



**Meeting: Transport Working Party**

**Date: 25<sup>th</sup> April 2013**

**Wards Affected: All Wards in Torbay**

**Report Title: Torbay Council Highways Design Guide for New Developments**

**Executive Lead Contact Details: Sue Cheriton, Executive Head – Residents & Visitor Services**

**Supporting Officer Contact Details: Barry Johnson 01803 207715**

---

**1. Purpose**

Torbay Council has produced this Design Guide to aid Developers, Designers and other professionals, and to consider how their proposals will affect the highways and transportation infrastructure.

**2. Proposed Decision**

2.1 That the Torbay Design Guide in **Appendix1** to this report is approved and adopted for all future planning applications to be followed for adoption of future infrastructure.

**3. Action Needed**

3.1 The approved policy will be actioned and put on Torbay Council's website for Developers to view and include in planning applications where there is an involvement with existing and new adoptable Highway.

**4. Summary**

4.1 Torbay Council requires its own Highways Design guide to reflect its Unitary Authority status

4.2 The Torbay Design Guide will be an, updated document unique to Torbay replacing the use of Devon County Council's Design Guide.

---

**Supporting Information**

**5. Position**

5.1 Torbay Council has continued to use The Devon County Council Design Guide for new adopted Developments, since becoming a Unitary Authority. The Devon

Design Guide does not reflect Torbay's environment and is not updated to reflect the recent guidance documents, Manual for Streets 1 & 2 published by The Department of Transport.

- 5.2 Legislation, policies and specification also require updating. Since Torbay Council has become a Unitary Authority it requires its own Design Guide which will have its own unique identity reflecting the three historic seaside towns and outlying villages. The change of guidance, should ensure consistency, include updated specifications and updated policies.
- 5.3 The new document will be a live document on the Internet which will continue to be updated to reflect any future changes to guidance and legislation.
- 5.4 Torbay Council has produced this Design Guide to aid Developers, Designers and other professionals, and to consider how their proposals will affect the highways and transportation infrastructure. It explains the Design Philosophies, Criteria, and Council requirements, and sets out the procedures for application and processes to be followed for adoption of the infrastructure.

It also sets out the requirements for compliance with Legislation, Health and Safety, Environmental and Public Protection.

## 6. **Possibilities and Options**

- 6.1 The Authority may carry on using Devon County Council's Design Guide, which is out of date and does not comply fully with current policies and standards.
- 6.2 The Authority may consider each Development on its own merits, using current guidance where appropriate.

## 7. **Preferred Solution/Option**

- 7.1 To adopt Torbay Council's own design guide as current policy and standards and to suit the Bay's characteristics and ensure consistency.

## 8. **Consultation**

- 8.1 Inform Developers at Pre Application Stage of the Torbay Design Guide.
- 8.2 The Planning Department has been consulted, and their comments are included in the document.

## 9. **Risks**

- 9.1 If no Design Guide is in place, Highways may have difficulty to object to some Developments resulting in sub standard applications with a danger of an adverse affect on the Highway network.
- 9.2 If no Design Guide is in place, then there is an increased risk that Highways in new Developments may become a future maintenance liability.

**Appendices:**

Appendix 1

Policy Document: **Torbay Council Highways Design Guide For new Developments**

**Additional Information:**

None

**Documents available in Members' Rooms:**

None

**Background Papers:**

Manual for streets 1 & 2 published by the Department for Transport

Design Manual for Roads and Bridges published by the Department for Transport

Devon Design Guide