

HQD06



Winchester Design Workshops

Report of Workshop 3: Market Towns and Rural Villages

Marwell Hotel, Colden Common
16th November 2021

January 2022



Contents

1 Introduction and Context	5	6 Successful Development.....	15
1.1 Winchester Local Plan and the National Design Agenda.....	5	6.1 Key Findings.....	15
1.2 Stakeholder Workshops.....	6	7 Poor Development.....	17
2 Workshop Summary.....	7	7.1 Key Findings.....	17
2.1 Engagement Process.....	7	8 Our Place Now.....	19
2.3 Key Findings.....	8	8.1 Postives.....	19
2.2 Key Recommendations	8	8.2 Negatives.....	19
3 Ten Characteristics of a Well-Designed Place	9	9 Our Place in the Future	20
3.1 National Design Guidance	9	9.1 Key Findings	20
4 Ten Characteristics of Well-Designed Rural Settlements in Winchester	10	10 Appendices.....	22
4.1 Ten Characteristics of Well-Designed Rural Settlements in Winchester.....	10	10.1 Workshop Details	22
5 Poll Findings.....	11	10.2 Communications.....	23
5.1 Summary of Findings	11	10.3 Workshop Agenda	25
		10.4 Workshop Explainer Sheet	28
		10.5 Survey.....	29
		10.6 Spreadsheet of Stakeholder Comments	31
		10.7 Mapping of community feedback onto NMDC design parameters	42



Stakeholders at the Winchester Market Towns and Rural Villages Workshop

1 Introduction and Context

1.1 Winchester Local Plan and the National Design Agenda

The way people live their lives, travel, work and enjoy their spare time are all influenced by the quality of the environment, and the Local Plan shapes this for the future as well as helping to tackle the climate emergency. The early stage in the development of Winchester’s new Local Plan is important to support a high quality of life through high quality placemaking, both for residents and for visitors to Winchester and the wider district.

Winchester City Council (WCC) has a number of policies in the adopted Local Plan that seek to secure high standards of design. These are supported by a ‘High Quality Places’ Supplementary Planning Document (SPD), Village Design Statements (VDS) and Local Area Design Statements (LADS) which provide guidance on how to apply policies in Winchester district and which inform the assessment of planning applications.

The Government has strengthened the need to create high quality buildings and places as fundamental to planning and development processes. This objective is supported by the revised National Planning Policy Framework

(NPPF), by the recent publication of the National Design Guide (NDG) and the piloting of the National Model Design Code (NMDC) toolkit.

In line with the direction of travel at national level, Winchester City Council’s aspiration is for much greater emphasis on design driven policies and spatial planning in the revised Local Plan in order to deliver the highest quality design outcomes.

Achieving Good Design is a Process

The National Planning Policy Framework defines what is expected for well-designed places and explains how local planning policies and decisions should support this. Well-designed places and buildings come about when a rigorous design process evolves into a design proposal. This starts with an analysis of the design brief and site context which influence the layout, form, appearance and details of the proposed development. Underpinning this must be a set of local design policies which provide clear and unambiguous guidance to inform the design process and to appraise the outcome.



Figure 1.1: Stakeholders at the Winchester Market Towns and Rural Villages Workshop

1.2 Stakeholder Workshops

Winchester City Council is focusing on the changes that are required to the Local Plan to ensure delivery of high quality places. As such, the decision was taken to carry out a series of workshops for local stakeholders to inform the review of the Local Plan. The intention is to consider Winchester more holistically in terms of how the new Local Plan deals with design issues, as well as to consider the town and the wider district from a more spatial perspective. Design South East was commissioned to facilitate these workshops, carrying out three separate but complementary events to enable local people to have their say.

Workshop 1 (Policy) focused on Local Plan design policy, bringing together an invited audience of representatives from both the public and private sectors to discuss and agree the effectiveness of the current Local Plan design policies and other documents, to identify any gaps and consider how these could potentially be filled through new policies or revisions to existing policies. The final exercise asked attendees to consider the role of High Quality Places SPD/LADs and VDS in light of the Government's recent consultation on a National Model Design Code.

Workshop 2 (Winchester Town) concentrated on more spatial matters and was an open invitation for local communities from the town to identify areas of brownfield/under used/disused space in Winchester where there might potentially be the opportunity for development. It was a chance for local people to have their say on where there may be opportunities to enhance the built and natural environment and, through theme-based discussions, to consider where and what those changes might be within Winchester Town.

Workshop 3 (Market Towns and Rural Villages), the topic of this report, gave an open invitation to communities from the surrounding market towns and rural villages to have their say and to bring their local knowledge to bear on how there could be positive change through development to improve outcomes for existing as well as new residents. The context for discussions was the extent to which existing Village Design Statements are delivering high-quality developments and whether any changes to policy may be required.



Figure 1.2: Stakeholders at the Winchester Market Towns and Rural Villages Workshop

Next Steps

The information in this report will form part of the evidence base for the new Local Plan. However, this does not mean that all the suggestions and recommendations will ultimately be incorporated into the plan. The inclusion of the priorities of workshop attendees in this report does not reflect the Council's opinion. 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 where opportunities exist to refine WCC's design policy and guidance in order to deliver high-quality development in Winchester's rural settlements.

2 Workshop Summary

2.1 Engagement Process

The Winchester Market Town and Rural Villages Workshop (workshop 3) was held on 16th November 2021 at Marwell Hotel in Colden Common and was split into an afternoon and evening session, with almost 70 attendees in total. The workshop focused on the rural villages and market towns.

An online poll was taken at the beginning of the session relating to local design policy and guidance. The results could be viewed live at the workshops and are summarised here in Chapter 5. Attendees were asked to consider well-designed places within their villages or local areas, submitting photographs to illustrate their ideas about well-designed new development. They were then asked to rate the quality of developments, looking at what was successful and not successful in relation to the ten characteristics of well-designed places, as set out in the National Design Guide (see Chapter 3, page 9). The final exercise asked attendees to consider aspects they liked or disliked about their neighbourhoods and to consider the future of their place, thinking about how they would like it to be in 20 years' time.

Each session provided an opportunity for small group discussion followed by feedback to share thoughts and ideas with all attendees. The discussions were framed by the following questions:

Successful Development:

- What does a successful development in your village look like?
- If you have brought a photo, why did you choose this place?
- Why do you think this is a well-designed place?
- If no photo, think about a development that works well in your town or village. Why is it successful?

Poor Development:

- Where are developments that are not successful or less successful?
- What is it that doesn't work so well?
- Discuss and rate new development in your area against the 10 characteristics of a well-designed place.

The Future of your Town/Village:

- Tell us 5 things that you really like about your place?
- Tell us 5 things that you really don't like about your place?
- Think about the future of your place in 20 years, how would you like your place to be?
- What could be changed or improved?

The findings of the workshops are summarised in the following chapters, and feedback has been mapped onto the 10 characteristics of a well-designed place in Chapter 4, page 10.

2.3 Key Findings

- Not all new developments are considered to be of a high enough quality in terms of design and placemaking. The LP and VDSs need to provide clear and unambiguous design guidance to inform applicants of expectations and to enable officers to appraise quality during the pre-app process.
- Character can be created through the social life of a village as much as through the physical features. New development should create the physical conditions for community life to flourish.
- The relationship between village and open countryside and the gaps between settlements are highly valued characteristics of Winchester's rural villages and market towns. New development must respect this context and setting.
- Local heritage and vernacular architecture are treasured assets that define the character and identity of Winchester's rural settlements. New development must draw inspiration from and be responsive to the distinctive characteristics of places.
- The built form and massing of the rural towns and villages are positive characteristics that contribute to local character. New development should sit comfortably within this context.
- A wide variety of home types and sizes is needed for Winchester's villages to be sustainable, including provision of genuinely affordable housing. New development should address any gaps in provision.
- Dominance of traffic and parked vehicles destroys village character and village life. New development must integrate parking to protect the street scene and enhance opportunities for walking and cycling wherever feasible.

2.2 Key Recommendations

- Design guidance should set out key considerations that applicants need to evidence in their Design and Access Statement to demonstrate a design development process grounded in and influenced by an understanding of the unique rural context and identity of each settlement.
- Refresh the VDSs to ensure that guidance is relevant in the context of social, economic and climate/environmental change, and consider replacing the VDSs with village design codes, which would be mandatory rather than discretionary in terms of design considerations.
- Ensure that high-level findings of this report feed into the site allocation process. Take a design-led approach to ensure protection of the relationship between village and open countryside and of the gaps between settlements.
- Work with representatives who live and work in these communities to produce exemplary design guidance to improve the quality of new developments in their villages. Embed meaningful community consultation in the development process.

3 Ten Characteristics of a Well-Designed Place

3.1 National Design Guidance

The National Design Guide identifies ten characteristics of a well-designed place (fig. 3.1). These characteristics work together to:

- create the physical **Character** of a place;
- help to nurture and sustain a sense of **Community**;
- positively address environmental issues affecting **Climate**.

Attendees were asked to evaluate the success of new development in Winchester’s market towns and rural settlements in relation to these ten characteristics.

- **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.



Figure 3.1: The ten characteristics of a well-designed place, National Design Guide (2021) p.8

4 Ten Characteristics of Well-Designed Rural Settlements in Winchester

4.1 Locally popular development

A set of locally-identified priorities emerged from the workshop discussions that drew on the characteristics that attendees valued about their existing towns and villages (figs. 4.1, 4.2, 4.3, 4.4).

These priorities have been summarised here in relation to the ten characteristics of a well-designed place (fig. 4.5), capturing the attendees' shared aspirations for any new development within Winchester's rural settlements to address, protect and enhance **Character, Community and Climate**.



Figure 4.3: A thriving village life in Bishop's Waltham



Figure 4.1: Local materials shaping the identity of Bishop's Waltham



Figure 4.2: Green corridor supporting biodiversity in Waltham Chase



Figure 4.4: The strong local character of Alresford

Context - Respect the existing rural context and character.

Identity - Respond to the vernacular but embrace innovation.

Built Form - Maintain the open space between settlements and respect the existing scale of development.

Movement - Reduce the dominance of cars and encourage sustainable modes of transport.

Nature - Support and encourage local biodiversity.

Public Space - Protect the spaces that foster community cohesion.

Uses - Provide a variety of facilities to support a thriving community.

Homes and Buildings - Offer a variety of house types to meet local needs.

Resources - Embrace new technologies to support the needs of current and future residents.

Lifespan - Deliver quality, adaptability, and durability.

Figure 4.5: Priorities to ensure successful growth of Winchester's market towns and rural villages

5 Poll Findings

5.1 Summary of Findings

Workshop attendees represented the market towns, villages and rural areas across the length and breadth of Winchester district (figs. 5.1, 5.2 and 5.3). The context for the workshop discussions was the extent to which existing Village Design Statements (VDS) are delivering high-quality developments.

VDSs are produced by local groups and provide guidance on the distinctive features of a village that the local community wishes to see enhanced or protected. VDSs are adopted by Winchester City Council as Supplementary Planning Documents to the Local Plan. Their purpose is to influence decisions on the design and location of new developments and to manage change successfully.

The quick poll revealed that the majority of attendees knew what a VDS was, but not so many knew whether there was a VDS for their local village or had read their VDS (fig. 5.4, page 12). Not all those who attended would have been directly involved in the production or application of this guidance.

Only one fifth of attendees thought that the Local Plan was effective at helping to deliver well-designed places, whereas two fifths of attendees considered that recent new development fits in well with the local area (fig. 5.5, page 13).

Question 1: Where do you live/where is your area of interest?



Figure 5.1: Geographic distribution of workshop attendees



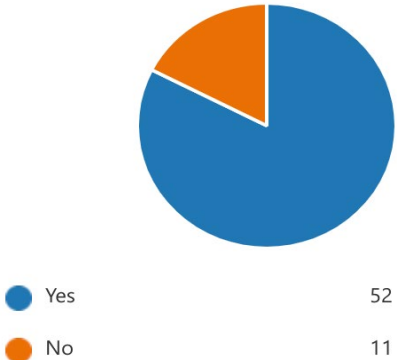
Figure 5.3: Wickham



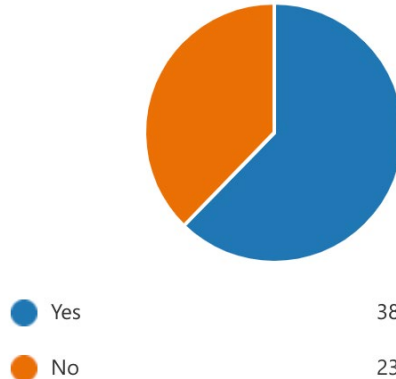
Figure 5.2: Bishop's Waltham

Figure 5.4: Quick Poll findings relating to Village Design Statements

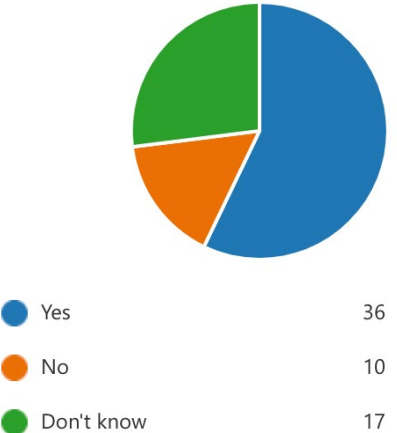
Question 2: Do you know what a Village Design Statement is?



Questions 4: Have you read your local Village Design Statement?



Question 3: Is there a Village Design Statement for your village/nearest village?



Question 5: Is your Village Design Statement up to date?

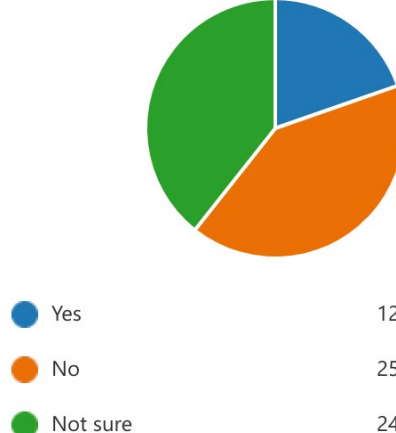
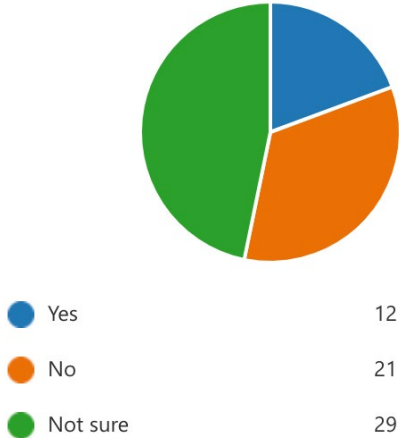
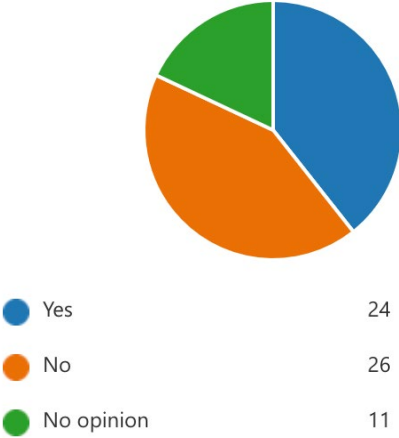


Figure 5.5: Quick Poll findings relating to design quality of new developments

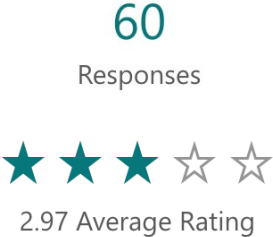
Question 6: Do you think the current Local Plan helps to deliver well designed places?



Question 8: In general, do you think recent new development fits in well with your local area?



Question 7: In general, how would you rate the quality of new development in your area?



(Summary of Quick Poll findings contd.)

The rural setting, open spaces, village character and sense of community were the qualities of Winchester’s market towns and rural settlements that were the most highly valued by attendees (fig. 5.7), as demonstrated by the Quick Poll findings (fig. 5.6).



Figure 5.7: Village life in Bishop’s Waltham

Question 9: What do you value most about the place where you live?



Figure 5.6: Quick Poll findings describing those aspects that the community most value about their places

6 Successful Development

6.1 Key Findings

Successful new developments were considered to be those that:

- Respect and reflect the rural nature of their settings;
- Integrate landscape and open spaces, maintaining the impression of a settlement located in the countryside;
- Avoid standard house types and take inspiration from the local vernacular;
- Provide a wide variety of home types, considering both the ageing population and housing for young people;
- Consider movement on a wider scale and offer a genuine choice of transport options, including safe walking routes;
- Are built to last, maintained in the long term and incorporate new sustainable technologies.

The feedback from attendees was captured on a virtual whiteboard (fig. 6.1) and has been mapped against the National Design Guide’s ten characteristics of a well-designed place in the table that follows.

Consider maintenance into the future	Parking - adequate spaces and locations	Solar panels - sustainability	Historic street pattern	Brownfield sites	Transport a challenge - how to offer choice	Repurpose existing buildings
Roofscape	Materials to match local history	Network of Open space	Sustainable drainage	Biodiversity	Consider ends users	New technologies
Bungalows	Neighbourhood Plan sets design guidance	Specifications	Difficult to assess design aesthetics	Does new development always have to "fit in"?	Good build quality - longevity	Maintenance of landscape areas into future
Avoiding standard house types	Permeability and legibility	No fake chimneys	Sustainability: transport, air quality	Affordable housing	County-wide approach - joined-up working	Long term maintenance of streets and lighting
Building for an ageing population	Genuine housing choice for young people	Appropriate garden types/sizes for different people	Reflect local environment	Need for space for electric vehicle charging		
Contemporary design but traditional feel	Open spaces, attractive SuDS	Pedestrian legibility and feeling of safety	Public open space	Example: Winchester Village	Overall concept for site.	Think about end user - how people live
Affordability	Appropriate density	Fits with local context and works well with local area	Hedges, vegetation	Appropriateness of type of development	Garages big enough for cars (if they are counted as parking spaces)	Adequate facilities for the population - contribute to social infrastructure
Optimising space. Use basements	Design-led, holistic approach. Green spaces built-in. Rather than bolt-on developments	Important for individual buildings and large developments	Recognise how we live today. Waste management/bin storage	Improving eyesore sites	Flats designed as large, sub-divided houses	
Variation of house types and styles - large and small properties	Sense of community - holistic neighbourhoods	New facilities - village halls, play areas	Maintain open countryside - impression of place in countryside	Maintain individual settlements - not merging	Safe access	

Figure 6.1: Image of interactive whiteboard showing stakeholder comments (colours have no relationship with NDG characteristics)

Feedback mapped against the NDG's Ten Characteristics

<p>Context</p> <ul style="list-style-type: none"> • Historic street pattern • Brownfield sites • Reflect local environment • Materials to match local history • Consider ends users • Bungalows • Does new development always have to “fit in”? • Overall concept for site. • Fits with local context and works well with local area • Appropriateness of type of development • Design-led, holistic approach. Green spaces built-in. Rather than bolt-on developments • Maintain open countryside - impression of place in countryside • Maintain individual settlements - not merging 	<p>Movement</p> <ul style="list-style-type: none"> • Parking - adequate spaces and locations • Transport a challenge - how to offer choice • Need for space for electric vehicle charging • Permeability and legibility • Sustainability: transport, air quality • County-wide approach - joined-up working • Pedestrian legibility and feeling of safety • Garages big enough for cars (if they are counted as parking spaces) • Safe access 	<p>Uses (continued)</p> <ul style="list-style-type: none"> • Recognise how we live today. Waste management/bin storage • Adequate facilities for the population - contribute to social infrastructure
<p>Identity</p> <ul style="list-style-type: none"> • Materials to match local history • Avoiding standard house types • No fake chimneys • Affordable housing • Contemporary design but traditional feel • Fits with local context and works well with local area • Maintain individual settlements - not merging 	<p>Nature</p> <ul style="list-style-type: none"> • Sustainable drainage • Biodiversity • Network of Open space • Maintenance of landscape areas into future • Appropriate garden types/sizes for different people • Open spaces, attractive SuDS • Hedges, vegetation • Maintain open countryside - impression of place in countryside • Maintain individual settlements - not merging 	<p>Homes and Buildings</p> <ul style="list-style-type: none"> • Flats designed as large, sub-divided houses <p>Resources</p> <ul style="list-style-type: none"> • Solar panels – sustainability • Repurpose existing buildings • New technologies • Need for space for electric vehicle charging • Specifications
<p>Built Form</p> <ul style="list-style-type: none"> • Roofscape • Materials to match local history • Bungalows • Avoiding standard house types • Appropriate density • Flats designed as large, sub-divided houses • Variation of house types and styles - large and small properties 	<p>Public Space</p> <ul style="list-style-type: none"> • Network of Open space • Public open space 	<p>Lifespan</p> <ul style="list-style-type: none"> • Consider maintenance into the future • Good build quality – longevity • Maintenance of landscape areas into future • Long term maintenance of streets and lighting • Recognise how we live today. Waste management/bin storage
	<p>Uses</p> <ul style="list-style-type: none"> • Building for an ageing population • Affordable housing • Genuine housing choice for young people • Appropriate garden types/sizes for different people • Think about end user - how people live • New facilities - village halls, play areas 	<p>General</p> <ul style="list-style-type: none"> • Neighbourhood Plan sets design guidance • Difficult to assess design aesthetics • Affordable housing • County-wide approach - joined-up working • Important for individual buildings and large developments • Optimising space. Use basements • Improving eyesore sites • Sense of community - holistic neighbourhoods

7 Poor Development

7.1 Key Findings

The key findings from discussions about developments that attendees considered to be unsuccessful were that:

- Movement networks and parking arrangements were detrimental to quality of place and quality of life. Use of private vehicles was widely considered to be necessary for rural life, which can lead to conflicts when insufficient parking is provided and local roads do not have the capacity to accommodate additional cars.
- Attendees felt that there were cases of over-development ('trying to squeeze too much on site') and that new developments did not offer sufficient choice of home types to accommodate a wide diversity of residents.
- Some new developments appear bland, lacking in character and do not reflect the local character and context or into a cohesive, overarching plan for the growth of the place, which exacerbates their impact.



Figure 7.1: Image of interactive whiteboard showing stakeholder comments (colours have no relationship with NDG characteristics)

Feedback mapped against the NDG's Ten Characteristics

Context			Resources
<ul style="list-style-type: none"> Roof pitch out of context - jars with local character Building not responding to local context 			<ul style="list-style-type: none"> Criteria missing: buildability, usability, maintainability. Long term use and maintenance Build quality lacking - material choice, detailing
Identity			Lifespan
<ul style="list-style-type: none"> Roof pitch out of context - jars with local character Streetscene - hedges, car parking Lifeless, soulless character - lacking character Lack of cohesion and overall plan for new developments Intimidating design. Not blending in with countryside setting Not in keeping with streetscene and local character 			<ul style="list-style-type: none"> Criteria missing: buildability, usability, maintainability. Long term use and maintenance Lack of funding for maintenance. Designing for low maintenance rather than quality
Built Form			General
<ul style="list-style-type: none"> Roof pitch out of context - jars with local character Building not responding to local context Appropriate Density - trying to squeeze in too much on site Over-development of sites. Lack of diversity of house sizes 			<ul style="list-style-type: none"> Design Quality not followed through on New development not supported by infrastructure. Who delivers this? Infrastructure delivery not keeping pace with housing development Process: Would like to see more communication between village/parish, city and developer Economics driving down design quality. Design not valued. Where does funding come from for social infrastructure? Changing demographics of small communities Piecemeal developments over time change character of place Mismatch between policy and design. Caveats in policy wording “Council housing” can be strong community - not delivered well
Movement		Movement (cont.)	
<ul style="list-style-type: none"> Street widths not enough for parking + movement. Leads to parking on pavements Connecting the dots with movement: New development adding pressure to wider road network 	<ul style="list-style-type: none"> Streetscene - hedges, car parking Blocking views Car dominance - developments far away from public transport People need to drive - roads do not have capacity/access to motorways Cycling - topography makes difficult Some rural communities do not have public transport but they need housing Capacity and safety of roads Need to plan for necessary driving Cul de sacs - lack of access/ permeability through developments 		
		Nature	
		<ul style="list-style-type: none"> Flood risk - location is important 	
		Public Space	
		<ul style="list-style-type: none"> N/A 	
		Uses	
		<ul style="list-style-type: none"> Physical and social infrastructure, local centres Lack of diversity of house sizes Delivery of affordable housing - pepper-potting not always working 	
		Homes and Buildings	
		<ul style="list-style-type: none"> Small housing - not enough storage space or space to grow 	

8 Our Place Now

8.1 Key Findings – Positives

Community

A strong sense of community was one of the key attributes that attendees valued about their existing towns and villages, according to the Quick Poll findings (fig. 8.1).

Good design considers how a development proposal can make a contribution to a sense of community by ensuring a relationship between the built environment and quality of life. It involves careful attention to other important components beyond the design of buildings, including provision of social infrastructure ie. the social, commercial and leisure uses and activities on offer.

Changing social and economic circumstances can threaten the viability of some of the infrastructure that supports a vibrant village life and fosters that sense of community. New development should explore opportunities to enhance the provision of local services and amenities.



Figure 8.1: Positives of our place now



Figure 8.2: Negatives of our place now

8.2 Key Findings – Negatives

Movement and Transport

‘Rat running’ was widely considered to be detrimental to the peace and quiet of village life and to the quality of place, according to the Quick Poll findings (fig. 8.2).

Lack of public transport is often a feature of village life, leading to a greater dependence on privately-owned vehicles and a conflict with an acknowledged need to shift to more sustainable modes of transport. This can be exacerbated by the loss of local amenities, an issue highlighted by attendees.

New development can reduce the dominance of vehicles by ensuring connected street patterns that support walking and cycling, responding to pedestrian and cycle desire lines and ensuring that parking is integrated with landscaping to enhance the streetscene.

9 Our Place in the Future

9.1 Key Priorities

Thinking ahead to the future of Winchester’s rural settlements, a number of priorities emerged (fig 9.1):

- Preserving the history and heritage of Winchester’s market towns and rural villages in light of pressure for development was a concern shared by many attendees.
- Whilst attendees wanted new development to be responsive to local character and identity, this should not preclude contemporary styles of architecture. Standard house types are not welcome, as they do not reflect or enhance the distinctive characteristics of these places.
- Enhancing the green infrastructure within villages and protecting the open countryside between villages was a key priority for attendees.
- Ensuring that villages are sustainable by providing homes for all, including the young and the old, is of prime importance to the future of these places.
- Traffic and parking threaten to destroy the quality of village life. Supporting sustainable modes of transport, whilst challenging in a rural context, was high priority for attendees.



Figure 9.1: Image of interactive whiteboard showing stakeholder comments (colours have no relationship with NDG characteristics)

Feedback mapped against the NDG's Ten Characteristics

Context	Nature	Homes and Buildings
<ul style="list-style-type: none"> • Preserve green spaces around villages • Conserve heritage/history • Development to respond to history of place • Protect open spaces around villages 	<ul style="list-style-type: none"> • Preserve green spaces around villages • Preserve best Landscapes • Biodiversity, space for nature. • Villages that are good for nature and wildlife - do more! 	<ul style="list-style-type: none"> • N/A
Identity	Public Space	Resources
<ul style="list-style-type: none"> • Contemporary architecture, sustainable design • High quality materials in development - long lasting • Protect open spaces around villages 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
Built Form	Uses	Lifespan
<ul style="list-style-type: none"> • Contemporary architecture, sustainable design • Range of house sizes available 	<ul style="list-style-type: none"> • Adequate site for Travellers • Opportunities for young people to stay in villages - homes and employment • Community uses • Range of house sizes available • Densify existing places - make sustainable use of land • Variety of house types and sizes - range of demographics • Covid-proofed places. Working from home. Be ready for other pandemics • Local facilities. New development can support local economy • Accommodation fit for care needs - or variety of houses • Make good use of space - regeneration. Brownfield sites. Infill development 	<ul style="list-style-type: none"> • High quality materials in development - long lasting
Movement		General
<ul style="list-style-type: none"> • Traffic management • Transport: better cycle ways, buses, public transport. New technology • New dev next to transport hubs • Reduce dominance of car in villages - white vans, cars cutting through, noise • Safer streets 		<ul style="list-style-type: none"> • Enforcement of unauthorised development • Create new villages rather than expanding existing ones • More pubs, fewer cars, more railways • Community spirit, village character • Don't stifle architectural innovation • More input from local community - role in decision making • The same as it is today! • Organic growth • Sense of pride and identity • Village characteristics - festivals, community events • Modern infrastructure - broadband, sewerage • Adapt places to post-pandemic future - "new normal" • Bustling high street • More flexibility for needed development in rural areas

10 Appendices

10.1 Workshop Details

Location

Marwell Hotel
Thompson's Lane
Colden Common
Winchester
SO21 1JY

Date

Tuesday, November 16th, 2021

Session 1: 15:30 – 17:30

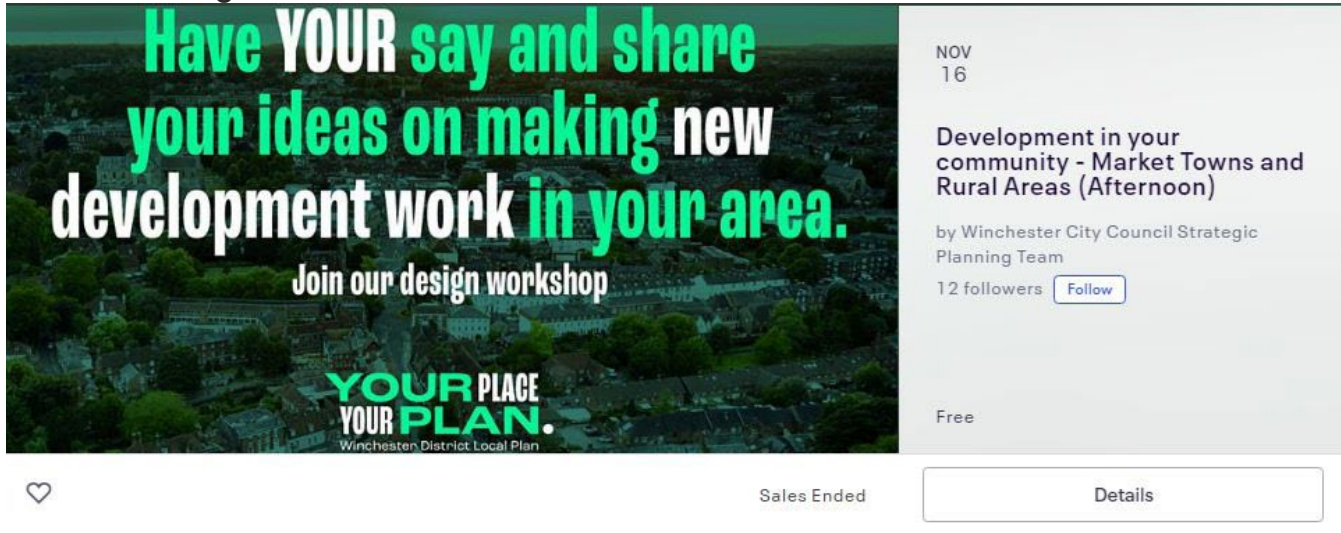
Session 2: 18:00 – 20:00

Attendees

- Session 1 Registered: 50
- Session 1 Attended: 42
- Session 2 Registered: 35
- Session 2 Attended: 24 (approx.)

10.2 Communications

Eventbrite Page



The image shows a screenshot of an Eventbrite event page. The main banner features an aerial view of a town with the text: "Have YOUR say and share your ideas on making new development work in your area. Join our design workshop." Below this is the logo "YOUR PLACE YOUR PLAN. Winchester District Local Plan". To the right of the banner, the event title "Development in your community - Market Towns and Rural Areas (Afternoon)" is displayed, along with the organizer "Winchester City Council Strategic Planning Team", "12 followers", a "Follow" button, and the price "Free". At the bottom of the banner area, there is a heart icon, the text "Sales Ended", and a "Details" button.

Share your ideas on making new development work in your area. Join our design workshop to provide your ideas on your local area.

About this event

This design workshop will concentrate on the Market Towns and Rural Area.

This event is open to anyone that has an interest in the future of the Market Towns and Rural area. Please come along to have your say.

There are two sessions - please only attend the afternoon or evening session.

Date and time

Tue, 16 November 2021
15:30 - 17:30 GMT
[Add to calendar](#)

Location

Marwell Hotel
Thompson's Lane
Colden Common
SO21 1JY
[View Map](#)

Winchester City Council Website Article

<https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/local-plan-events>

www.winchester.gov.uk
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Local plan events

Thank you for all those people that attended the Local Plan design workshops, we are really pleased with the number of people that attended the workshops and the valuable contributions that were made at each workshop.

Three Local Plan design workshops were 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 first workshop focused on the existing design policies, Supplementary Planning Documents (SPD) and other documents including the Local Area Design Statements (LDAS), Shopfront and Advertising SPD and Village Design Statements (VDS). The attendees were asked to consider how well the existing Local Plan design policies were working in 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 the role of High Quality Places SPD/LADs and VDS in light of the Governments recent consultation on a 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 second workshop focused on Winchester Town and was based on themes including transport, green/recreation/urban spaces, design of public spaces, opportunities for improvement and access to facilities.

This session was a mapped based session. Attendees were asked to identify on maps, areas which had opportunity for development and enhancement, how they moved around the city and whether these connections could be improved. The final exercise focused on open space and public realm, asking attendees whether there were opportunities for more open spaces and what improvements could be made to these 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 third 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 well designed places within their villages or areas, photos were submitted by attendees to show well designed features at the workshop. The attendees were then asked to rate the quality of developments within their areas looking at what was 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.

10.3 Workshop Agenda



16/11/21 15:30-17:30 18:00-20:00		Winchester Workshop 3		
Time	Item	Lead		
	Information/equipment to be produced for the session: WCC			
Prep	DSE - Scribe sheets and pens - Structured questionnaire per table (assign scribe)	WCC/DSE		
0 30 mins before start	Set up room, prepare/wipe tables, check equipment etc.	WCC/DSE		
1 3:30 6:00	Attendees arrive, scan QR code, print outs on tables			
2 3:30 6:00 5 mins	Introductions by WCC - Objective of session – to understand how well current planning documents are achieving the desired design outcomes in Winchester’s market towns and rural villages - To understand the vision for the market towns and rural villages to inform the Local Plan - Objectives of engagement by WCC (explore success of VDSs) - Outcomes, feedback (how information will be shared and used to inform new LP)	WCC		
3 3:35 6:05 5 mins	Introduction by DSE - Format of workshop (3 x exercises) - Explain QR code/link - What we are asking of participants (draw on lived experience and aspirations) - What can planning do for you in your local area to make it better? - National Policy – 10 characteristics of NDG for well-designed places - VDS – link between past, present and future - DISCUSS + CHALLENGE EACH OTHER - NB. ASK PERMISSION TO TAKE PHOTOS	DSE		
4 3:40 6:10 10mins	Icebreaker - Quick poll - Do you know what a Village Design Statement is? (yes, no, not sure) - Is there a VDS for your village or nearest village? (yes, no, don’t know) - Have you read your VDS? (yes, no, N/A) - Do you know what the purpose of the Local Plan is? (yes, no, not sure)	DSE		

		<ul style="list-style-type: none"> UPLOAD PHOTO to microsoft form or email to info@designsoutheast.org; include table number and location of photo (+ table number/name as subject heading) <p>NB. BY UPLOADING YOU WOULD AGREE TO YOUR PHOTO BEING USED IN OUR REPORT</p>	
5	<p>3:50 6:20 15 mins</p>	<p>Exercise 1: Successful development = well-designed places</p> <ul style="list-style-type: none"> Discussion around photos, what does a successful development in your village look like? Questions If you have brought a photo, talk around your table about why you chose it, what works well? Why do you think this is a well-designed place? If no photo, think about a development that works well in your town or village. Why is it successful? <p>Action</p> <ul style="list-style-type: none"> Scribe sheet 	DSE/all
6	<p>4:05 6:35 10mins</p>	<p>Show and Tell/Q&A</p> <ul style="list-style-type: none"> Headlines, what is successful, why 	All
7	<p>4:15 6:45 15mins</p>	<p>Exercise 2: Quality of developments - assessment</p> <ul style="list-style-type: none"> Questions Where there are developments that are not/less successful, what is it that doesn't work so well? Discuss/Rate new development in your area against the 10/7 characteristics <p>Action</p> <ul style="list-style-type: none"> Scribe sheet – Rating, 5 stars, 10/7 characteristics 	DSE/all
8	<p>4:30 7:00 10mins</p>	<p>Show and Tell/Q&A</p>	All
9	<p>4:40 7:10 5 mins</p>	<p><i>comfort break</i></p>	
10	<p>4:45 7:15 20mins</p>	<p>Exercise 3: The future of your town/village</p> <ul style="list-style-type: none"> Explainer (DSE) Question Tell us 5 things that you really like about your place? Tell us 5 things that you really don't like about your place? Think about the future of your place in 20 years, how would you like your place to be? What could be changed or improved? Discussion topics: How you move around, quality of open space, what kind of new development 	
11	<p>5:05 7:35 20mins</p>	<p>Show and Tell/Q&A</p>	
12	<p>5:25 7:55</p>	<p>Summary</p> <ul style="list-style-type: none"> Next steps, feedback, thanks 	DSE/WCC
13	<p>5 mins</p>	<p>Cllr Gordon-Smith</p> <ul style="list-style-type: none"> Thank you to participants 	Cllr G-S
14	<p>2 hrs from start</p>	<p>Ends</p>	

10.4 Workshop Explainer Sheet



Winchester Market Towns and Rural Areas Workshop – Explainer

16th November 2021

Before you start:

- **Scan the QR code** to access the survey form and **complete the survey**, or complete a hard copy. Please note this survey is anonymous.
- Nominate a **scribe**, who will take notes of the discussion around your table.
- List your table's **places of residence** (or work)
- Please email your photos to info@designsoutheast.org with your table number as subject heading. **PLEASE NOTE: BY UPLOADING YOUR PHOTO, YOU AGREE TO YOUR PHOTO BEING USED IN OUR REPORT**

Exercise 1: Successful Development – your photo

Discuss your photo:

- Why did you choose this place, what works well?
- Why do you think this is a well-designed place?
- If no photo, think about a new development that works well in your town or village. Why is it successful?

Exercise 2: Assessing and rating new developments

Discuss:

- Are there developments in your town/village/area that are not/less well-designed places?
- What is it that doesn't work so well? What could improve to make better designed places?
- Rate new development against the 7 characteristics of a well-designed place:
(1 = poor, 2 = fairly poor, 4 = average, 3 = good, 4 = very successful)

Exercise 3: The future of Winchester's market towns and rural areas

Discuss:

- Tell us 5 things that you really **like** about your town/village or place?
- Tell us 5 things that you really **don't like** about your place?
- Think about the **future** of your place in 20 years. How would you like your place to be?
- Where/what could be **changed or improved**?

10.5 Survey

Survey: Winchester Market Towns and Rural Areas Workshop

Your response is anonymous.

* Required

1. Where do you live / where is your area of interest? *

2. Do you know what a Village Design Statement is?

- Yes
- No

3. Is there a Village Design Statement for your village/nearest village?

- Yes
- No
- Don't know

4. Have you read your local Village Design Statement?

- Yes
- No

11/15/2021

5. Is your Village Design Statement up to date?

- Yes
- No
- Not sure

6. Do you think the current Local Plan helps to deliver well designed places?

- Yes
- No
- Not sure

7. In general, how would you rate the quality of new development in you area?



8. In general, do you think recent new development fits in well with your local area?

- Yes
- No
- No opinion

9. What do you value most about the place where you live?

11/15/2021

10.6 Spreadsheet of Stakeholder Comments (continues on following pages)

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
<ul style="list-style-type: none"> • Northington, sparsholt 	<ul style="list-style-type: none"> • Northington and sparsholt 	<ul style="list-style-type: none"> • Context - urban grain, an understanding of constraints and opportunities • Meets the brief/requirements • Materials • 'Mandatory vs. Desireable' • Village design statements - need consistency - up to date guidance/legislation • Technical vs. Aesthetics 	<ul style="list-style-type: none"> • Northington - loss of smaller/more affordable dwellings, change in 'grain' of development • Sparsholt - parking, lack of communication/consultation 	<ul style="list-style-type: none"> • Difficult to comment when there is no new development in sttlement
		<ul style="list-style-type: none"> • Adequate infrastructure to meet development • Adequate space for development • Does design fit in with context of village (infill or larger developments) • Density pushes development towards certain designs on larger developments • Building for aging population. 	<ul style="list-style-type: none"> • Area designed to fill plot • Doctors + dentists + infrastructure • Current pavements not wide enough with overgrown hedges • Cycle routes 	<ul style="list-style-type: none"> • Movement = 4 • Nature = 1,3,4 • Built form = 3 • Identity = 3 • Public spaces = 3 • Uses = 3 • Homes and buildings = 3
<ul style="list-style-type: none"> • Overton, Micheldevon, Kings Worthy, New Alresford 		<ul style="list-style-type: none"> • Car park spaces • Footpaths • Gardens • Adoption • Local materials • Views 	<ul style="list-style-type: none"> • Non use of local materials • No sense of placel back filling • Modern against old • Desing okay but sitting wrong 	

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your tow/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
<ul style="list-style-type: none"> • Rural character - lack of uniformity • No street lighting • Sufficient (small) services 	<ul style="list-style-type: none"> • Lack of public transport • Excessive ttraffic/rat run • Community (short term) vs. Community (long term) 	<ul style="list-style-type: none"> • Carbon zero • Electric cars • Renewables • Move towards commnity
	<ul style="list-style-type: none"> • Shortcut from motorway (lorries) to neighbouring village - main road 	<ul style="list-style-type: none"> • Better transport (would be nice) • Cycleways • More people working from home - broadband varies in areas
<ul style="list-style-type: none"> • Community - friendlieness • Good range of shops • Good transport links 	<ul style="list-style-type: none"> • Parking issues • Lack of 5yr housing land supply - puts village under pressure • Too many cul de sacs 	<ul style="list-style-type: none"> • More local input
<ul style="list-style-type: none"> • Rural environment • Historic character • Community spirit, social cohesion, hubs 	<ul style="list-style-type: none"> • Traffic - used as rat run • Motor bikes 	<ul style="list-style-type: none"> • Preservation of character areas and conservation area • Reduced traffic/improve public transport • Protection of strategic gaps

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
<ul style="list-style-type: none"> Badger Farm, Colden Common, Cishops Waltham 				<ul style="list-style-type: none"> Movement = 3 Nature = 1/2 Built form = 3 Identity = 2 Public spaces = 2 Uses = 0 Homes and buildings = 1
<ul style="list-style-type: none"> Worlds End, Swanmore, Wickham 		<ul style="list-style-type: none"> Sustainability Affordable housing Overview need to consider impacts of developments in other areas on the environment in Winchester district Traffic impact, rat running 	<ul style="list-style-type: none"> Wickham: 2 areas of development: <ul style="list-style-type: none"> 1 by main road, playground by edge of road, buildings well designed, expensive family homes, no storage space, church land o/s, hidden cars to rear, some affordable housing owned by Wickham community land trust. 2 - Small supported by community, lack storage, minimal room sizes, close to village and amenities, small for families, motorbikes are growing issue. Areas such as Worlds End - issues move around mobile homes on fields - not sustainable but they get away with it - these things not particularly relevant 	<ul style="list-style-type: none"> Movement = 1 (no safe pedestrian route) Nature = 2 Built form = 4 Identity = 4 Public spaces = 4 Uses = residential Homes and buildings = 4
<ul style="list-style-type: none"> Waltham Chase, Wickham 		<ul style="list-style-type: none"> Materials Orientation of dwellings (pvs) Landscaping parking space sizes Character in keeping Size mix Open space Suitability for differing age groups 	<ul style="list-style-type: none"> Mimic what is not good design in first place 	<ul style="list-style-type: none"> Movement = 1 Nature = 1 Built form = 1 Identity = 2 Public spaces = 2 Uses = 1 Homes and buildings = 3

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your town/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
<ul style="list-style-type: none"> • Standalone community with own village centre • Rural • Protecting gap between villages 	<ul style="list-style-type: none"> • Lack of transport to main towns • No authority overseeing or enforcing what the planners have imposed as conditions 	<ul style="list-style-type: none"> • Today's developers put in and commit to long term management of communal areas and common parks • New standalone villages - doesn't have to be reflective of it's surroundings - becomes it's own identity
<ul style="list-style-type: none"> • Peace and quiet - wildlife animals • Community • Value of medieval village 	<ul style="list-style-type: none"> • Mobile homes on fields destroying wildlife, • Threat to communities from development • Villages have reached capacity to expand • Need to avoid sprawl, no overview 'solent city' 	<ul style="list-style-type: none"> • Would like hamlet to remain as it is now, communities still exist - not becoming suburban, don't want uncoordinated incremental development that spoils character • Influx in travellers needs to be controlled.
<ul style="list-style-type: none"> • Village character and history. Rural setting, community spirit 	<ul style="list-style-type: none"> • Transport based around car • Lack of facilities • Lack of railways • Lack of active travel options (footpaths and cycleways) • Shops for local people 	<ul style="list-style-type: none"> • Fewer cars

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
<ul style="list-style-type: none"> Swanmore, Wickham/ Knowle 		<ul style="list-style-type: none"> Open spaces No boiler plate property designs In keeping property designs - shapes/layouts 		<ul style="list-style-type: none"> Movement = 2 Nature = 1 Built form = 3 Identity = 2 Public spaces = 2 Uses = 2 Homes and buildings = 1
<ul style="list-style-type: none"> Compton, Durley/Upham, Burridge 		<ul style="list-style-type: none"> Sympathetic to landscape - sightlines, trees, elevations etc. Infrastructure good - amenities available and can support it Adequate parking, bins, fencing, soft landscaping Not boring Drainage infrastructure to be able to cope Minimising the affect on existing residents and properties Future maintenance Community needs to be engaged Safety - sightlines at junctions 	<ul style="list-style-type: none"> Planning process - ignored by developer Goal posts reached by government Needs to have teeth - design code 	
<ul style="list-style-type: none"> New Alresford/ Kings Worthy 		<ul style="list-style-type: none"> Permeability/legibility Local materials but avoids standard house types Conscientious car parking Kings Worthy - good use of brick and flint New build well received - can inspire other new build 	<ul style="list-style-type: none"> Chicken sheds - Kings Worthy - contemporary Landscaping/promises are kept Deliverable Not linking easily to new footpaths 	<ul style="list-style-type: none"> Movement = 4 Nature = 4 Built form = 0 Identity = 4 Public spaces = 0 Uses = 0 Homes and buildings = 0

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your tow/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
<ul style="list-style-type: none"> • Peace and quiet • Open spaces • Countryside 	<ul style="list-style-type: none"> • Poor facilities (shops) • Poor road infrastructure design and upkeep • Parking 	<ul style="list-style-type: none"> • Expanded gaps and green spaces
<ul style="list-style-type: none"> • Maintain character - balanced • Community spirit/sense of community • Preserving the landscape • Protecting the footfall and countryside 	<ul style="list-style-type: none"> • Traffic - used as rat run • Pollution - light, noise, fumes, dust • Flytipping and litter 	
<ul style="list-style-type: none"> • Adaptability • 20 Minute town 	<ul style="list-style-type: none"> • Lack of opportunity for local jobs, potential for village 	<ul style="list-style-type: none"> • New alresford - age demographic being too high • Wouldn't want to lose the community feel

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
<ul style="list-style-type: none"> Hursley, Durley, Bishops Waltham, Colden Common, Swanmore 		<ul style="list-style-type: none"> Provides choice for all of society - especially affordable (in a general sense) housing for younger people Is well connected - importance of bus routes in rural areas Is designed to manage water - details of existing surface water flows should be provided 		<ul style="list-style-type: none"> Movement = 2 Nature = 2 Built form = 0 Identity = 0 Public spaces = 0 Uses = 0 Homes and buildings = 0
<ul style="list-style-type: none"> Itchen Abbas, Northington 	<ul style="list-style-type: none"> Hab development, Kings Worthy compared with Northington 	<ul style="list-style-type: none"> Well designed open space Affordable homes built in - rentable Access to transport is quite good (but not excellent) Well built as well as high quality materials Well designed properties with light rooms and good views out Energy generation EV charging available at central point 	<ul style="list-style-type: none"> Roof pitches being out of sync with older properties nearby No access to public transport Cost of managing open spaces fall to owners, who then resent others doing it If only a few homes have been built, then the VDS is still relevant for design but not for climate change 	
<ul style="list-style-type: none"> Durley, Bishops Waltham, Soberton, Curdridge 		<ul style="list-style-type: none"> Sympathetic to surrounding area, blending/ fitting in Good choice of materials Even if a place doesn't have a VDS and signature architectural style doesn't mean this can't be achieved Not new build Adds value to surrounding area 	<ul style="list-style-type: none"> Look okay from a distance but lower quality finish Give more power to the parish councils and community to input into developments Need to think of traffic provisions of surrounding villages More transparency on where money is spent Development doesn't make a contribution to the community and impact 	

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your tow/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
<ul style="list-style-type: none"> • Places that promote community interaction • Range of house types to suit the community • Local facilities - shops for everyday needs • Development that takes landscape into account 		<ul style="list-style-type: none"> • Traffic management • Character of landscaped conserved
<ul style="list-style-type: none"> • Individualism of the dwellings • Rural • Centre focus on church, old school house, village - historic architecture of buildings • Recreation area on estate • Strong sense of community 	<ul style="list-style-type: none"> • Poor internet connection • Schools are not in village • Traffic on roads - traffic goes through village • Poor bus service • Young people hardly there 	<ul style="list-style-type: none"> • The parish has a parish plan - approved by the whole village • The village wants it to look just the way it is now • They want to see restoration of rural buildings as homes, local employment - rural offices • No infilling or ribbon developments • 3 Hamlets: Northington, Totford, Swarraton • Totford is separate and should remain so. They want a village that is more walkable with a footpath along the B3046
<ul style="list-style-type: none"> • Community • Facilities • Open spaces • Right of way 		<ul style="list-style-type: none"> • Ability to adopt, settlement heart - avoid incoherent sprawl • Good communities consider end user • Sustainability
<ul style="list-style-type: none"> • Rural communities • Character 	<ul style="list-style-type: none"> • Transport links 	<ul style="list-style-type: none"> • Organic growth, bring old railways back into service as sustainable transport

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
		<ul style="list-style-type: none"> • Legible pedestrian routes - pathways • Use of space and place cleverly • Sustainability - PV, EV charging, heating • Sense of space/ openness 	<ul style="list-style-type: none"> • Overly dense (loss of trees) = loss of screening, loss of rural character • Lack of provision for cars and bins • Lack of architectural variance = mono developments • Lack of identity 	
	<ul style="list-style-type: none"> • Redrow - wow 	<ul style="list-style-type: none"> • Attractive, variation but commonality • Traditional appearance • Well designed • Popular • SuDS - features, wildlife, children play • Garages not wide enough • Not just about building design • Quality of landscape • Pitched roofs better than flat 	<ul style="list-style-type: none"> • Ugly flats west of Waterlooville, need good location • Flood plain - farrindon new houses flooded • Respect context • Materials • Land bought too early • No overview • No big picture • No continuity • Need to get the code right • Lack of facilities and services 	<ul style="list-style-type: none"> • Talked generally so haven't scored a specific site
	<ul style="list-style-type: none"> • Winchester village 	<ul style="list-style-type: none"> • Access to green space and countryside - public footpath - inclusive • A sense of community • High quality design - variation of designs • Inclusive of cycle and footways • Low density housing which reflects surrounding area • Good landscaping 	<ul style="list-style-type: none"> • Lack of connectivity/movement • Poor quality materials - do not last/date well • Affordable homes not integrated well • Lack of green space and no community feeling. Too high density • Garages in groups create unsafe places • Poor quality development - soulless • Do not respect local character and appearance 	<ul style="list-style-type: none"> • Movement = 1 • Nature = 2 • Built form = 1 • Identity = 1 • Public spaces = 2 • Uses = 3 • Homes and buildings = 1

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your tow/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
		<ul style="list-style-type: none"> • Materials that have stood the test of time • Settlement gaps that have been retained/ strengthened • Improved/retained biodiversity corridors • The place to still feel like the place
<ul style="list-style-type: none"> • Quality of materials - natural • Amentities - shops, village halls, doctors • Historic character • Square • Traditional market town • Sense of community • Feels like a villages • Local village events • Quaint in spite of houses 	<ul style="list-style-type: none"> • Disused sites - petrol station, palace ruins • Rat runs • Unaffordable • Difficult for residents to drive to shops due to tourists 	<ul style="list-style-type: none"> • Same as it does now - Wickham • Regenrated • Keep community feel • Ugly flats regenerated
<ul style="list-style-type: none"> • High quality design • Maintaining open space/ gaps between settlements • Community - sense of place and variation in property creates this • Connectivity/permeability 	<ul style="list-style-type: none"> • Lack of community facilities - results in lack of community spirit • Lack of varied demographic 	<ul style="list-style-type: none"> • Varied community - from varied homes - type/size • High quality design

Exercise 1			Exercise 2	
Name of town/ nearest place	Name and location of development	Why did you choose this place? Why do you think this is a well-designed place?	Are there any developments in your town/village/area that are not well- designed places? What is it that doesn't work so well?	Rate new development against 7 characteristics of a well-design place
<ul style="list-style-type: none"> • South Wonston, Winchester, Sparshot, Micheldevon 			<ul style="list-style-type: none"> • VDS - not used effectively in the planning process • VDS approval - need resources to support review and approval if they are so important • Over development in the space where one property was previously • Neighbourhood plans - not engaged by WCC historically • Nature not encouraged • Replacing smaller houses with 5/6 bedroom homes - changing the demographic balance • Scale in keeping with the other properties 	<ul style="list-style-type: none"> • Movement = 1 • Nature = 1 • Built form = 1 • Identity = 1 • Public spaces = 1 • Uses = 1 • Homes and buildings = 1

Exercise 3		
Tell us 5 things that you like about your town/village or place	Tell us 5 things that you do not like about your tow/village or place	Think about the future of your place in 20 years. How would you like your place to be? Where/ what could be changed or improved?
<ul style="list-style-type: none"> • Community facilities - shops, churches, pub, sports pitches • Accessibility to rural space - walks, cycle track • Appreciate nature and open space • Diverse community - affordable houses, different ages • Community spirit - belonging, social events • Beautiful - classic Hampshire character 	<ul style="list-style-type: none"> • Being a rat run/traffic • Inappropriat development - in wrong place/wrong size • Lack of some amenities - shops 	<ul style="list-style-type: none"> • Keep it as it is now - enjoy dark skies and no pave walks • Be connected - broadband/sewage • Sustainability improved • Public transport enhanced • Improved dangerous roads, speeds, quality of vehicles • Preserve the market towns - they are an asset

10.7 Mapping of community feedback onto NMDC design parameters

The recently published National Model Design Code (NMDC) and Guidance provide a basis for the production of design codes by local authorities. Design codes are intended to provide greater certainty about the quality of design outcomes, with the content and level of detail in design codes varying according to the scale at which a code is applied.

The NMDC is founded on the idea of community engagement as the basis for understanding what is 'locally popular'. These workshops sought to understand what is 'locally popular' in the context of Winchester's Market Towns and Rural Villages to inform local design policy and guidance to shape future developments and ensure high quality outcomes.

In the following tables, the findings from the engagement workshops have been mapped onto the ten characteristics and design parameters set out in the NMDC (page 8). These suggest how an ongoing process of engagement might inform the development of locally specific Village Design Codes.

NMDC Design Parameter	Successful Developments	Poor Developments	Future Places
Context			
Character types		*	
Site context	*		*
Site assessment	*		
Historic assessment			*
Heritage assets	*	*	*
Movement			
Street network	*	*	
Public transport		*	*
Street hierarchy			
Walking and cycling	*	*	
Junctions and Crossings	*		*
Inclusive Streets	*	*	*
Car parking	*	*	
Cycle Parking			
Utilities and Services	*		

NMDC Design Parameter	Successful Developments	Poor Developments	Future Places
Nature			
Network of spaces	*		
Open space provision	*	*	*
Green Infrastructure	*	*	*
Design		*	
Working with water			
SUDS	*		
Flood risk		*	
Net gain			

NMDC Design Parameter	Successful Developments	Poor Developments	Future Places
Built Form			
Density	*	*	*
Whether buildings join			
Types and forms	*	*	*
Blocks	*		
Building line			
Height	*		
Identity			
Local character	*	*	
Legibility	*		
Masterplanning		*	
Design of buildings	*	*	*
Public Space			
Primary	*		
Local + secondary	*		
Tertiary	*		
Meeting places		*	
Multi-functional	*		
Home zones			
Secured by design			
Counterterrorism			
Uses			
Efficient land use			*
Mix	*	*	
Active frontage			
Housing for all	*	*	*
Type	*		*
Schools			
Community facilities	*	*	*
Local services	*		*

NMDC Design Parameter	Successful Developments	Poor Developments	Future Places
Homes and Buildings			
Space standards		*	*
Accessibility	*		*
Light, aspect, privacy			
Security			
Gardens + balconies	*		
Resources			
Energy hierarchy			
Energy efficiency	*		*
Neighbourhood energy			
Embodied energy	*		*
Construction	*	*	*
MMC			
Water			
Lifespan			
Management Plan	*	*	*
Participation			
Community			



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