

## **5. Concluding comments and recommendations.**

### 5.1 Conclusions.

Although the workshop was attended by a range of participants with diverse views and objectives for (and objections to) the development of the EDNC site the outcomes in terms of desired design qualities, urban design principles and strategic objectives were narrow and well focused with a high degree of commonality and agreement. This was achieved through a collaborative and consensual process that led to clear guidance that can be used to inform subsequent supplementary planning guidance. The summary results of the workshop are listed below – detail can be found above in the main text:

- all groups addressed development across the whole of the identified EDNC site;
- the definition of what makes a “good” place was agreed through the identification of 30 design qualities;
- the means of delivering these qualities through the design and manipulation of buildings and spaces was agreed through the specification of 13 design principles;
- a number of important features within and around the EDNC area that future development should address were identified;
- identification of the strengths, weaknesses and opportunities that the development site presented was clear and these were used to identify further design and development implications that need to be addressed.
- several barriers to achieving “good” development in the development area were clearly identified that need to be addressed.
- the macro level movement pattern across and within the development, as represented by the movement proposals of the four participant groups, is primarily an east-west orientated connected route system with separate foot and cycle links;
- a specification for a future Town Centre, dealing with physical structural form, use, facilities and service provision was constructed;

- the potential character of the Town Centre was outlined in terms of built form appearance, density, building heights, structural character and set back depths.

For the master planning design teams the workshop results should be used as a design rationale against which further consideration can be given to the specific proposals for the EDNC development and against which the planning authority can verify subsequent detail proposals.

The workshops raised key emerging issues that require further consideration in terms of policy and design implementation. These are likely to affect the way in which the development at the EDNC occurs.

## 5.2 Facilitator's recommendations.

Finally, in relation to observations made by the facilitators during the workshops and during the formulation of this report there are five key recommendations;

- first the design principles identified must be audited against current planning policy to ensure that policy allows their deliverability. Any gaps in policy should then be addressed;
- the design principles and site specific data must be formatted as a matrix clearly stating the intention of the principle and clearly demonstrating how it is expected to be delivered – both in terms of policy back up and physical layout and construction;
- the master planning design teams need to establish which issues can be accommodated into the design rationale for the site and which will require further negotiation/investigation;
- East Devon District Council and the East Devon New Communities Partnership should consider how the results of the workshop can be used to inform the production of supplementary planning guidance for the EDNC area;
- the clients should consider how the momentum of the collaborative workshops can inform other strategies for public participation.

- we strongly recommend that all organisations represented at the workshops be issued with a copy of the final report.

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