

TORBAY COUNCIL

Report No: **Env/16/04**

Title: **Torbay Streetscape Guidelines 2004-2007**

To: Executive Committee on 30th March 2004

1. Purpose

1.1 To agree to adopt the draft Torbay Streetscape Guidelines as policy to guide best practice in the design and development of Environmental Improvements within Torbay, and to guide officers in securing appropriate s106 agreements in relation to proposed developments.

1.2 The key principles set out in the report are:

- Establish a clear design ethos for the Streetscape
- Reinforce Local Character
- Reduce Streetscape Clutter
- Co-ordinate Design, Implementation and Maintenance

These is supplemented by detailed recommendations for different areas with in Torbay (Town Centres, Conservation Areas, Local Centres etc., see attached plan - Appendix 1) and specific guidance relating to safety, access and different streetscape elements (paving, furniture, signage etc...). A summary of the report was presented to the Business Development Committee on 9th March, and is attached to this report (Appendix 2).

2. Relationship to Corporate Priorities

2.1 Strategic Aim 2.6, Objective 4.9 Develop Torbay Streetscape Initiative. The Torbay Streetscape Guidelines will guide the future development of the streetscape.

3. Recommendation

3.1 That the Streetscape Guidelines be adopted as Council Policy.

4. Reason for Recommendation

4.1 To meet the requirements of Objective 4.9.

4.2 To support the development of a high quality Public Realm throughout Torbay.

5. Background

5.1 A Draft Streetscape Strategy was prepared by the Streetscape Working Party in 2000/2001. This was presented to Members at the Chairman's Group in June 2001. This work was not completed at this time, and the plan was not formally adopted.

5.2 The Streetscape Strategy has been amended and reformatted to accord with subsequent Government Guidance. The draft document has been split into two proposed documents:

Torbay Streetscape Guidelines (the subject of this report) and Torbay Urban Design Framework. The Urban Design Framework will contain detailed Urban Design analysis of the main urban and local centres, and will make specific proposals for Environmental Improvements and Development that will be developed in tandem with Strategic Planning. Initial work on this document is progressing for Torquay (draft available Summer 2003), and will be extended to Paignton and Brixham in due course.

- 5.3 The Torbay Streetscape Guidelines have been issued in draft to Officers within the Council and comments received have been incorporated into the document. A copy of the Final Draft document is provided in the Member's Room, accompanied by the images to accompany the final document and a copy of the presentation to the Business Development Meeting on 9th March 2004.
- 5.4 Programme for Adoption and Implementation
- Adopt the Torbay Streetscape Guidelines.
 - As Environmental Improvement schemes are developed for areas of Torbay, use the principles set out in the Streetscape Guidelines to establish a clear language of materials and street furniture to improve the quality and identity of our urban spaces.
 - Enable s106 agreements to be secured to provide additional funding for Streetscape/Public Realm Improvements.
 - Secure funding for design and improvement schemes for Priority sites (through external funding, development schemes or other funding sources) identified in the Urban Design Framework
 - Develop a programme of phased improvements to Local Centres in association with ongoing maintenance works.
 - Conduct a review of the management and maintenance of the Public Realm, Streetscape and Public Open Space to assess ways of improving the maintenance of the streetscape. The findings of this review should be summarised as a Streetscape Management and Maintenance Strategy.
- 5.5 Following adoption the report will be finalised and issued to the relevant directorates/departments. The report will be posted on the website and made available to the public/developers as required to assist in the development of specific proposals within the Public Realm.
- 5.6 The Streetscape Guidelines have a 3 year timescale. At the end of this period a review of the progress made in implementing the Guidelines should be conducted, and an updated set of Guidelines and priorities prepared.

6. Alternative Options (if any)

- 6.1 Not to accept the recommendation for adoption of the Streetscape Guidelines subject to further amendments.

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IMPLICATIONS, CONSULTATION AND OTHER INFORMATION

Part 1

Does the proposal have implications for the following issues?

Insert name of
responsible officer

Legal (including Human Rights)	No.	
Financial – Revenue	No.	
Financial – Capital Plan	No. Proposals will be accommodated as part of ongoing environmental improvements as part of the LTP, or in association with proposed development. External Funding will need to be sought for Torquay Public Realm masterplan.	
Human resources (including equal opportunities)	Yes. Staff Implication in co-ordinating design and management input into Streetscape Improvement works.	
Property	No.	

Part 2

Does the proposal have implications for the following issues?

Please give details as appropriate

Sustainability	Yes or No	No.
Crime and Disorder	Yes or No	Yes. The draft Streetscape Guidelines have been discussed with the Police Liason Officer and his comments considered. Implementation of Streetscape Schemes should be developed to improve safety though lighting, access and public ownership/involvement in the design process.
*OfSTED Post Inspection Action Plan	Yes or No	No.
*Social Services Action Plan	Yes or No	No.
*Change Management Plan	Yes or No	No.

** not applicable to reports to Licensing, Development Control and Area Development Committees*

Part 3

Does the proposal have implications for the following Directorates? If so, please inform the relevant Director.

Please give details as appropriate

Managing Director/ Support. HR, Finance and Corporate Governance	Yes or No	No.
Learning and Cultural Services	Yes or No	No.
Environment Services	Yes or No	Yes. Highways/Streetscape Improvement Works.
Social Services	Yes or No	No.
Torbay Development Agency	Yes or No	Yes. Regeneration Schemes, securing funding for future improvements.

Part 4

Is the proposal contrary to or does it propose amendment to the Policy Framework or contrary to (or not wholly in accordance with) the Council's budget?	Yes	Fill in Box 1	No	✓	Fill in Box 2
1. Details of the nature and extent of consultation with stakeholders and relevant select committees.					
2. Details and outcome of consultation, as appropriate. Internal Consultation carried out. Officer's comments incorporated into document.					

Part 5

Is the proposal a Key Decision in relation to an Executive function?	Yes	✓	Reference Number X11/2004	No
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Part 6

Wards

All

Appendices

Appendix 1 Torbay Streetscape Guidelines - Plan

Documents available in Members' Room

Torbay Streetscape Guidelines – Final Draft

Images from Streetscape Guidelines

Presentation to the Business Development Meeting 9th March 2004

Background Papers:

The following documents/files were used to compile this report:

As above