for a new sand based AGP, possible sited along the A38 corridor
- No sand AGP in Teignbridge available for hockey during the summer, as the only one site is altered into tennis courts, this prohibits informal hockey activity in the District
- Keep booking scheduling under review at the Dawlish sand AGP, allowing hockey clubs more access to training would enable the clubs to grow. This could involve displacing some football usage to the 3G AGP at Teignmouth if required.
- There are increasing numbers of

Figure 5: Hockey - impact of population change

Age Group	No Hockey Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Senior Men (16-55yrs)	6	28,151	26,844	4,692	-1307	0
Senior Women (16-55yrs)	6	28,863	27,151	4,811	-1,712	0
Junior Boys (11-15yrs)	8 estimated	3,367	3,918	421	551	+1
Junior Girls (11-15yrs)	12 estimated	3,107	3,403	260	296	+1

- Women and young people playing hockey through better awareness of the club via local media and social media, through informal programmes like back to Hockey initiatives
- Due to a lack of access to suitable AGP facilities there is very little informal hockey activity in the District, despite there being a desire from clubs to offer informal hockey
 - England Hockey's aspiration is to double participation in clubs by 2028, clubs in Teignbridge are currently at capacity and so without increasing access to facilities they are currently unable to grow.



There are four hockey clubs based in Teignbridge, two of whom play and train at the Dawlish pitch, and two who play out of the District. Dawlish Ladies and Teign Hockey Clubs both have the Dawlish Leisure Centre Pitch as their home ground. Ashmoor Hockey Club plays out of District at ISCA Community College, Topsham Road, Exeter and Newton Abbot Ladies Hockey Club play and train at Torquay Grammar School. The strategy recognises that nationally participation in the game has grown by 36% over the past five years – 80% at U16 club level, and that the current position of ‘exporting’ demand from Teignbridge is not acceptable. Following the loss of the sand based pitch at Teignmouth College which was used for hockey training only there was initially only limited transference to the Dawlish pitch for hockey training, conflicts with other uses of this site have now been resolved and will be kept under review.

Potential population change in primary hockey age groups

Despite the growth in housing in Teignbridge there is a projected decline in the adult population of participation age within the period of this Strategy (up

until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 2 additional youth teams by 2023. England Hockey’s aspiration is to double club membership by 2028 by increasing the hockey offer; both through formal league and informal opportunities like Pay & Play.

Cricket

In the 2016 season, 13 grass pitches were identified as available for community cricket use at 13 sites in Teignbridge. A further 4 sites – Tedburn St Mary, Stover School, Teignmouth School and Teign School, have non-turf pitches only.

13 grass pitches and 2 NTP (Tedburn St Mary and Stover) were used in 2016 by 53 adult teams in Teignbridge-based clubs playing in Saturday and Sunday leagues and midweek Friendlies. These grass pitches (and 13 non turf pitches in the District) also accommodated matches and training for a further 42 junior age group community club teams plus school teams. In terms of community teams (95 approx.), this equates to an average of 7.3 teams for every grass pitch.

Five sites in the District (Bovey Tracey, Ipplepen, Abbotkerswell, Ashburton and Kenn) are at or over capacity. These represent some of the most successful clubs in the District but, as a result, whilst

Figure 6: Cricket - impact of population change

Age Group	No Cricket Teams 2016	Pop in age group 2016	Pop in age group 2023	Current Team Generation Rate	Pop change in age group	Potential change in rugby team no's
Open Age Men's	52	26,635	25,339	512	-1296	-2
Open Age Women's	1	27,558	25,820	27,558	-1738	0
Junior Boys	39	8,421	9,114	215	693	+3
Junior Girls	3	7,564	8,039	2,520	475	0

there is an overall adequacy of supply, there is still the need for investment in expanded facilities on the sites that are currently under pressure.

Pitches in Teignbridge also accommodate an element of 'imported' demand - i.e. displaced demand from neighbouring Districts.

From the study the main issues for cricket that need to be addressed are;

- The successful clubs in the District are now at or beyond capacity. Investment needs to be made in additional and or replacement Non-turf pitches at these sites, i.e. Kenn CC, Ipplepen CC, Bovey Tracey CC and Ashburton CC
- The enhancement of a number of cricket clubhouse facilities – See action plan. Six clubs have highlighted the need for refurbishment, re-siting or rebuilding facilities.
- There is a key requirement to enhance aged practice facilities at a number of clubs in the area.
- Additional practice nets need to be provided to help develop skills for

younger players at overused sites e.g. Ipplepen

- The majority of indoor cricket practice currently takes place outside the District, consideration should be given to expanding such facilities, e.g. at Coombeshead College, to accommodate more local demand
- Clubs that have 3rd or 4th XIs are in need of more secure tenure to enable long term planning. Most currently only have short term agreements
- Additional sites or suitable land for expansion need to be identified to accommodate "overspill" from successful clubs such as Bovey Tracey

Potential population change in primary Cricket age groups

As with hockey, there is a projected decline in the adult population of participation age within the period of this Strategy (up until 2023). There will be some growth in the younger age groups resulting in a projected need to accommodate at least 3 additional youth teams by 2023.

In the last year the number of youth cricket teams has increased by four teams through the active promotion of the sport



by clubs in the community. The growth in population to 2023 will only see a small growth of 3 junior boys' teams and a potential fall of 2 adult men's teams. However, the ECB advises that an extra youth team per club is expected over the next 12 months. This would lift the number of junior age group teams by 18 new teams from the current 42 to 60.

The priorities for ECB's Development Team are to increase: participation, club membership, club affiliation, coaching roles and volunteering roles, together

with securing funding, promoting equity, and ensuring strong relationships with all counties.

Other sports in Teignbridge

Teignbridge District Council has taken a proactive approach to accommodating and encouraging new sports in the District. The following are examples of team sports that have, or are establishing a foothold in Teignbridge;

Baseball

Baseball has been established in Teignbridge at Michaels Field for 2 seasons and bookings are currently being taken for the 2017/18 season. Newton Brewers Baseball club was founded in 2016 and plays in Division 2 of the South West Baseball League in the UK.

American Football

Teignbridge District Council has been approached through an expression of interest to convert one football pitch to American football. Two sites were identified, Bakers Park and Decoy Park. The latter was a site for the game some 20 years ago when it was played for 3 seasons. Enquiries are still at an early stage and so far, no firm proposals to

form a team have developed.

Softball & Rounders

Casual games of softball and rounders are played at Decoy Park. There are no regular bookings of leagues established.

Lacrosse

An enquiry was received from the British Lacrosse association to be involved in the strategy and the strategy remains open to accommodating requirements for lacrosse in the future.

Rugby League

There is currently one team in Teignbridge – The Teignbridge Trojans, who use the NARFC site at Homers Lane.

Touch Rugby

This takes place at NARFC and Teignmouth RFC

Future provision – All sports

A Challenge for the PPS to address is balancing the effect of trends in participation with the growth in the population in the relevant young age groups (around 8%) with the national decline in participation, (with the exception of hockey) of around 10%. These trends are based on Active People statistics. There is also likely to be a very limited

requirement to provide additional facilities to accommodate population growth within the period of this Strategy.

Because of the limited additional demand that will be created in the medium term from new housing growth, to sustain Participation in Teignbridge across all pitch sports the emphasis needs to be on improving the quality of experience at all levels. This will be through investment in existing sites, in a new 3G and a new sand AGP and in ancillary facilities and, where required, creation of new provision after further consultation. This is particularly where this is linked to a specific demand generated by significant new housing developments, e.g. South West Exeter.

National trends show a reduction in interest in taking part in sports that demand a commitment to regular attendance, in favour of a more casual involvement. This upward demand for informal forms of football and rugby, and shorter versions of cricket, will put increased pressure on 3G pitches and on indoor sports halls and cricket facilities. Currently hockey clubs cannot offer informal hockey in Teignbridge due to the lack of facilities Teignmouth College has already invested

in one 3G pitch but these trends would indicate that this type of facility, together with new Artificial surfaces suitable for Hockey and Non Turf Wickets for cricket, should continue to be the focus of future investment along with the drainage of the existing natural grass pitches and investment in changing and social facilities.

As well as the investments made by schools, e.g. the new 3G pitches at Teignmouth College and Coombeshead Academy, and National Governing Bodies, e.g. RFU investment in facilities and lighting at Bitton Park, there have been various other initiatives put forward in recent years to encourage the development of sport in Teignbridge. NARFC have self-funded remedial works to their training lights, pitches and facilities. There was a recent proposal by Newton Abbot Rugby Club and local Colleges to relocate to a sloping field (the lower area) at Forches Cross. Further consideration found this site too costly to develop the required facilities and this issue remains unresolved. Current proposals include an additional 3G football pitch at Devon FA and a new sand based pitch suitable for match hockey at either South Dartmoor College or Stover School to ease the exported demand.

If these are to be successful, and if they are to be supported by this Strategy, there needs to be full support from the National Governing Body, a sound business case and sufficient funding in place. Section 106 and Community Infrastructure Levy funding can sometimes form part of a funding package but can only support developments which have a very significant degree of community use, and these ordinarily need to be located in areas where Teignbridge is the planning Authority.

Whilst the above proposals are supported in principle, none have yet reached the stage of having met all these requirements. However, the Strategy is able to support the proposal for development of new 3G pitch for football, a new sand based pitch for hockey and additional non turf pitches for Cricket. These will enhance provision for Adult and youth participation in Teignbridge.

Recommendations

Introduction

The recommendations of this Playing Pitch Strategy for Teignbridge District Council are made in the context of the 2012 National Planning Policy Framework (NPPF) Paragraph 73 & 74, which is reflected within local planning policy of relevance to playing pitches in the Teignbridge Local Plan. A review of the Local Plan is underway and the following policy approaches are recommended for inclusion by the Steering Group they are separated out under the three headings of *Protect*, *Enhance* and *Provide*:

Protect

1. Teignbridge has undertaken a Playing Pitch Strategy and assessed existing and future needs for pitch provision across the District. The firm conclusion is that there is an identified general need to retain existing playing fields. It is therefore recommended that the existing planning policy, including the Local Plan Policy should continue to be applied so that the Council will resist granting planning permission for any development which would lead to the loss, or would prejudice the use,

of a playing field or land last used as a playing field, including sites not currently marked out for sport. Where sites used by clubs are proving not viable and where these could be put to alternative use, then a proportion of capital receipts from disposals should be used to support equivalent provision in accordance with the aims and actions of this Strategy.

2. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the National Governing Bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the District, i.e. School sites, Rackerhayes and Chudleigh Sports Centre where long term access is currently unsecured.
3. A large proportion of pitches in Teignbridge are managed by Parish Councils. In many cases they are leased to clubs who then undertake the maintenance. Where playing field sites are in the Council's ownership, the policy of securing community access through asset



transfer to community clubs and/or sports associations has been applied provided that:

- i) The facilities are assessed as of 'good' quality by the relevant governing bodies of sport prior to transfer, and
- ii) The transferee organization is able to demonstrate it has the

capacity and resources to maintain the facilities to good quality (and this forms part of any service level agreement).

- iii) It is recommended that the terms of future transfer agreements include incentives for the clubs to deliver sports development outcomes (e.g. grow numbers of teams, volunteering, and sporting opportunities for under-represented groups) that align with the Council's aims and objectives.
- 4. Ensure that any changes to levels of provision as recommended in the action plan of this strategy, reductions in numbers of pitches marked, changes in pitch sizes, re-emphasis towards training grids, are reversible to accommodate future need. This may not apply if sites are to be converted to other forms of public open space use.
- 5. Influence the design and specification of school facilities to ensure their suitability for school and community use, securing formal community use agreements at each site where opportunities arise, e.g. where works are funded by Sport

England or the NGB.

- 6. It is recommended the Council maintain its existing budget for playing pitch maintenance and affords this a higher priority in recognition of the contribution that outdoor sports make to meeting strategic aims and objectives for public health, education and community cohesion.

Enhance

- 1. It is recommended that the Council's leisure services assist Parish Councils in reviewing playing pitch maintenance regimes and specifications for out-sourced services annually in consultation with the relevant National Governing Bodies of sport to secure maximum value from this investment and ensure the budget is employed as effectively as possible to meet the specific requirements of different sports.
- 2. It is recommended that the Council work with strategic sports partners (Sport England and the relevant National Governing Bodies of sport) and with local stakeholders to implement priority enhancement projects on identified key sites for

each sport by September 2019.

- 3. Develop a strategic approach jointly with the relevant National Governing Bodies of sport to addressing the issue of pitch waterlogging, setting priorities for those sites where sporting benefit will be greatest from investment in maintenance and drainage improvement works in the long-term. Six sites by September 2018.
- 4. Contributions towards off-site improvements to existing pitches, or on-site provision of playing pitches, should continue to be sought under Section 106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (CIL) mechanism from all qualifying housing developments as appropriate. Such contributions can only be applied where there is unrestricted community access. Clubs and National Governing Bodies should be aware of this requirement when seeking funding from these sources. Provision should also continue to be sought for on-going maintenance costs.
- 5. The Playing Pitch Strategy Steering

Group should meet annually to review progress against the Playing Pitch Strategy Action Plan and update the Action Plan and selection of priority enhancement projects to reflect material changes in the picture of playing pitch supply and demand in the District during the preceding 12 months, and commit to a full review 3 years post adoption of this work. Annually the data that is easy to capture to monitor changes in supply and demand should be reviewed (as set out in the guidance).

Provide

1. Identify and act on opportunities to address the imbalance in distribution of accessible playing pitch facilities in the District created when new housing developments take place.
2. In assessing opportunities for new provision, prioritise facility types that can accommodate high levels of use and be adapted for informal and casual use, especially artificial grass pitches (for football, hockey, rugby) and non-turf pitch wickets and robust net systems for cricket in open access settings.
3. Ensure that new housing developments make a contribution to enhancing existing provision and/or creating new playing pitches on site where the scale justifies, and in accordance with Teignbridge Council's developer contributions policy.

Action Plan

This section of the Playing Pitch Strategy identifies the priority sites for enhancement for each pitch sport, area specific actions and sports specific actions. A more comprehensive action plan for all sites can be found in Appendix A.

Priority Sites

Based on discussions held at the Steering Group, feedback from Clubs, input from

the NGBs and discussions with Officers of the Council, The following sites are seen as potentially priorities for investment/ change of use in order to protect and enhance existing provision.

These priorities were set in October 2017 and are subject to ongoing action plan reviews and the results of consultation with clubs;



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Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Unspecified – new provision on A38 corridor	N/A	Hockey	Lack of sufficient sand AGPs in the District for hockey matches and training	One new sand AGP to be located on A 38 corridor	1		HE / TDC
New Provision	N/A	Football	Lack of suitable AGPs one new AGP needed	Possible Provision of new AGP at Devon FA pitch at Coach Road	1	2020	Devon FA
South West Exeter	N/A	Football and rugby	New AGP needed to meet demand of new housing development. Should accord with what the Exeter City emerging PPS will say	full size 3G that is both Football compliant (FA Register) and Rugby compliant (World Rugby 22)	1		TDC / ECC
Bakers Park	TDC	Newton Rovers FC & veterans	This site, whilst used for Football, has drainage issues and poor facilities.	Improve maintenance and facilities. Consideration could be given to returning this use back to a park if demand falls off.	2		TDC

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Bitton Park	TRC	Teignmouth Rugby Club	Poor Quality Pitch due to over use for training and matches. Continue to enhance the ancillary facilities to support rugby provision.	Investigate design/Specification/Costings for new pitch drainage. Enhance the range and quality of pitch maintenance equipment available to the club. Work with TDC to formalise the use of Broadmeadow for training and matches. Continue to develop clubhouse refurbishment and ancillary facilities.	1	2018/19	TRFC, RFU
Bovey Tracey Cricket Club	Parish Council and BTCC	Bovey Tracey Cricket Club	Changing facilities in need of improvement	The Cricket Club have plans to re-furbish their changing rooms	2		BTCC
Chudleigh Sports Centre	Trust	Ashburton FC Ashburton Acorns FC Chudleigh Athletic Youth FC Chudleigh Athletic FC plus training and casual games Chudleigh Cricket club	No lease at the moment due landowner housing development aspiration. Site is currently overplayed for football.	The lack of security of tenure puts 4 clubs at risk. Development masterplanning will help to address this matter.	2		Trust with developer
Denbury Playing fields	Parish Council	Newton United Ogwell Youth FC. Denbury Cricket Club	The Parish Council recognises that ancillary facilities are poor and wish to refurbish the changing rooms. Plans have now been submitted to re-build the pavilion They also wish to convert part of the site to allotments. There would be no loss of any existing pitches but a loss of 2 potential 5 a side pitches.	As the site is not fully utilised at present consider allowing the creation of the allotments together with the refurbishment of the changing facilities. Any loss of playing pitches would need to be balanced by replacements needed to supply demand.	1		Parish Council

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Forches Cross	Devon CC	Mainly school use and also Buckland Athletic FC	This is good site providing facilities for football and rugby which is currently not used to capacity due to its proximity to the Educational users, Low community use at present - only very occasional use of small area of total available	<p>The site is not being effectively utilized in its present for but may make a suitable dedicated Football or Rugby venue.</p> <p>A recent proposal to develop the lower area was not feasible due to topography and overhead power cables. However whole site use could ensure future community use while protecting schools occasional use and protect future of community rugby (and NARFC) working with the Colleges and TDC.</p> <p>There is also potential for other uses to ensure that the site is utilised more effectively, provided that this did not result in a net loss of pitches. Strategic Planning required for this site. Could be enhanced to make a multi-sports site to deliver community sport. There is a requirement for the colleges to lead on this.</p>	1	2018/19	Colleges DCC / TDC
Ipplepen Cricket Club	Ipplepen Cricket Club	Cricket	Pavilion in need of re-building New 3rd X1 pitch needed	Ipplepen CC have plans to re-build their pavilion. ICC are currently using Stover School – this it is artificial and some 7 miles from their ground. Having access to a grass pitch nearer would enable cricket to continue to prosper for youth teams, girls and ladies.	2	2019	Ipplepen Cricket Club

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1= high 3 = low	Year	Lead
Newton Abbot Rugby Club	NARFC	Newton Abbot Rugby Club	Short term lease from private land owner – discussions ongoing, but strategic support may be required from TDC. If this is not resolved then support for finding a new site will be requested from TDC. Poor quality pitches with enhanced drainage required. Lack of quality floodlighting to enable training and matches. Improvements to the ancillary facilities to allow rugby and community use.	Leased from Sibelco, the Current lease is due to expire in 2029. Consideration to be given to the PPS SG and NGBs supporting the club in trying to extend the current lease arrangement to increase chances of securing funding. There is a need to address; <ul style="list-style-type: none"> • Design/Specification/Cost of drainage improvements. • Design/Specification/Cost of additional floodlighting. • Club to prioritise the projects within the ancillary facilities and cost these projects. 	1	2018/19	NARFC / Sibelco / RFU / TDC
Homers Lane	NARFC	Newton Abbot Rugby Club	Short term lease Poor quality pitch. No ancillary facilities No full pitch floodlighting.	Improve the maintenance of this pitch to improve capacity. Investigate installing floodlighting on this site to support capacity issues at Rackerhayes. Replace derelict buildings to provide useable facilities for community sport.	1	2018/19	NARFC / Sibelco / TDC
New Cross Rugby Club	New Cross Rugby Club	Rugby	No Changing facilities on site	Changing facilities at the adjacent swimming pool are no longer available. Suitable alternative provision needs to be found.	1	2018/19	New Cross RFC

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Priority 1 = high 3 = low	Year	Lead
Stokeinteignhead CC	Stokeinteignhead CC	Cricket	Pavilion in need of re-build	Stokeinteignhead CC have plans to re-site and rebuild their pavilion	2		Stokeinteignhead CC
Shaldon Optimists CC	Shaldon Optimists CC	Cricket	Pavilion in need of re-build	Shaldon Optimists CC have plans to re-site and rebuild their pavilion	2		Shaldon Optimists CC
Teignmouth Football Club	TAFC	Club use only	The site is leased from Teignbridge District. Some difficulties have been experienced by the club in affording the site with the current level of use. Council support has been given and improvements have been achieved	Monitor sustainability and success of club on this site. Review Lease and facilities in Lease. Consideration could be given to relocation of the club to an alternative site with facilities appropriate to its current and potential league status. The site could potentially be disposed of for alternative use with a proportion of the receipts being used to support the objectives of this Strategy. The Club has proposals that it wishes to discuss with TDC which the club believes would make the site DDS compliant and help them to become financially stable and progress up the football pyramid. However, these alternatives must be reviewed by SG before a decision is taken.	2	2019/20	TFC
South Dartmoor Community College	School	Educational and community use	The 3G facility at the college is now over 10 years old and is now requiring major repairs to remain on the FA 3G Register. The surface needs to be relayed but the school has a lack of sinking fund to support this.	Discussions between the College, The FA and Football Foundation, with support from TDC are required to determine how to fund the resurface and secure the long term future of the facility.	1		College

These projects along with those in the site by site action plan will be an important consideration for Sport England and the sport national governing bodies when they are distributing funds. It will also help to inform effective deployment of Council resources like funding for sport facilities that is identified in the capital programme. However, the Council shouldn't be seen as the only source of money for projects identified in the strategy. Instead, it is a potential source of match and seed funding. An essential part of delivering any sport facility improvement is financial sustainability and it will often be important for the projects identified in the strategy to finance most or all of their own costs.

New Provision

The priorities for Teignbridge in terms of new Playing Pitch provision are;

- One new Sand based AGP suitable for hockey to be located in the centre of the district. Current sites identified include South Dartmoor Community College and Stover School.
- One new 3G pitch to include a shock pad to allow it to be used for rugby; thus maximising potential community

benefit. The site currently identified is as a replacement for the grass stadium pitch at Devon FA, Coach Road.

- To identify a suitable location and additional provision on site for the new housing development in South West Exeter in partnership with Exeter CC.

Policy recommendations

New Developments

a) Policy basis

Where large scale built development is planned in the District, e.g. Houghton Barton, opportunities to secure contributions for new playing pitch provision should be sought. It is recognised that such new provision, whilst contributing to the overall supply, may well be entirely utilised by the demand created by the new development and may not, therefore, add to the overall strategic reserve.

174 In assessing opportunities for new provision in association with new developments, the policy will be to prioritise facility types that can accommodate high levels of use and be adapted for informal and casual use, especially artificial turf pitches (for football, hockey, rugby) and non-turf pitch wickets and robust net systems for cricket in open access settings.

Where required through planning policy, contributions towards off-site improvements to existing pitches, or on-site provision of playing pitches, should continue to be sought under Section 106 of the Town and Country Planning Act

1990. Provision should also continue to be sought for on-going maintenance. It is also recommended that the Council continue to work with strategic sports partners (Sport England and the national governing bodies of sport for playing pitch sports) to seek agreements to secure access for community sport at those sites in the District where long term access is currently insecure.

b) Methodology for calculating requirements for new provision

The PPS includes in its supply and demand calculations a figure for each sport which is used to predict the number of teams likely to result from a given population – The Team Generation Rate. This is calculated by comparing the existing number of team of a given type, e.g. adult football teams, from the population in that age range. The current team generation rate for men's adult football is 1,661, i.e. one new adult football team can be predicted for every increase in population of 1,661 in the relevant age range.

It is therefore possible to calculate the impact of new housing developments on the demand for adult football by



comparing the predicted increase in population against the Team Generation Rate (TGR) for each sport. This increased demand can be compared with the existing supply to determine if new provision will be required for each of the four team sports examined. If there is a current over capacity (the "Strategic Reserve") it may not be necessary to make additional provision, although

a contribution to increasing capacity of existing provision may be sought to protect the quality of the existing supply. If, however, the current supply is at capacity new provision will be required to accommodate the additional demand created by the new housing development. This calculation will need to be undertaken for each sport, and for each category of team within each sport. Typically Team generation rates for junior games are lower than senior (The TGR for Youth boys is 534, meaning that one new boys football team can be anticipated from a growth in the Youth boy population age group of 534).

Any new provision needed as a result of new housing developments will be provided in an appropriate location to meet the increase in local population. For some sports, e.g. Hockey, this could be new provision, or a contribution to existing or new provision, anywhere in the District. For Football, Rugby and Cricket it would be within the ward boundaries of the nearest major settlement to the location of the new provision. For football and cricket in rural areas it would normally be within the ward (or nearest adjacent ward) in which the new development is located.

Thus developer contribution requirements can be accurately and comprehensively calculated, taking account of existing supply, against the impact that any development will have on the demand for team sports. The use of the TGR does not require developers to make up existing shortfalls in supply, and investment to increase capacity for each sport may be met through new provision (Grass or artificial pitches) improvement to existing provision (maintenance and / or drainage, or investment in ancillary facilities, depending on the restricting factors on accommodating the additional demand.

Strategy review

The members of the Playing Pitch Strategy Steering Group will agree a terms of a Memorandum of Understanding (MOU) to meet regularly (at least once a year) to review progress against the Playing Pitch Strategy Action Plan and to update the Action Plan and selection of priority enhancement projects. The MOU will include provision for the Playing Pitch Strategy to be reviewed annually to reflect material changes in the picture of playing pitch supply and demand in the District during

the preceding 12 months.

Teignbridge Playing Pitch Strategy 2018-2023

Appendix A Site by Site Action Plan



If you need this information in a different format please call 01626 361 101.

Appendix A - Site by Site Action Plan

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
ABBOTSKERSWELL CRICKET CLUB	Club	Cricket	None identified	Maintain Quality	Abbotskerswell Cricket Club	ECB	Club	3
ABBOTSKERSWELL RECREATION GROUND (ABBOTS PARK)	Parish Council	Football	None identified	Maintain Quality Standard	Abbotskerswell Parish Council	Abbotskerswell FC	Existing budget	3
ABBROOK PARK / SAWMILLS SPORTS AND SOCIAL CLUB	WBBYFC	Football	Severe weather problems in 2015	Maintain Quality	Watts Blake Bearn Youth FC	FA	Existing budget	3
ABBROOK PARK SPORTS AND SOCIAL CLUB	WBBYFC	Football	Severe weather problems in 2015	Improve quality of maintenance	Watts Blake Bearn Youth FC	FA	Existing budget	1
ASHBURTON CRICKET CLUB	Ashburton CC	Cricket	Weather conditions in 2015	None planned	Ashburton CC	ECB	Existing budget	3
ASHMOOR RECREATION CENTRE	College	Football Hockey	Current 3G surface has now passed its life span and needs replacing	Seek funding for AGP (No section 106 available)	South Dartmoor Community College	LA, The FA, Football Foundation	Project management and Fees – Capital budget to be determined	2
BAKERS PARK	TDC	Football Newton Rovers FC & veterans	Casual use results in wear Ancillary facilities could be considered for improvement	Improve maintenance and facilities. Consideration could be given to returning this use back to a park if demand falls off.	TDC	Newton Rovers FC	Existing maintenance budget	2
BARLEY PARK (TEDBURN ST MARY)	Parish Council	Football	Waterlogging/Drainage issue	Improve drainage	Sport and social club	Exeter & Tedburn Rangers Ladies FC. Tedburn St Mary FC Erratics CC	Existing budget	3

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
BITTON SPORTS FIELD TEIGNMOUTH RFC	TRC	rugby	Poor Quality Pitch due to over use for training and matches Continue to enhance the ancillary facilities to support rugby provision	Investigate design/ Specification/Costings for new pitch drainage. Enhance the range and quality of pitch maintenance equipment available to the club. Work with TDC / Town Council to formalise the use of Broadmeadow for training and matches. Develop access to a WR Compliant 3G surface to relieve pressure on Bitton Park Pitch. Continue to develop clubhouse refurbishment and ancillary facilities	Teignmouth RFC	TDC / RFU	No costings available	2
BOVEY TRACEY RECREATION GROUND	Parish Council	Cricket Football	Changing facilities in need of improvement	The Cricket Club have plans to re-furbish their changing rooms	Bovey Tracey PC	Bovey Tracey CC	Current budgets	2
BOVEY TRACY SPORTS FIELD (WESTERN COUNTIES)	Parish Council	Football	None identified	Maintain quality	Western Counties Roofing	Bovey Tracey FC BTCC	Current budgets	3
BROADMEADOW SPORTS CENTRE	TDC	Football Rugby	None identified	Maintain quality	TDC	Broadmeadow FC	Current budget	3
BUCKFASTLEIGH RECREATION GROUND	Parish Council	Rugby	Waterlogging/Drainage Issues. Poor changing facilities and poor clubhouse/spectator area	Maintain quality	Buckfastleigh PC	Buckfastleigh Ramblers RFU	Current budgets	2
LONG LANE	Parish Council	Football	Site is now leased to a club who have aspirations of progressing in the National League	Maintain quality Improve ancillary facilities	Buckland PC Lease holder	Lease holder		2

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
CHUDLEIGH SPORTS CENTRE	Trust	Football Cricket	No lease at the moment due to possible housing development. Site is currently overplayed for football.	Lease agreement in place to secure usage in long term	Trust with developer	Chudleigh Athletic FC Chudleigh CC	Current budgets	2
CHULEY ROAD	Parish Council	Football	None identified	Maintain Quality	Ashburton FC		Current budgets	3
COACH ROAD RECREATION GROUND	TDC	Football	Ancillary facilities available at Decoy	Possible use of DCFA ancillary facilities for junior teams	TDC	Devon FA / Discoveries Devon FC	Current budgets	2
COOMBESHEAD ACADEMY	School	Football	3G unsuitable for Adult football due to size	Maintain quality	School	Devon CC	Current School budgets	3
DAWLISH COMMUNITY COLLEGE	School	Football Rugby	None identified	Maintain quality	Dawlish Community College	Devon CC	Current budgets	3
DAWLISH LEISURE CENTRE AGP	TDC	Football Hockey	Past Conflict of use between Dawlish United (training), Dawlish Ladies Hockey Club and Teign Hockey Club (matches & training) now resolved	Schedule use, new AGP suitable for hockey needed	TDC	Dawlish United FC / Teign Hockey Club Dawlish Ladies Hockey Club	Officer time	2
DAWLISH LEISURE CENTRE	TDC	Football	None identified	Maintain quality	TDC	Dawlish United FC, Langdon FC.	Current budgets	2
DAWLISH UNITED FOOTBALL CLUB	DUFC	Football	Wear in Goal mouth areas	Maintain / improve quality	Dawlish United	TDC	Current budgets	2
DECOY PARK	TDC	Football	Drainage issues	Improve quality and consider drainage improvements	TDC	Newton Town Youth FC. LFC Sparta	Current budgets	2

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
DENBURY PLAYING FIELDS	Parish Council	Football Cricket	The Parish Council recognises that ancillary facilities are poor and wish to refurbish the changing rooms. Plans have now been submitted to re-build the pavilion. They also wish to convert part of the site to allotments. There would be no loss of any existing pitches but a loss of 2 potential 5 a side pitches	As the site is not fully utilised at present consider allowing the creation of the allotments together with the refurbishment of the changing facilities. Any loss of playing pitches would need to be balanced by replacements needed to supply demand.	Denbury PC	Denbury Athletic FC, Newton United, Ogwell Youth FC Denbury Cricket Club	Identified budget	3
DEVON COUNTY FOOTBALL ASSOCIATION	Devon FA	Football	Potential for a 3G pitch to meet district wide need and improve the quality of pitch for high level coaching. Use of facility is limited due to weather. Replacement of grass for 3G will increase use and enable more clubs to access training	Replace existing grass stadium pitch with 3g to maximise potential use.	Devon FA	TDC (Site leased from TDC) The FA Football foundation	Budget to be identified from Devon FA	1
DUCKSPOND PLAYING FIELD - BUCKFASTLEIGH	Parish Council	Football	None identified	Maintain quality	Buckfastleigh PC	Buckfastleigh Rangers FC	Current budgets	On-Going
FIVE LANES PLAYING FIELD NEWCROSS RFC	New Cross RFC	Rugby	No Clubhouse. Unsuitable changing facilities, with poor provision of showers and toilets	New Changing facilities needed	New Cross RFC	Teign School / TDC	None identified	1
FORCHES CROSS	Devon County Council	Football Rugby	The site is too far out of Newton Abbot to effectively serve the two Secondary Schools. It has a seasonal grass running track and some pitches are converted for Rugby subject to demand, prior to Christmas	<p>The site is not being effectively utilized in its present form but may make a suitable dedicated Football or Rugby venue.</p> <p>If the lower area only were developed with separate access the site could continue to meet the school's needs at the current level.</p> <p>There is also potential for other uses to ensure that the site is utilised more effectively, provided that this did not result in a net loss of pitches.</p>	NA RFU Coombeshead Academy / Newton Abbot Community College	Buckland Athletic FC use this site Proposal promulgated by NA RFC TDC	None identified	1

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
HEADLANDS PLAYING FIELD	Trust	Football	None identified	Maintain quality	Headlands PF Trust	Broadhempston United	Current budgets	3
HAZELDOWN OVAL SCHOOL	School	Cricket	5 year rolling lease, questions over the continued availability of this ground	Liaise with clubs and schools for formalise arrangements	TDC / School	Shaldon Optimists CC	Officer support	1
HOMERS HEATH	Parish Council	Football	Overuse from March to May	Improve maintenance regime	Parish Council	Buckland Athletic FC	Buckland Athletic / Youth FC	2
HOMERS LANE	NARFC	Rugby	Short term lease Poor quality pitch No ancillary facilities No floodlighting site	Improve the maintenance of this pitch to improve capacity. Investigate installing floodlighting on this site to support capacity issues at Rackerhayes. Replace buildings to provide ne useable facilities for community sport. maintenance floodlighting Improvements to changing/clubhouse facilities	NA RFC	RFU	None identified	1
ILSINGTON PLAYING FIELD	Parish Council	Football	Very poor drainage	Improve drainage	Ilington PC	Ilington FC		3
IPPLEPEN CRICKET CLUB	Ipplepen Cricket Club	Cricket	Pavilion in need of re-building	Ipplepen CC have plans to re-build their pavilion	Ipplepen Cricket Club	Parish Council	Identified by CC	1
KENN CRICKET CLUB	Kenn CC	Cricket	None identified	Maintain Standards	Kenn CC	ECB	Existing maintenance budget	3

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
KING GEORGE V SPORTS AND COMMUNITY CENTRE - MORTONHAMPSTEAD	PF assn	Football	Recently renovated None identified	Maintain Standards	The King George V Playing Fields Trust	Moretonhampstead Sports and Community Centre	Existing maintenance budget	3
KINGSKERSWELL PLAYING FIELD	Parish Council	Football	Waterlogging/Drainage issues	Improved drainage	Kingkerswell PC	Kingkerswell & Chelston FC	Existing maintenance budget	3
KINGSTEIGNTON ATHLETIC FOOTBALL CLUB	Club	Football	Club wishes to progress in National League System	Improvements to ancillary facilities and playing surface		Kingsteignton Athletic FC		3
LIVERTON FOOTBALL & SPORTS CLUB	Parish Council	Football	None identified		Liverton United FC			3
LUSTLEIGH CRICKET FIELD	Club	Cricket	None identified		Lustleigh Cricket Club		Existing budget	3
MICHAEL'S FIELD	TDC	Football	Some Drainage and level issues	Improve Standards consider stage 2 work	TDC	Broadmeadow ST FC	Existing maintenance budget	2
MINSTER PARK (ST MARTINS AFC)	Parish Council	Football	None identified	None identified	St Martins FC		Existing budget	3
MORETONHAMPSTEAD SPORT AND COMMUNITY CENTRE	Parish Council	Football	Grass too long. Issues with standing water	Improve drainage	Mortonhampstead PC	Mortonhampstead FC	Existing maintenance budget	3

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
NEWTON ABBOT COLLEGE	School	Football	AGP Site potential for Hockey but too small for matches Poor drainage and surface needs renewal. No Floodlighting Grass Pitch is uneven, poorly drained and overused.	Improve grass pitch,	Newton Abbot College	FA?	Non identified	2
NEWTON ABBOT RUGBY FOOTBALL CLUB	NARFC	Rugby	<p>Short term lease from private land owner – discussions ongoing, but strategic support may be required from TDC. If this is not resolved and extended, support for new site will be required by TDC. Improvements to the ancillary facilities to support community and rugby use.</p> <p>Poor quality pitches with enhanced drainage required.</p> <p>Lack of quality floodlighting to enable training and matches.</p>	<p>Leased from Sibelco, the current lease is due to expire in 2029. Consideration to be given to the PPS SG and NGBs supporting the club in trying to extend the current lease arrangement to increase chances of securing funding.</p> <p>If the site can be secured into the future there is a need to address; Design/ Specification/Cost of drainage improvements.</p> <p>Design/Specification/ Cost of additional floodlighting.</p> <p>Club to prioritise the projects within the ancillary facilities and cost these projects.</p>	NA RFC	RFU TDC	Indeterminate at this stage	1
NEWTON ABBOT SQUASH AND LAWN TENNIS CLUB	NASLTC	Football	None identified	Maintain Standards	Newton Abbot Squash & Lawn Tennis Trust	South Devon CC	Existing maintenance budget	3

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
OSBORNE PARK	TDC	Football	Pitch quality has improved recently. Changing by Private arrangement with club and third party	Maintain Standards	TDC	Newton Abbot 66 FC	Existing maintenance budget	2
STOKEINTEIGNHEAD CC	Stokeinteignhead CC	Cricket	Pavilion in need of re-build	Stokeinteignhead CC have plans to re-site and rebuild their pavilion	Stokeinteignhead CC	TDC	Club identified	2
SHALDON OPTIMISTS CC	Shaldon Optimists CC	Cricket	Pavilion in need of re-build	Shaldon Optimists CC have plans to re-site and rebuild their pavilion	Shaldon Optimists CC	TDC	Club identified	2
STARCROSS SPORTS FIELD	Parish Council	Football	Newly Refurbish Changing and pitch layout, pitches marked on shared baseline	Maintain Standards	Starcross PC	Starcross Royals FC	Existing maintenance budget	3
STOVER SCHOOL	School	Football Rugby	Proposal include provision of new sand based AGP suitable for hockey	Secure planning permission and funding	Stover School	Cricket - Abbotskerswell CC Rugby - NA RFC Hockey - Newton Abbot Ladies Hockey Club	School funded	1
TEIGN SCHOOL	School	Football	None identified, site in good order	Maintain Standards	Teign School	Newton Fire FC	Existing maintenance budget	2
TEIGN VILLAGE FOOTBALL PITCH	Club	Football	Very poor drainage issues	Improve drainage	Teign Village Football Club	FA	Limited club resources	2

Site/Club	Managed by	Sport Played	Issues - key factors	Possible Solutions	Lead	Partners	Resources	Priority 1 = High 3 = Low
TEIGNMOUTH AFC	TAFC	Football	Facilities not DDA compliant. The site is leased from Teignbridge District. Some difficulties have been experienced by the club in affording the site with the current level of use. Council support has been given and improvements have been achieved	Monitor sustainability and success of club on this site. Review Lease and red line of facilities in Lease	Teignmouth AFC	FA	Limited club resources	2
TEIGNMOUTH COMMUNITY SCHOOL	School	Football	None identified	Maintain Standards			Existing maintenance budget	2
TRINITY SCHOOL	School	Football	Undersize pitch	Pitch size limited by site constraints	Trinity School		Existing schools budget	2
THE JUNCTION	The Junction	Casual use only	Very poor quality AGP	Possible New Surface and improved drainage	The Junction	TDC / Newton Abbot Community College	None Identified	3

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EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Timothy Golder

DATE: 17 July 2018**REPORT OF:** Tony Watson, Interim Head of Commercial Service
and Cllr Timothy Golder, Portfolio Holder for Economy
Skills and Tourism**SUBJECT:** Newton Abbot Development

PART I

RECOMMENDATION

That the Council resolve the recommendations made in part II of this report.

1. PURPOSE

The purpose of this report is to outline the development options available for part of the surface car park at Halcyon Road in order to negotiate with interested third parties.

A subsequent report is intended to be brought forward in September for Full Council consideration.

2. BACKGROUND

The Newton Abbot Master Plan which is due for exhibition this summer looks to deliver on the Local Plan aims and Teignbridge 10 projects. The key aspects of these are:

- To promote and facilitate major new mixed-use development in the town centre including new retail, leisure and residential opportunities to ensure that the vitality and viability of the town centre is enhanced as it comes under increasing pressure from nearby centres in the South Devon and Exeter areas.
- To improve access to and within the town centre by all modes of transport, particularly walking and cycling routes, public transport and car parking, whilst improving pedestrian spaces within the town centre.
- Achieve redevelopment in the Town with no net loss of parking provision.

3. KEY PRINCIPLES

TEIGNBRIDGE DISTRICT COUNCIL

The Council marketed the site as a development opportunity earlier this year a copy of the advert is included in appendix 1.

The site was offers to interested parties to either acquire or develop half of Halcyon Road car park, as show edged red on the plan in appendix 1.

The Council has received 4 formal offers to develop the site, as detailed below. Technical and financial details are disclosed in part II.

Offer 1: 76 Bedroom Hotel to be operated by a national hotel chain.

Offer 2: 100 Bedroom Hotel, operating under a national brand as a franchisee

Offer 3: Retirement Apartments

Offer 4: Part of a 'space over' project to build above the surface of the car park to create a Hotel. Further details of the operator not disclosed.

4. MAIN IMPLICATIONS

Parking:

In accordance with the adopted Local Plan the delivery of development is proposed to be enabled while ensuring no net loss of parking. In order to achieve this the existing provision in the Town Centre will need to be re-configured and additional space made available to create extra capacity.

The proposals for this are outlined in part II.

Timescale:

Consideration has been given to the interested parties' ability to deliver suitable schemes within the next 18-24 months in order to follow on from the refurbishment of Market Walk and ensure re-development of Newton Abbot is efficiently programmed.

Legal & Financial:

The legal and financial implications are outlined in part II.

5. Groups Consulted

Parking
Legal
Finance

Additional parties are noted in part II.

Tony Watson
Interim Head of Commercial Service

Cllr Timothy Golder

TEIGNBRIDGE DISTRICT COUNCIL

Business Lead for

**Portfolio Holder for Economy Skills
and Tourism**

BELOW TO BE FILLED IN BY THE REPORT AUTHOR:

Wards affected	Newton Abbot
Contact for any more information	Tom Butcher
Background Papers (For Part I reports only)	
Key Decision	N
In Forward Plan	Y
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: Disposal Advert

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Public Notice and Annual Forward Plan

- 1 This is an Annual Forward Plan of the key decisions and other decisions the Leader of Teignbridge anticipates the Executive taking during the next 12 months. Key decisions are decisions which the Council consider significant having had regard to Government guidance. This Plan may include other decisions which are not key decisions to be taken by the Executive, including for example, where the Executive is to make a recommendation to the Council.
- 2 Details of the proposed decisions are attached.
3. The decisions which the Executive propose to take in private and the reasons why are detailed in the list together with a brief description of the matter to be decided. If you do not think the decisions should be taken in private please advise the Democratic Services Manager, with your reasons, at the address below or email comsec@teignbridge.gov.uk
- 4 The documents which will be taken into account when making key decisions in the part of the meeting open to the public are available for inspection. Details are listed. Other documents may become available nearer the meeting. If you would like copies please contact the author of the report. Author's names and contact details are shown in the attached list. If you would like additional documents relating to a decision as they become available please contact the author and make this request.
5. Where possible, the District Council will attempt to keep to the dates shown in the Plan. It is quite likely, however, that some items will need to be rescheduled and new items added as new circumstances come to light.
6. This Plan will be updated on a monthly basis.
7. You are welcome to attend the meetings. They will take place in the Council Chamber at the address below. Agendas for Executive and other Council meetings are available on the Council's website.
- 8 You can ask questions regarding any item either in person or in writing. The deadline for the submission of questions is 12 Noon two working days prior to the meeting. You are advised to contact the Committee and Members' Services Section at the address below in advance of this time where assistance is available if required.
- 9 Should you wish to make the Councillors aware of any information in advance of a meeting you can make representations in writing. These can be made up

until the commencement of the meeting. You can also lobby Members of the Executive in advance of the meeting and for information on this or if you have any further queries, please contact the Committee Section, telephone 01626 215112 or email comsec@teignbridge.gov.uk

- 10 The agendas for the meetings can be made available before the meetings. The documents listed in the right hand column of the attached plan are available for public inspection at the Council Offices between the hours of 9.00 am to 4.00 pm on Monday to Friday. The estimated dates of availability are indicated and are also available on the Council's website www.teignbridge.gov.uk

Cllr JEREMY CHRISTOPHERS
Leader of the Council

Council Offices, Forde House, Newton Abbot TQ12 4XX

TEIGNBRIDGE DISTRICT COUNCIL – EXECUTIVE FORWARD PLAN

Forward Plan of anticipated key decisions by the Executive for the next 12 months commencing 1 July 2018

(R) indicates a recommendation to Council.

Matter for Consideration	Date of Decision	Private Decision	Documents to be considered in preparing report	Report Author(s) & Contact Name & Number	Agenda inc. Report Published
Teignbridge Urban Design Guide – Supplementary Planning Document	17/07/2018	No		Report of Nick Davies – Business Manager, Planning Contact: 01626 215745	09/07/2018
Teignbridge Solar PV Supplementary Planning Document	17/07/2018	No		Report of Nick Davies – Business Manager, Planning Contact: 01626 215745	09/07/2018
2017/18 Draft final accounts & Treasury Management (R)	17/07/2018	No		Report of Martin Flitcroft - Chief Finance Officer. Contact 01626 215246	09/07/2018
Crowdfunding Project	17/07/2018	No		Report of Kay O'Flaherty - Business Improvement and Development Team Leader. Contact 01626 215602	09/07/2018
Playing Pitch Strategy	17/07/2018	No		Report of Fergus Pate – Principle Delivery Officer. Contact: 01626 215466	09/07/2018
Newton Abbot (NA) Regeneration: Halcyon Road Development; and NA Master Plan (R)	17/07/18	Part		Report of Tony Watson – Business Manager, Economy & Assets 01626 215828	09/07/2018
Greater Exeter Strategic Plan	04/09/2018	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	24/08/2018
Restructure Proposals	TBC	No		Report of Phil Shears – Managing Director Contact: 01626 215	TBC
Affordable Housing Supplementary Planning Document and Starter Homes	TBC	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	TBC
Supplementary Planning Document NA3 – Wolborough	04/12/2018	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	26/11/2018

PUBLIC NOTICE

TEIGNBRIDGE DISTRICT COUNCIL

THE LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS) (MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012

Two items have been added to the Executive agenda for 17 July 2018 at 10.00am:-

1. A report on the Council's proposed adoption of the Playing Pitch strategy. Sports clubs and other stakeholders are asking when the Strategy will be available because progress is being made with a number of playing pitch projects. It will be beneficial to the community to have a strategy in place before the next scheduled Executive in order to support these projects and any case for funding.
2. A report on Newton Abbot Regeneration, part of which will be dealt with in private session in accordance with Section 100(A)(4) of the Local Government Act 1972, paragraphs 3 and 9 of Part 1 of Schedule 12A of the Act.

Newton Abbot – Halcyon Road Development. The Council have been looking to realise development on part of this site. A number of proposals have been submitted which are to be outlined to the Executive ahead of bringing a final proposal to Full Council for debate this Autumn. This report is being brought forward in order to retain momentum and ensure the offers can be dealt with in a timely manner.

Newton Abbot – Master Plan: In order to consider the above, this report will set the scene for development in Newton Abbot and how the Council will seek to deliver on the aspirations of the Local Plan. This will also allow for a period of public exhibition to be undertaken in advance of a final Halcyon Road development proposal being taken Full Council in September, so members of the public understand the wider context of the decisions being recommended.

This has meant the Council has been unable to give 28 days notice through the Executive's Forward Plan.

If you have any queries or comments on this notice please contact.

Trish Corns
Democratic Services Officer
Council Offices
Forde House
Newton Abbot TQ12 4XX

4 July 2018
Distribution:
Chairman of Overview & Scrutiny
Council Website
Main Reception