



Prepared on behalf of Mid Devon District Council by:



in conjunction with:



and:



The Pocket Summary
The Design Guide has been developed to assist developers and the local authority stakeholders in ensuring high quality and locally distinctive design proposals for the development across Mid Devon District.

For the benefit of all interested parties using this document, this pocket summary provides the contents of the Design Guide summarised as a one page checklist, enabling applicants, planning officers and council members to ensure that applications consider all aspects through their design. However, it must be stressed that this remains a summary of the Guide and applicants are expected to familiarise themselves with all content within the Design Guide.

Local Distinctiveness
Throughout the Design Guide, significant emphasis is placed upon discovering and contributing to the distinctive pattern and form displayed by Mid Devon settlements within the varied landscape across the district. It does this by following a methodical categorisation process of landscape character and settlement form and encourages responses to these according to a site's situation and by providing a toolkit of architectural treatments and features.

Structure first, Detail later
The Guide provides a structure by which a proposal for development can demonstrate its strategic role and the way in which detailed design complements this.

In the first instance the design process should consider how the landscape context influences design.

Secondly, the Guide provides a method of understanding settlement form with reference to 7 settlement typologies (more than one may apply to any given situation).

In the Main Towns, Tiverton, Cullompton and Crediton a framework of components which contribute to the towns character and function are provided which development should look to contribute positively to.

Sites will be located in different places relative to the settlement form and the Guide provides help in understanding how different site situations provide different opportunities to contribute to the character of the settlement.

The Guide also provides a variety of overarching guidance for consideration in a variety of development scenarios.

Mid Devon District Design Guide

Pocket Summary Checklist

September 2020

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Mid Devon
DISTRICT COUNCIL

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DHUD *
PLACE MAKING • REGENERATION • URBAN DESIGN

in conjunction with:

Hilton Barnfield
Architects

and:

Hyas

