

legibility

building styles

bicycles traditional materials

self build neighbourhoods

construction materials street alignments edge blocks

waste and recycling **Daylighting**

urban parks residential density Gardens

green and blue space Storey Heights

building types community facilities

development principles design parameters

trees semi-natural green space

movement networks

suds block design

sports facilities Materials

topography private frontages

community open spaces

Parking Character Types

Allotments Local Identity & Character

Paving Materials **Street Lighting**

Street Design **Civic Spaces**

Play Areas

Bicycles

Urban Design Guide

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info@teignbridge.gov.uk or call 01626 361 101

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

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Aims of the Document

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

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

Weight in Decision Making

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

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

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

Version
09/01/18 Consultation draft

Process and Next Steps:

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

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

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Using the Document

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

Principal Layout Strategies:

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

Urban Structures:

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

Streets and Movement:

Design criteria for new streets, routes and civic areas.

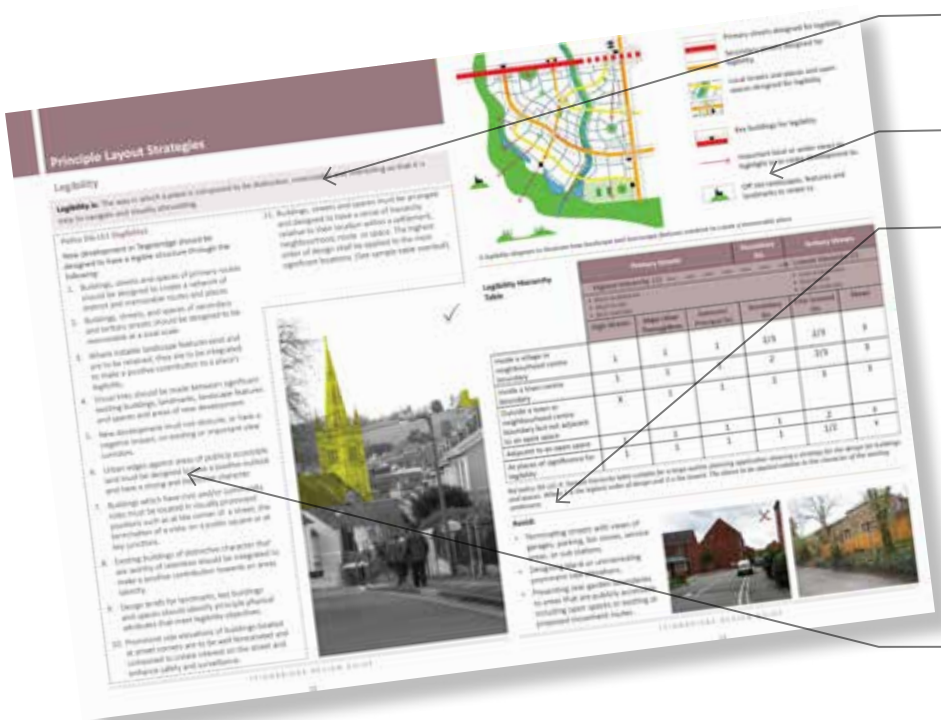
Green Structures:

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

Building Design:

Design criteria for locally distinctive buildings including advice that applies particularly to homeowners preparing to extend property..

Typical page layout:



Topic heading definition description

Advice and explanatory diagrams/ images/tables

Common mistakes and approaches to avoid/good examples

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

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

Process

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

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

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

Assembling a Planning Application

