HQD04

Winchester City Council

Winchester Design Workshops
Report of Workshop 1: Design Policy

Winchester Discovery Centre

20th October 2021

January 2022

Local Plan Design workshop – Workshop 1

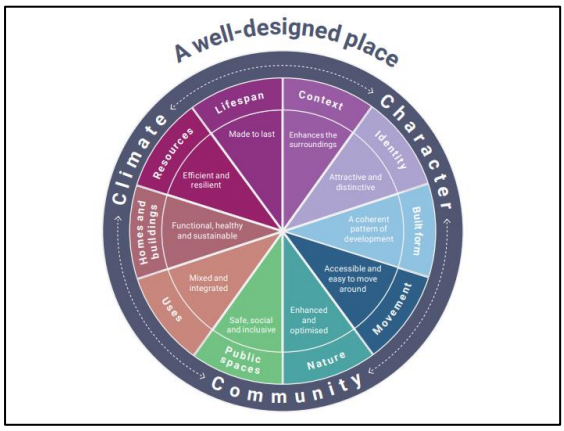
20th October 2021 – Winchester Discovery Centre

Contents

Introduction

The new Local Plan will address local housing need, the economy, environmental considerations including sustainability, community infrastructure as well as strategic infrastructure needs, and is being prepared with the climate emergency at the centre of our thinking. The Local Plan is a document produced by Winchester City Council to set out what development may be allowed up to 2039.

It is important to provide a high quality of life for residents, workers and visitors and this will be supported in the Local Plan through high quality place making. This is also the aim of the Government through changes to the National Planning Policy Framework (NPPF), the National Design Guide and the piloting of the National Model Design Code (NMDC) toolkit.



The ten characteristics of well design places.

National Design Guide
January 2021

The adopted Local Plan contains a number of policies that seek to secure high standards of design. These policies are contained within Appendix 2 and are supported by the High Quality Places Supplementary Planning Document (SPD), Village Design Statements (VDSs) and Local Area Design Statements (LADs). These documents provide guidance on how to apply policies and inform the assessment of planning applications.

Winchester City Council is progressing its new Local Plan and we are at the stage where we want to understand how we can potentially improve and develop the way we currently address and approach design issues especially in the light of recent changes to national planning guidance.

A series of workshops were held in October and November 2021 and facilitated by Design South East. A summary of each workshop was published on the Winchester City Council website and is shown within Appendix 1. Separate reports for workshops 2 and 3 have been produced for each of the workshops.

Next Steps

The information in this report will form part of the evidence base for the new Local Plan. However, this does not mean all the suggestions and recommendations will ultimately be incorporated into the plan. Any information included will be consulted on as part of Regulation 18 (draft) plan.

Workshop 1 - The engagement process

Workshop one focused on Local Plan design policies. Key representatives from a range of organisations with an interest in the planning system and development, and council officers and members, as well as developers and architects, were invited to this workshop. This workshop was used to discuss how effectively design related issues are currently addressed in the district outside the South Downs National Park and to collectively identify how we could improve the way that the new Local Plan will deliver well designed buildings and places.

The first workshop was held on 20th October 2021 at the Discovery Centre in Winchester. The workshop had 30 attendees. The workshop focused on the existing design policies in the adopted local plan, supplementary planning documents (SPDs) such as the High Quality Places SPD and other documents including the local area design statements (LADSs), Shopfront and Advertising SPD and village design statements (VDSs). The policies the attendees were asked to consider are listed in Appendix 2.

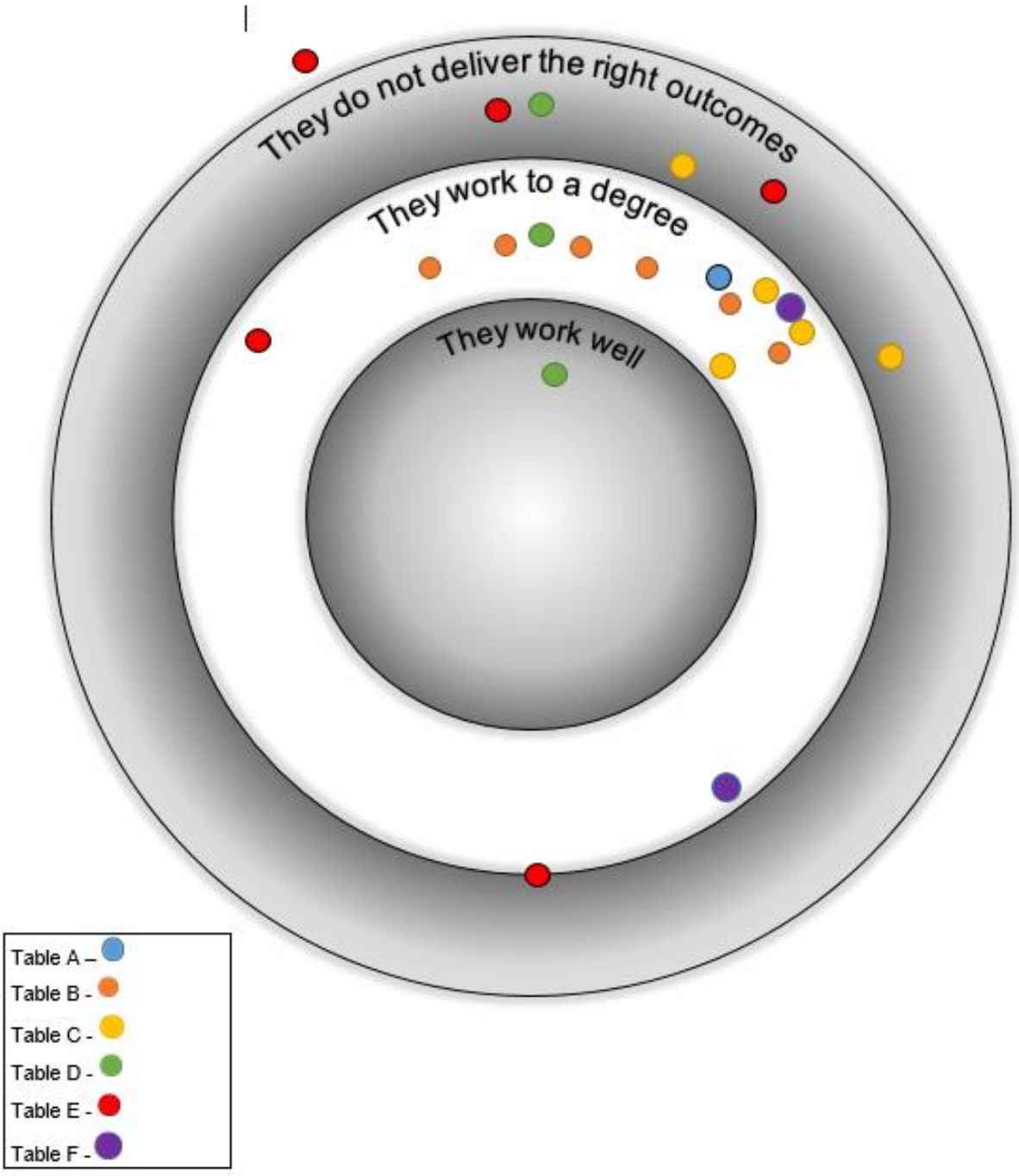
The attendees were split into small groups to allow for focussed discussions and provided with printed tables to comment on the individual policies and documents. Feedback was provided after each exercise to share thoughts and ideas with everyone in the room.

The workshop opened with a key note speaker address by Andy Von Bradsky, the former Head of Architecture at the MHCLG, and Director of von Bradsky Enterprises, which provides architectural and design quality advice to a range of clients, as well as other professional services. A copy of the slides are contained within Appendix 3.

The workshop running order is shown in Appendix 4. The details of each exercise are explained below. An example of the tables given to the attendees for each exercise are shown in Appendix 5.

Workshop 1 was started with an icebreaker. The attendees were asked within their groups “How well do you think the current Local Plan policies on design create the desired outcomes in terms of environmental quality and place making.” They were each asked to mark on the target the answer to the question. The results are shown below:

How well do you think the current Local Plan policies on design create the desired outcomes in terms of environmental quality and place making?



The icebreaker shows that most people considered that the Local Plan policies work to a degree. One person considered they worked well and 5 people considered they do not deliver the right outcomes. One person placed their dot outside of the target.

Feedback was provided to the Group after the icebreaker. The participants questioned how we define good design and considered that current design policies are producing some mixed results. They considered that transport can dominate design and that further training and resources were required on design. Achieving good design is about following the right process. The full comments made can be view in Appendix 7.

Exercise 1 – Policy – Keep, Delete, Amend

For exercise 1 the attendees were given a list of policies and were asked whether we should 'keep, delete or amend' the adopted policies in the current local plan.

The table below shows the results. It is noted that individual tables ticked or crossed more than one box and placed more than one tick or cross in each box.

Policy	**Keep**	**Delete**	**Amend**
CP13	✓✓✓✓✓	?	✓✓✓✓✓✓✓✓
CP20	✓✓		✓✓✓✓✓
WIN3		✓✓	✓✓✓
DM15	✓	✓	✓✓
DM16		✓	✓✓✓
DM17		✓	✓✓✓
DM33	X ✓	✓	✓
DM34	X	✓	✓

A section for comments were also provided under each policy. The comments are summarised below. The full comments are contained within Appendix 6.

Policy CP13 – High quality design

Whilst the comments that were provided by the attendees were varied there appears to be general consensus that this policy should be retained but amended. More guidance was considered to be required when assessing or interpreting what makes good design. However, the comments also suggested that the policy needs to be flexible and not too prescriptive. Reference is made to design codes within these comments.

CP20 – Heritage and Landscape Character

There appeared to be general consensus that this policy was required but it should be amended. Attendees considered that work was needed to clarify the policy and referred to a number of points including distinctive places, character studies, quality of environment, vision for the district, conservation areas and SPD on heritage.

WIN3 – Views and roofscapes

There appeared to be general consensus on balance that this policy was required but it needed to be amended. The comments made suggest that more clarity within the policy would be better with regards to what are the important features and views that should be protected. Three of the comments considered that visioning is required for Winchester Town.

DM15 – Local distinctiveness

There was no clear consensus on this policy but comments were made that local distinctiveness needs to be defined.

DM16 – site design criteria

There appeared to be general consensus that this policy could be deleted or amended. However, comments were made that the policy is similar to other policies within the Local Plan.

DM17 – Site development principles

There appeared to be general consensus that this policy could either be deleted or amended. The comments made consider that the policy is similar to other policies within the Local Plan.

DM33 – shopfronts

There did not appear to be a consensus on whether this policy should be retained, deleted or amended. The comments made considered that the policies needs updating and rewriting.

DM34 – signage

There did not appear to be a consensus on whether this policy should be retained, deleted or amended. The comments made considered that the policies needs updating and rewriting.

Feedback was provided from each group at the end of the exercise. The groups considered that the design guidance was vague and that there needed to be a stronger way of measuring good outcomes. One group considered that the policies can stifle good design. 3D information for Winchester and the Market Towns was suggested. Suggestions were made to have site specific policies and re order policies to stress importance. With regards to the VDSs it was considered that a template was required and that some of the documents are dated. It was also considered that the High Quality Places SPD needed updating. The full comments are shown in Appendix 7.

Exercise 2 - What areas could the new policy cover?

The second exercise asked the attendees what design policies are currently missing from the adopted Local Plan. An example of the table is show in Appendix 5.

A number of policies and considerations were suggested. The most popular suggestions were a policy for renewables, a policy relating to how cars are planned for within new developments and a policy for health and wellbeing. All of the suggestions for new policies are listed below:

- Design for renewables
- Designing for health and wellbeing
- Self and custom build
- Incentives to push viability
- Balance
- Global warming statement
- Landscape
- Diversify delivery
- Economic statement
- Inclusivity statement
- Physical sample of materials
- Active travel – predominance of car
- Prior consideration of development sites
- Calculations of embodied energy of proposals
- Renewables & sustainability
- Community engagement
- Delivery mechanisms to get policy requirements in applications
- Circular economy
- Total carbon output addressed
- Flood and water mitigation
- Development area
- Infrastructure
- Transport car free development in sustainable location

The full comments made are detailed in Appendix 6.

The feedback provided to the wider group suggested that policies need to focus on drainage, infrastructure, well-being, localism of development, car-free development, waste reduction and sustainability. The groups also discussed community engagement and the need for early opportunity for interested parties to become involved in the development process. However, one group considered that no more policies were needed. The full comments are shown in Appendix 7.

Exercise 3 – Design policies for Winchester town, market towns and rural areas.

The third exercise asked the attendees to think about Winchester town, the markets towns and rural areas and whether there were any specific design policies that should be included in the new Local Plan.

The attendees referred to a number of different policy areas, however, a number of the participants referred to a wide range of matters which have been summarised below.

The council should have separate policies for the individual towns and there is a need to refer to parish codes and neighbourhood policies. There was a further suggestion that policies should identify the character of each area and its distinctiveness.

The need to avoid planning developments around cars was also identified with the need to focus being on use of public transport and incorporating green travel plans. The specific suggestions for new policies are listed below.

- Market towns and villages – the role of VDSs and NP
- Best practices - Up to date conservation area appraisals and areas outside CA's
- CIL policy
- Vision for Winchester
- Specific policy for each town reflecting unique opportunity and constraints – character, economy, needs, constraints
- Land use efficiency
- Densification
- Car dependency reduction
- Infrastructure
- Walking - green travel
- Locally based understanding of character
- Character, good design – what does it mean to different stakeholders?
- Transport
- Distinctiveness
- Public realm
- Use of materials
- Neighbourhood policy/city plan
- Parish Code 'rural areas'

The full comments made are listed in Appendix 6.

The feedback from the groups post exercise was that they considered that the conservation area appraisals needed updating. It was suggested that a masterplan for the city itself was required as there are massive opportunities in Winchester. It was considered that we should look at how well local places are used in terms of efficiency as there were areas that could be used better. It was considered that the public realm was piecemeal and that there needed to be a context analysis to understand the place. It was also considered that CIL needed to be used more strategically. The full comments are shown in Appendix 7.

Exercise 4 - SPDs, LADs, VDSs

The fourth exercise asked the attendees to consider the future role of the High Quality Places SPD, LADs and VDSs in light of the government's recent publication

of a National Model Design Code. The table contained 4 questions included below for the groups of attendees. The full comments are shown in Appendix 6.

Do we still need a High Quality Places SPD?

Yes	No
IIII	I

4 tables considered that the High Quality Places SPD should be kept but changes should be made to the document. Participants on one of tables considered that it should not be kept as it is being superseded by government initiative to create local design codes.

Participants were also asked to feedback on how, if kept, the document could be made better.

"If it was kept in its current format as a SPD, are there any changes that need to be made to this document (i.e. things that the SPD needs to address that are not in the current document)?"

The comments made considered that the SPD needs to be more succinct with fewer words and more graphics. The comments also considered that it shouldn't repeat existing national guidance and that it should be updated to reflect latest policies at a national level. One table considered that the VDSs are not supported enough by people with design expertise.

Is there a need for any other SPDs on design?

None of the tables commented that there is a need for any other SPDs on design.

Are the current LADs/VDSs working at the moment and how could they be improved?

Participants considered that the current LADs/VDSs need to have a standard format. One table suggested they should be written as local design codes. The attendees considered that they needed to be up to date and given greater weight in decision making.

The overall feedback from exercise 4 was that the SPDs needed to be updated and more specific and follow a standard format. It was suggested that if the document was digital it could be more easily revised and that it should contain more graphics and potentially be site specific. It was considered that we can achieve a minimum to avoid harm but we should aspire to go higher. In addition active transport should be updated and given more weight. The full comments are contained in Appendix 7.

Conclusions

The key findings of each exercise are detailed in the report. The following overall conclusions are summarised from workshop 1:

- Good design is a process and should be consistent in terms of design tools (VDS/LADS formatting).
- Good design is sustainable design and should address the climate emergency with measurable outcomes defined in policy.
- Improve how development relates to the public realm and can improve it.
- Current regime is producing mixed results so there is scope to do things better.
- Avoid duplication in policies.
- Avoid being overly prescriptive to allow creativity.
- Design for inclusivity and well-being.
- Define local character and what makes a place distinctive (policies with a local focus). Consider neighbourhood plans including Winchester and develop a vision.
- Make more use of graphics and technology to be more succinct.
- Focus on active transport and sustainability.
- Avoid planning development around the car.
- Align development and infrastructure better and use CIL strategically.
- Make best use of land available for development and ensure the type of accommodation reflects need.
- Keep SPDs including on High Quality Design but up-date them.
- Improve how we define good design/measure outcomes.
- Conservation Area Appraisals need to be updated.
- Community engagement and early involvement is important in the design process.

Next steps

- Ensure findings of report feed into the review of how the council addresses design and place-making issues in planning to achieve better quality outcomes in terms of new development.
- Ensure that the findings of the report feed into the development of new design policies and other tools in the Regulation 18 (draft) Local Plan for consultation later in 2022.

The information in this report will form part of the evidence base for the new Local Plan. However, this does not mean all the suggestions and recommendations will ultimately be incorporated into the plan.

The inclusion of a particular site or area in this report does not reflect the council's opinion or likelihood of development taking place. Any information included in the Local Plan will be consulted on as part of Reg 18 plan. This would set a clear direction relating to areas where opportunities exist to accommodate change and deliver high-quality development and places.

Appendix 1 – summary of the three workshops on Winchester City Council website

Local plan events

The council would like to thank all those people that attended the Local Plan design workshops. We are really pleased with the number of people that attended the sessions and the valuable contributions that were made at each event.

The workshops held which were facilitated by Design South East.

Workshop 1

The first workshop was held on 20th October at the Discovery Centre in Winchester.

The workshop focused on how well design issues are addressed currently by the existing design policies, Supplementary Planning Documents (SPDs) and other documents including the Local Area Design Statements (LDASs), Shopfront and Advertising SPD and Village Design Statements (VDSs) and what opportunities exist to enhance how this important matter is dealt with in the context of the new local plan

The attendees were asked to consider how well the existing Local Plan design policies were working in terms of delivering the right design outcomes. They were also asked to consider what design policies were missing and what policies should be included in the new Local Plan. The final exercise asked them to consider specifically the role of High Quality Places SPD/LADs and VDS in light of the Government's recently published National Model Design Code.

Workshop 2

The second workshop was held on 5th November at the Mercure Hotel in Winchester. The workshop was split into an afternoon and evening session.

The workshop focused on Winchester Town itself and was based on themes including transport, green/recreation/urban spaces, design of public spaces, opportunities for improvement of and access to facilities.

This event was a mapped based session. Attendees were asked to identify on plans of the city, areas where there was opportunity for development and enhancement, to show how people moved around the city and whether connections could be improved. The final exercise focused on open space and public realm, asking participants whether there were opportunities for more open spaces and what improvements could be made to existing areas.

Workshop 3

The third and final workshop was held on 16th November at Marwell Hotel in Colden Common. This workshop was also split into an afternoon and evening session.

The workshop focused on the rural villages and market towns. At this workshop an online poll was taken at the beginning and the results could be viewed live by the attendees at the workshop. Attendees were asked to consider and identify well designed places within their villages or areas. Photos were submitted by attendees to show well designed features of good developments at the workshop. The attendees were then asked to rate the quality of developments within their areas looking at what made them successful and not successful. The final exercise asked attendees to consider things they like or disliked in their areas and to consider the future of their place and how they would like it to be in 20 years' time.

Workshop results

The results of the workshops will be collated and written up by Design South East and reported back to LPAG (Local Plan Action Group) in 2022 and be used as evidence base that will be used to inform the new Local Plan.

Appendix 2 – Existing Local Plan policies and policy documents

Policy	Page number	Policy Wording
LPP1 – https://www.winchester.gov.uk/assets/attach/3250/LPP1chap-7-10-appendices.pdf		
CP13	94	Policy CP13 - High Quality Design New development will be expected to meet the highest standards of design. In order to achieve this all proposals for new development (excluding small domestic applications and changes of use) should demonstrate that: • an analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context; • the proposal makes a positive contribution to the local environment and creates an individual place with a distinctive character; • the public realm has been designed to ensure that it is attractive, safe, accessible and well connected to its surroundings, including walking and cycling routes to and within the development, to encourage their use; • the accompanying landscape framework has been developed to enhance both the natural and built environment and maximise the potential to improve local biodiversity; • measures to minimise carbon emissions and promote renewable energy and reduce impact on climate change form an integral part of the design solutions.
CP20	105	Policy CP20 - Heritage and Landscape Character The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of Conservation Area Appraisals and Management Plans and/or other strategies, and will support new development which recognises, protects and enhances the district's distinctive landscape and heritage assets and their settings. These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings, historic battlefields and

		archaeology. Particular emphasis should be given to conserving: • recognised built form and designed or natural landscapes that include features and elements of natural beauty, cultural or historic importance; • local distinctiveness, especially in terms of characteristic materials, trees, built form and layout, tranquillity, sense of place and setting.
LPP2 – https://www.winchester.gov.uk/assets/attach/16209/2766-local_plan_part2-web.pdf		
WIN3 – Views & roofscapes	31	Policy WIN3 - Views & Roofscape Development within and around Winchester Town which accords with the Development Plan will be permitted, provided: i. views that are integral to local character and distinctiveness are maintained, in particular views of treed skylines which connect Winchester with its setting; ii. important views and vistas to and from the key historic features shown on the Policies Map (and listed below) are protected; iii. roof designs are sympathetic to the character of the Town's historic roofscape in terms of bulk, grain, form and materials and make a positive contribution to the roofscape; iv. any necessary plant, micro-energy generation equipment and other intrusive roof features are avoided or sensitively integrated within the roof-profile.
DM15 – Local distinctiveness	146	Policy DM15 – Local Distinctiveness Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance: i. i. the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements; ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets; iii. recognised public views, features or skylines; iv. the special qualities of Conservation Areas and historic landscapes;

		v. trees, hedgerows, water features and corridors which contribute to local distinctiveness. Regard will be had to the cumulative effects of development on the character of an area.
DM16 – site design criteria	148	Policy DM16 – Site Design Criteria Development which accords with the Development Plan will be permitted provided it: i. responds positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout; ii. maintains permeability and access throughout the site and improves connections within the public realm; iii. designs any service areas, including parking provision, cycle storage and bins, as an integral part of the scheme, ensuring it does not dominate the site or the surrounding area; iv. provides boundary treatments that respond positively to the local context around the site and between different elements within the site of larger schemes; v. uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area; vi. uses high quality materials that are attractive and durable and appropriate to the context and the proposed design; vii. utilises the principles of energy efficient design, by means of layout, orientation, passive solar gain, and the design of buildings and spaces, as far as is compatible with the character of the area.
DM17 – Site development principles	150	Policy DM17 – Site Development Principles New development, alterations and changes of use should be satisfactory in terms of their impact, both on and off site. Development which accords with the Development Plan will be permitted where it: i. provides a safe and secure environment, accessible by all; ii. does not have unacceptable effects on ecosystems services, key townscape or landscape characteristics, or on heritage assets; iii. includes adequate provision for surface water drainage and sewage disposal; iv. makes adequate provision for refuse and recycling;

		v. facilitates and does not constrain the future development of adjacent sites, where appropriate; vi. provides sufficient amenity and recreational space for users; vii. does not have an unacceptable adverse impact on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing; viii. does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution; ix. provides only for lighting that is not visually intrusive on the surrounding area. High speed broadband connection, or provision for its future connection, will be sought in association with all new residential and business developments.
DM33 - shopfronts	175	Policy DM33 – Shopfronts Proposals that alter or replace existing shopfronts which currently contribute to the character of the building or area, will only be permitted if they continue to preserve or enhance the character of the area and are designed to relate closely to the overall character of the building in terms of scale and style. Blinds and canopies will be permitted providing the size, colours, design and materials are appropriate to the character of the building. Shutters requiring planning permission will only be permitted where they are designed as an integral part of the shopfront and allow visual permeability into the shop when in use. Solid external shutters which obscure the shopfront will not be permitted. Permanently blanked out shopfronts, or other designs which discourage active frontages, will not normally be permitted. Advertisement on the surrounds of automated cash machines and visual display screens will not be permitted. New shopfronts in Conservation Areas should normally incorporate traditional design elements and materials.
DM34 - signage	176	Policy DM34 – Signage In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect local

		character and conform to the guidance below and the City Council's 'Design Guidance for the control of Shopfronts and Signs'. Internally illuminated signs will not be permitted within Conservation Areas. Where consent is required, hanging or projecting signs will only be permitted where they do not contribute to visual clutter or detract from architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs. Advanced Warning Signs (A-Boards and free standing boards) will be permitted only where they conform to the City Councils' Design Guidance for the control of Shopfronts and Signs and are directional in their message. General advertising of particular goods for sale will not be permitted. Where cafes and restaurants are permitted to locate tables and chairs on the highway, advertisements will not normally be permitted on banners or hoardings surrounding them. In Winchester City Centre, Advanced Warning Signs will not be permitted for premises located on the High Street, Broadway, Upper High Street, St Georges Street and Jewry Street. Street furniture should be located so as to avoid obstruction to all users.

Website and policy document links

Local Plan Part 1: Joint Core Strategy Adopted 2013	LPP1 webpage link LPP1: chapters 7-10 link
Local Plan part 2	LPP2 webpage link LPP2 document link
High Quality Places SPD	webpage link SPD document link
Village and neighbourhood design statements	Webpage link
Design guidance for the control of shopfronts and signs – technical sheet	Document link
Design guidance for the control of shopfronts and signs	Document link
SPD and VDS webpage	Webpage link

Appendix 3 – Powerpoint presentation

Winchester CC: Design workshop

Delivering quality and sustainability

Andy von Bradsky – Director, vBE

vBE

1

Introduction

PRP

- Director, VBE – consultancy advising on quality and sustainability
- Former Head of Architecture at MHCLG
- Former Chairman of PRP Architects
- 5 years with focus on design quality in the planning system and government housing programmes
- Home of 2030, an innovation and sustainability competition.
- Reported to Chief Planner.

Ministry of Housing, Communities & Local Government

vBE

2

Winchester CC - Design quality

3

Quality – the challenges

Design quality deficit
Highways, bins and parking
Character and sense of place
Streets, connections and amenities
Walkability and car-dependence
Environmental impacts
Landscape
Low value areas

New challenges
Sustainability and environmental
Health and wellbeing
Enhancing the natural environment
Biodiversity & landscape
Changes to travel modes and technology
Effective use of land
Town centre decline

4

Design quality and planning

Government guidance on design quality
NPPF: Chapter 12 - Achieving well designed places;

'Beauty' and 'beautiful' applied in the NPPF

Planning Practice Guidance:
- Design: Process and Tools
- National Design Guide
- National Model Design Code and Guidance Notes

Material consideration in planning decisions.

5

National guidance

Objectives

'…creating healthy, safe, green, environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design…'

'…The environmental performance of place and buildings ensuring they contribute to net zero targets…'

Source: National Design Guide 2021 © Tibbalds

10 Characteristics of well-designed places

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Together they contribute towards the 3Cs:
- Character
- Community
- Climate

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About NDG & NMDC

Builds on previous guidance – in place of previous manuals, eg Urban Design Compendium, CABE documents

Good urban design principles - NDG & NMDC gives guidance on the content that leads to good urban design principles

Design quality in the planning system – all LPAs to have design guide or codes

A toolkit - for LPAs in particular to use to produce design guides and codes.

Measures quality of submissions - Guidance can be used by planners, consultants, communities and developers.

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About design codes and guides

8

Benefits of design codes

- **Vision** – informed by an overarching design vision and objectives set out by LPA
- **Community led** - puts communities in the driving seat for planning
- **Developers and landowners** – setting the design bar
- **Certainty** - Design codes can help make planning more certain in giving neighbourhoods and developers clarity about expectations for the design, layout and sustainability

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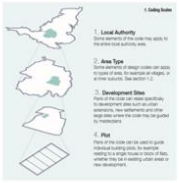
Design codes & guides

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

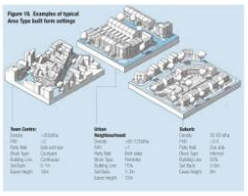
Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.



10

Principles

- **Three dimensional planning** – Design Coding is a set of graphic instructions for the building of a place.
- **Masterplans** – graphic representation of design principles.
- **Level of detail** – can vary according to context and sensitivities
- **Basic requirements** – all will require basic requirements, in sensitive locations materials detailing may be significant
- **Simple, clear, precise & metrics** – yes/no requirements not aspiration and expectations.



11

12

Design parameters

Essential considerations:

- Movement
- Nature
- Built form
- Identity
- Public spaces
- Uses

Considerations that may influence design codes or covered elsewhere in local plans:

- Homes and buildings
- Resources
- Lifespan

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Context & character

- **Character studies** – context studies – define 'Winchesterness'
- **Cultural** – heritage assets uses, historic character
- **Architectural heritage** – building vernacular, local materials, colour
- **Landscape assessment** – natural features, topography, soil/geology

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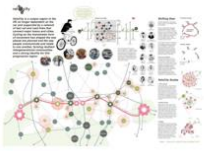
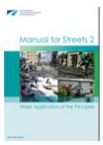
Movement

- **Connectivity** – a strategic network, accessibility
- **Compact development** – reducing travel distances
- **Active travel** – walking and cycling
- **Cycling** – routes, hubs, safety and storage
- **Parking** - arrangements, allocated and unallocated

- **Manual for Streets** update – 2022.





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Nature

- **Green infrastructure standards** – network of green and blue spaces
- **Evaluating green space in urban areas** – Urban Greening Factors
- **Water** – development near water, drainage
- **Drainage** – sustainable drainage systems
- **Biodiversity** – Biodiversity Net Gain & Local Nature Recovery Strategies

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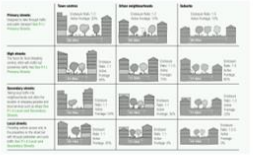
Public spaces

- **Streets and public spaces** – character and hierarchy
- **Street trees** – design, species, construction
- **Enclosure ratios** – context and character
- **Social interaction** – use of public space, pavements
- **Security** – safe routes, natural surveillance



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Environmental policies

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Sustainability

Nature, biodiversity and climate

- Resilient landscape – contribution to climate change
- Water management – SUDs, flood risk
- Adaption – adaptability as temperatures rise

Social value

- Health and wellbeing – role of natural environment
- Social interaction – places to gather, leisure, play
- Community activity – growing, engaging

Place management

- Stewardship –management involving community
- Materials – ageing gracefully over time

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Addressing climate change

Legal commitment to Net Zero by 2050
Planning policy and Building Regulations
Future Homes Standard – a route map for NZ ready
Allows LAs to set standards locally
Existing building stock

Examples – Greater Cambridge, Peterborough and Cambridge CA, Lincoln

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Built environment standards

Passive design – orientation, overheating
Energy Efficiency promoting a 'fabric-first approach'

- Space heating demand – residential buildings
- Operational energy and in use performance
- Total Energy Use Intensity (KWh pm2 pa)
- Renewable energy on site and heating networks
- Embodied carbon
- Whole Life Carbon

BREEAM Excellent, Passivhaus
Post Occupancy Evaluation – Assured Performance

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Future living – Home of 2030

Delivering market needs at scale which are cost-effective, using advanced construction techniques.

Addressing the health needs of occupants in terms of building performance, standards and technology for changing health needs over time.

DELIVERABLE & SCALABLE

AGE FRIENDLY & INCLUSIVE LIVING

HEALTHY LIVING

LOW ENVIRONMENTAL IMPACT

Addressing need for homes that are adaptable to changing needs over lifetime, and cater for a variety of age groups for a healthy and inclusive community.

Applying smart technology and construction techniques that will deliver net zero emissions and high quality outcomes.

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Finally....

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Collaboration

- **Collaboration** – design codes produced by local planning authorities, developers and landowners working in partnership, or neighbourhood planning groups;
- **Viability** - collaboration with developers to ensure deliverability;
- **Diversity** – master developer and role of SMEs custom and self builders.

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Community engagement

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Model approaches - importance of community engagement;

Guidance on techniques - workshops, charrettes, walking audits;

Digital - multiple engagement in social media and visualisation techniques;

Measuring support - identifying community preferences.

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Skills

- **Community engagement** – upskilling and capacity building
- **Urban design** - skills and resources in LPAs, design advisory services
- **Assessment** - design review and measuring success
- **Design assessment tools –** Building for a Healthy Life
- **Office for Place** – emerging design body

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Application

- **Beauty** – how defined legally, contingent on local policies and matrix of local requirements
- **Planning status** – legal status of a design code when an SPD
- **Level of prescription** – how detailed and how flexible
- **Reviewing codes and guides** – flexibility and adaptability in light of technical, economic, sustainable changes

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Next steps

- **Review guidance** - embed design quality and sustainability in policy
- **Design codes and guides** - set design quality expectations in land values
- **Design coding guidance** – apply to allocated sites and to evaluate applications
- **Implement and monitor** – development managers to apply policy and guidance
- **Consider detail in applications –** demand 1:20 construction details and materials

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Appendix 4 – workshop running order

LP Design workshop

20th October 2021

1:30pm	Arrive at venue and ensure that everything is set up and working
2:00pm	Welcome from Cllr Gordon-Smith, Cabinet Member for the Built Environment – hand over to Adrian
2:05pm	Adrian Fox, Strategic Planning Manager – Fire exits, toilets, COVID-19, and explain how this workshop fits into the LP process and what outputs we are seeking – I hand over to Andy
2:15pm	Andy von Bradsky - keynote speaker – who would hand over to Helen
2:30pm	Helen Goodwin, Design South East – to explain her role as the facilitator of this workshop and how we will run the event
2:35pm	Ice breaker – how you as individuals rate the way that WCC currently addresses design issues in the current LP – use sticky dots
2:40pm	Each Group to hold up their rating chart
2:50pm	1st workshop – what works/does not work
3:15pm	Each Group to Report back
3:30pm	2nd workshop – what is missing?
3:45pm	Each Group to report back
4:00pm	3rd workshop – any specific design policies
4:15pm	Each Group to report back
4:30pm	4th workshop – SPDs
4:45pm	Each Group to report back
5pm	Helen/Adrian - Closing remarks, next steps, dates of the other LP Design workshops and thank you for attending etc

Appendix 5 – exercise tables

The first exercise at the workshop involves completing a table that includes a list of all of the existing policies and participants will be asked to populate this table as follows:

Policy	Keep	Delete	Amend	Commentary (effectiveness of the policy/things that are missing from the policy)

The second exercise involves completing a table that identifies what design policies are currently missing from the adopted Local Plan:

Heading (title of policy)	What areas could the new policy cover?

The third exercise involves thinking about Winchester Town, market towns and the rural areas in relation to whether there any specific design policies that should be included in the new Local Plan?

Heading (title of policy)	What areas could the new policy cover?

The final exercise is to consider the future role of the High Quality Places SPD/LADs and VDSs in light of the Government's recent publication consultation of a National Model Design Code:

Key questions to answer under this topic are:

Question:	**Yes/No**	**Comments**
Do we still need a High Quality Places SPD?		
If it was kept in its current format as a SPD, are there any changes that need to be made to this document (i.e. things that the SPD needs to address that are not in the current document)?		
Is there a need for any other SPDs on design?		
Are the current LADs/VDSs working at the moment and how could they be improved?		

Appendix 6 - Exercise 1 – 4 full comments

Exercise 1

Policy CP13 – High quality design

- Policy works well.
- Ref to need to be clear on assessment and design process in a DAS.
- Do no harm 40% more than process
- Interpret/design assess
- Minimise carbon, reduce impact on climate change.
- Flexible to not constrain quality of development
- Reorder/prioritise - public realm up, safe and well connected - availability of infrastructure key. (agricultural land - no infrastructure, car dependent, not joined up)
- Sets tone - not too prescriptive
- evidence by ?? - not to stifle creativity - village design statement – using
- community involvement - contributes to codes - expectations
- too vague - not measureable
- distinctive character - seems at odds with DM16
- Design coding - Local HGQP - Local - rural? Urban?
  Clarity, certainty, Interpretation
- City model?
  - positive contribution?
  - pedestrian/cycling integrated
  - scoring? Maintenance
  - zero carbon?
  - biodiversity?
  - No significant adverse net gains arising
- Importance of O's and C's informs site specific design, resulting in more objective assessment
- Enable invocation and higher standards of design, as defined by….
- Design codes - developer pays

CP20 – Heritage and Landscape Character

- Split and clarify
- Distinctive places
  - supporting assessments and statements
  - Process? Split landscape and built form
- Do we need CP policies - refer to other doc but must exist!
- Must not make development unviable
- more detailed character studies
- CP" is biggest concern - many of the homes 2. 3 need houses "size of houses" - 'Need' rather than profit
- quality of environment key
- CP20 – woolly
- Replacement
- Backed vision for district

- Convoluted
- Extensions/ rewrite conservation area
- SPD on heritage

WIN3 – Views and roofscapes

- Views integral to local character?
- What are the important features
- needs clarity
- Devil in the detail!
- Balance wrong
  - PV/?? - favourable renewable - where appropriate.
- Biodiversity
  - other aspects impact
- More strong visioning for Winchester Town
- WIN3 – workaround
- unspecific - links to Winchester Town visioning
- Clarity/ tied in with view contextual analysis
- Visioning - WT - high pressure development, key settlement
- Certainty - openness of wording. 4 policies interpretation condense
- Contextual analysis - high volume areas - collaboration.
- Models
- Convoluted
- This is Winch specific where are the other WIN policies? Want spatial whole plan for Winch.

DM15 – Local distinctiveness

- Proposal needs to demonstrate and define identity/distinctiveness.
- Devil in the detail!
- Convoluted
- Local distinctiveness not defined therefore interpreted as we need more of the same development therefore get anywhere development

DM16 – site design criteria

- Move to CP13
- Same as DM17
- demonstrably set out' - onus on applicant
- reuse buildings
- primacy of pedestrian/cycle
- Site design criteria not defined and no real requirement for developers to design.

DM17 – Site development principles

- Move to CP13

- Same as DM16
- Needs work
  - regularly brings up - challenges for local authority
- A lot of the defending adverse impact
- drainage/adequate
- more robust evidence based requested
- Cumulative impacts need to be wider framework planning need to be done

DM33 – shopfronts

- Update, Article 4
- Rewrite
- SPD needs to be produced/updated

DM34 – signage

- Update, Article 4
- Rewrite
- SPD needs to be produced/updated

Exercise 2 – full comments

Heading (title of policy)	**What areas could the new policy cover?**
Design for renewables	To ensure that renewable energy systems do not impact upon quality of design
Designing for health and wellbeing	
Self and custom build	
Incentives to push up viability (encourage better ----Bad protect against)	Get planning/quickly Negotiation on design not contributions
Balance	Quality across many issues but give and take
Global warming statement	Overheating/run-off transport future proofing carbon minus
Landscape	Trees and biodiversity

Diversify delivery	Unit mix Type of developer
Economic statement	How does the scheme contribute positively
Inclusivity statement	Who benefits and how
Other comments	Health and welling statement outside the redline statement
	(Provide material samples of what is required. Physical built samples) Policy - detail is on there but not acted upon. - active travel - predominance of the car stifles creation of quality space and breeds reliance on the vehicle
	Prior consideration of any development site of infrastructure demands, including transport and connectivity
	Developer to be required to submit calculations of embodied energy of their proposals. Prejudice against timber as a building material needs to be challenged. It is well accepted in Europe as carbon-neutral material if locally sourced. Embodied and energy in use (operational energy) critical to reading carbon neutrality and beyond.
	No more design policies, to ensure policies are not prescriptive. We want to allow for flexibility for high quality design approaches based on site specific circumstances.
Renewables sustainability	
Community engagement	
Delivery mechanisms to actually get policy requirements in applications	
Circular economy	Onus on developer to demonstrate - waste reduction waste reuse - building reuse - retained unless loss clearly justified
Total carbon output addressed	Construction use end of life
General comment	Emphasis on design review as a tool

Flood and water mitigation	Knock on effect of planned development where does the water go. Not just on your site but into the community It has to finish up somewhere. "Surrey County Council Article 16 - have a flood policy"
Development area/ square metre or unit threshold	Requires urban designer framework and principle produced with community
Infrastructure	Does development cater for or fit within current infrastructure and demand, if not new infrastructure must be designed and included - schools, highways, amenities, doctors etc
Transport car free development in sustainable locations	Carbon car free development how will people move? Environmental impact

Exercise 3 – full comments

Heading (title of policy)	**What areas could the new policy cover?**
Market towns and villages	Role of VDS and NP
Best practices	Up to date conservation area appraisals and areas outside CA's
	Revise CIL Policy
	Vision for Winchester - recognising economic context and need for all residents
	Very specific local policy to respond to each towns unique opportunities and constraints Character i.e. protect and enhance Economy i.e. pay fair Needs i.e. employment Constraints i.e. archaeology Not just control but also attract development you need i.e. Silverhill Why have they failed?

Land use efficiency Densification Car dependency reduction	Car parks - 1 to 1 switch P+R Regeneration Pedestrianisation
Infrastructure	Reduce car parking allocation/permits Strategic CIL contributions
Walking - green travel	There exists a walking strategy document for Winchester City which has been approved by WCC but is not integrated or referenced in WCC planning documents.
Locally based understanding character ETC	What is unique about places but what is shared or connects them.
What does character, good design mean to different stakeholders	
Transport	Policy for parking, EV charging, park and ride, permeability, movement, bringing people into the centre, pedestrians, cycling, connectivity.
Distinctiveness - not all that is distinctive is good	Clearer on what is good and should act on cues - street pattern in historic cores
Public realm	New - scale/layout designed for
Use of materials	Avoiding being generic, while keeping the feel and look of the community
Neighbourhood policy/city plan "Winchester City"	Movement, urban design, what is the goal?
Parish Code "Rural areas"	Set of wants, needs and compromises, principles to give each Parish its individual requirements to meet a code. Make it easier to customise to communities

<u>Exercise 4 – full comments</u>

<u>Question 1 - Do we still need High Quality Places SPD?</u>

- Have many doc but need a LP to knit all together so can see overarching knowledge can then id gaps - local collaboration and analysis – template
- SPD at high level good design and local distinctiveness

- No - to be superseded by government initiative design codes comprehensive
- Not suitable for planning system as is.
- If you promote and are specific.
- Mind set of fear of delivering what we've got
- Made more precise - link to design codes.

Question 2 - If it was kept in its current format as a SPD, are there any changes that need to be made to this document (i.e. things that the SPD needs to address that are not in the current document)?

- Concise
- Graphical
- Few words
- Local involvement
- Succinct:
    - Bullet points
- Viability problem for 'affordable' homes
- Concise
- Graphical
- Few words
- Local involvement
- Succinct:
    - Bullet points
- Viability problem for 'affordable' homes
- Shorter… More Winchester….
- What makes it specific
- SPD - simple concept and key policy
- See HD guides etc. but why rewrite overarching good design link to national tools and make spatial to relevant areas and challenges
- All this knowledge needs to link to digital use and interaction in community
- 36 con area appraisals, keeping track of it all but being agile
- template - design code
- comm engagement
- cross boundary working
- LP - knits - ID gaps
- Update to reflect latest policies at national level
    - Residential amenity
    - Climate emergency
    - Refocus on foot/cycle
- VD statements not supported enough by design expertise so that real opportunities in settlements are realised.

Question 3 - Is there a need for any other SPDs on design?

Delete

Question 4 - Are the current LADs/VDSs working at the moment and how could they be improved?

- Up to date: references

- Written as design codes
- Standard format
- Given greater weight and more counterspace
- Needs updating
- Greater weight given in decisions
- Template to provide consistency

Appendix 7 – Feedback full comments

Whiteboard notes from workshop 1

Icebreaker

- How do we define good design? Outcomes, design social inclusion etc..
- Current design policies are producing some mixed results. Interpretation, clarity, non specific.
- CC – catch up
- Active transport. More emphasis
- Work to some degree
- Good design – not down to chance, needs a process
- Very big district so have to have evidence everywhere
- Transport dominates design
- Resources- too little, more training
- Schemes can get diluted
- Mismatch of development & infrastructure

Exercise 1

- Design guidance is rather vague
  Positive contribution
  Need to integrate elements of design
- Stronger ways of measuring good outcomes
- Need 3d info – Winchester and market towns - prioritisation
- Duplication of policy
- CP policies quite good but stopping stuff rather than good design
- Site specific policy
- Move up policies to CP
- Viability vs quality – design policy to resolve it
- CC/ sustainability, active transport – re-order policy and stress importance
- Resources- VDS, more clarity
- Town is un-parished - Engagement
- VDS – some dated, need a template
- Process for sound design
- Stifles creativity and invention – need to be specific
- City wide design framework
- SPD – update
- Interface with SDNP

Exercise 2

- Health and wellbeing – age profile – self and custom build
- No more policy – be positive in public terms
  Common language – code
  Flexibility needed
- Early engagement needed
  Start with a blank paper not a proposal. Local need
- Drainage – SW. Surely needs a Climate Change policy

- Infrastructure. Meet need
- Localism of development and car free developments
- Waste reduction – global statement, inclusivity, diversity buildings Retention rather than removing buildings
- Total carbon output for development
- Sustainability policy, future proof it, renewables built in
- Policy on community engagement

Exercise 3 - Winchester and market towns

- Conservation area appraisals – up to date
    - Define availability outside CAs – graduated approach
- Define what Winchester is "Protect" no – promote development
    - Winchester has massive opportunities. Masterplan comm. led. Link to Movement Strategy
- Materials
- Vision for a place but look forwards not back
- Some of the built development is old but high density
    - Link back into those areas – centre
- Local use efficiency – densification
    - E.g. reuse car parks
    - Stimulate economic activity
- Strategic use of CIL – policy
- Context analysis i.e. roofscape. Understanding the place – design process again
- Public realm – piecemeal

Exercise 4 – LADs/VDS

- SPD – needs to be updated – align to guidance & more specific
- Considerable amount of info but can it be brought together – digital – easy to update. Doc brings it together
- Experience of other Councils
- CE/ Active transport – update and give more weight. Template
- Achieve a minimum to avoid harm but aspire to go higher. Lead and resources
- Retain but concise, graphic and involve local comms. Development can provide benefits up to date expertise needed. Standard format. Use as a tool
- Focus on site specific policy. SPD shorter but more graphics

Winchester City Council