

D1 – High quality, well designed and inclusive places

- Support - 34
- Neither support of object - 18
- Object – 22
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The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments in support of D1 – High quality, well designed and inclusive places		
Respondent number	Comment	Officer comment
	Support for policy	
ANON-KSAR-NK47-N	I support this policy so long as there is full community engagement as part of a design process which ultimately leads to good design that incorporates the need for wellbeing, biodiversity and quality of life.	Noted. This is required in the policy.
ANON-KSAR-NKZU-S	SH26 is supportive of this policy, incorporating a well design scheme through the delivery of a design code, use of materials, building heights and massing that conform with the surrounding character. In addressing issues of the consultation, a low density scheme of 15-20 dph is proposed on the site that has dual connections through a vehicular pedestrian access on to Twynhams Hill, as well as a footpath/cycleway on to the High Street providing a high quality development.	Noted.

<p>ANON-KSAR-NKYT-Q</p>	<p>I do support this policy in general but until and unless the infrastructure for roads for access to and across the city and district is in place together with an integrated public transport system, together with a plan to make 'Winchester Town' car free it will be impossible to meet these objectives. The 'feel' of local places, not only their historic buildings, but also the environment surrounding them, with open spaces and markets, community centres and village halls where people whether visitors or residents met and interacted, needs to be preserved, enhanced or restored. The work/life balance is continuing to evolve, with Winchester not only being an administrative hub, but also a significant university town and education/research centre and surrounded by a unique natural environment, all of which should be advantageous for the area to flourish in a sustainable way in the future, without the need for major redevelopment on a large scale, as was the solution for 'growth ' in the past. The only type of housing which is needed now and in the foreseeable future is social housing whether in Winchester Town or in suburban or rural areas of the whole District.</p>	<p>Comments noted. The Plan does aim to meet a range of types of housing as directed by the government's standard method and the local evidence in the Strategic Housing Market Assessment. But the need for affordable housing is recognised. Policy D2 seeks to provide more detail on how design proposals should respond to the context of Winchester Town.</p>
<p>ANON-KSAR-N85A-D</p>	<p>[This response should be read in conjunction with the full copies of the 'Bishop's Waltham Representations to the Winchester Local Plan Regulation 18 representations OBO Crest Nicholson' representations submitted by email to: planningpolicy@winchester.gov.uk on 14/12/2022 from h.james@nexusplanning.co.uk, which includes the relevant figures, footnotes and appendices, with correct formatting]</p> <p>Crest Nicholson fully supports the Council's objective of achieving high quality, well designed and inclusive places through draft Policy D1. Crest Nicholson is committed to enhancing the communities of Winchester (notably, Bishop's Waltham) through making good design fundamental to all its proposals in the district. Indeed, Crest Nicholson is already delivering high quality development on land</p>	<p>Noted</p>

	<p>adjacent to the Site following the allocations made by LPP2, and in doing so has demonstrated a good understanding of the local vernacular (as evidenced by the Council granting planning permission in the context of Policy DM15 of LPP2).</p> <p>Crest Nicholson also notes the specific design requirements for development in Market Towns under draft Policy D4 and would be committed to working collaboratively with the local community of Bishop's Waltham to inform the design framework and place making principles for the development of the Site, should it be allocated.</p> <p>Crest Nicholson will develop a proposal of high-quality design that responds to the established local context of the area and is informed by the design principles of draft Policies D1 and D3, the 10 characteristics of good design set out in the National Design Guide and the objectives of paragraph 126 of the Framework.</p>	
ANON-KSAR-N8MP-M	<p>[This response should be read in conjunction with the full copies of the 'North Whiteley Representations to the Winchester Local Plan Regulation 18 representations OBO Crest Nicholson' representations submitted by email to: planningpolicy@winchester.gov.uk on 14/12/2022 from j.grist@nexusplanning.co.uk, which includes the relevant figures and appendices, with tables correctly formatted]</p> <p>Crest Nicholson fully supports the Council's objective of achieving high quality, well designed and inclusive places through Strategic Policy D1. Crest Nicholson is committed to enhancing the communities of Winchester (notably, North Whiteley) through making good design fundamental to all its proposals in the district. Crest Nicholson also notes the specific design requirements for development in the South Hampshire Urban Areas under Strategic Policy D3 and is committed to working collaboratively with the local</p>	Noted.

	<p>community to inform the design framework and place making principles for the further development of the North Whiteley MDA.</p> <p>Crest Nicholson will develop a proposal of high-quality design that responds to the established local context of the area and is informed by the design principles of Strategic Policies D1 and D3, the 10 characteristics of good design set out in the National Design Guide and the objectives of paragraphs 126 and 130 of the Framework.</p>	
ANON-KSAR-N8Q1-S	<p>The desire for a high-quality public realm incorporated into design processes for new developments is supported, and it will be important that developments respond to the local character and existing identity of the area.</p> <p>Proposals for new development measures to minimise carbon emissions should be required, and in this regard, support is given to part iv of the policy which encourages proposals to connect green/blue infrastructure, accessible cycling, and walking routes to local services and active travel considerations.</p>	Noted.
ANON-KSAR-N81K-K	<p>The draft Local Plan sets out that WCC will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport whilst ensuring development responds positively to its setting (paragraph 5.71). Welbeck is in support of the recognition of benefits which can occur from locating housing in the right place to ensure the most efficient use of land and local service provision by locating new housing where it will be in proximity to essential services, facilities and infrastructure, helping to achieve a sustainable pattern of development.</p> <p>Policies D1-11 promote high-quality, well-designed and inclusive places. Welbeck notes that the draft policies cover a number of</p>	The Council is engaging with the promoters of each site in the plan to ensure what is proposed is deliverable. This is supported by ongoing advice from viability consultants.

	<p>requirements, and it is essential that WCC does not seek to extend the criteria too far to render all development opportunities undeliverable. Should WCC be considering adding any further requirements this will need to be fully tested by the evidence, including the viability assessment.</p> <p>Given the range of sites WCC is currently consulting upon for potential allocation, and the likely requirement to include a high number of these site as allocations to meet housing and development needs, WCC should not seek to impose a specific strategy for these requirements to be delivered, in terms of quantum or order. WCC should be taking a more well-rounded approach and review these on a site-by-site basis, through constructive discussions with developers and landowners and having regard to site specific circumstances. The NPPF and PPG set out the importance of early engagement and this applies not only to applicants but the LPA as well. Therefore, WCC should take every opportunity to engage now with developers and landowners to establish what can realistically be delivered on each strategic site. The policy should reflect the need for this level of flexibility to deliver much needed growth.</p>	
<p>BHLF- KSAR- N8TG-J</p>	<p>We support the need for proposals to demonstrate use of a thorough design process, including the 10 elements set out in the policy. The premise of the policy is that development should make a "positive contribution to the area" which is supported in principle, but there is no clear statement of what amounts to such a positive contribution.</p> <p>We consider element 2 would be accord better with the aims of the Plan in relation to the natural environment if the word "landscape" is inserted, to read .".....responds positively to its immediate and wider landscape setting....."</p>	<p>The term positive contribution is considered appropriate as it sets the correct expectations for how the design process should be carried out.</p> <p>Landscape is only one consideration in the setting – for instance urban form, historic environment are also relevant in this context.</p>

BHLF-KSAR-N8ZJ-U	Sovereign supports the encouragement for community engagement at section 5.5 which it agrees is also integral to the design process. Sovereign will continue to promote developments in the District that have been developed following an iterative and inclusive process leading to successful placemaking. This includes support for the pre-application service albeit that it should continue to provide guidance to applicants in a timely fashion and be adequately resourced. Sovereign would also support the design-led approach explained in paragraph 5.41 which should result in the end product being the best design solution for the site. Summarising the above, Policy D1, which encourages developers to promote development that would make a positive contribution to the area and be as a result of a collaborative process leading to the finalised design, is supported.	Noted.
BHLF-KSAR-N8ZF-Q	Dudsbury Homes is committed to delivering high quality well-designed housing schemes, so fully supports these policies.	Noted
BHLF-KSAR-N8BF-Y	<p>Whilst the policy is supported in principle, it will not always be applicable to all development. Where relevant, the policy should set out the expectations for minor and major scale development; the only exception included as drafted is the exclusion of householder development.</p> <p>There is no need to include energy efficiency and low carbon requirements in the design polices where they are covered by the carbon neutral (CN) policies</p>	<p>Minor developments (e.g., say, six dwellings) should also follow the proposals in this policy. But the policy has been rewritten to try to be clearer about expectations.</p> <p>In this case it is considered helpful to have a cross reference to the Council's expectations in policy CN1 to ensure these aspects are considered early in the development process.</p>
BHLF-KSAR-N8BS-C	BSP believe in building beautifully for future generations and building with legacy in mind. This legacy led approach sets BSP apart and allows them to positively engage with local communities	Noted.

	and create sustainable places to be proud of. The BSP ethos is to create attractive and thriving new communities for people to enjoy living and working, now and in the future. The policy is synonymous with the BSP approach, ensuring that buildings are designed with the future in mind to enable carbon neutral living.	
BHLF-KSAR-N8BX-H	Well Designed Spaces Strategic Policy Spaces D1 The Trust fully supports WCCs aspiration to promote health, social and cultural wellbeing through good design and beautiful places that encourage 'staying well' through walking, cycling and other health activity.	Noted.

Comments which neither support or object to D1 – High quality, well designed and inclusive places		
Respondent number	Comment	Officer comment
ANON-KSAR-NKBJ-P Soberton Parish Council	High Quality, well designed and inclusive places Householder and change of use should not necessarily be excluded from all the requirements.	Agreed. Revised policy seeks to distinguish between householder and other applications.
ANON-KSAR-NK29-N	Page 58 – Add 'Nature-based Solutions' to diagram Page 64 – Add 'Nature' to outer circle of diagram Page 71 – Add 'Nature-based Solutions Supplementary Planning Document' to Nature/Evidence cell D1 – Add reference to/requirement for a Sustainable Drainage System (SuDS) D1 – Add point xi requiring proposals to demonstrate that the role of embodied carbon has been considered as part of the design process.	The diagram on page 64 is taken from the national design guide and so it would not be appropriate to change. There is currently no commitment from the Council to produce a Nature-based solutions SPD. The approach to suds is

		already set out in emerging policy NE6.
ANON-KSAR-NKDG-N	<p>Policy D1 should include a requirement for SUDS.</p> <p>Policy D1 - point (xi) should be added to include a requirement for proposals to demonstrate that the role of embodied carbon has been considered as part of the design process.</p>	These aspects are dealt with in policies NE6 and CN1.
ANON-KSAR-NKUC-2	No comments submitted	Noted.
ANON-KSAR-N8YM-W	BSP support the high quality design principles of Policy D1, and these have been reflected in the emerging vision for the proposals at Fairthorne Grange. In particular, it is acknowledged that high quality design should be responsive to both local and wider context. The emphasis on high quality public realm and connections to green and blue infrastructure are also fundamental aspects of the proposals at Fairthorne Grange. Alongside, the need for a landscape framework to support proposals, and the emphasis on measures to reduce carbon emissions are closely aligned with BSP's approach at Fairthorne Grange.	Noted.
ANON-KSAR-NKAB-D	BSP support the high quality design principles of Policy D1, and these have been reflected in the emerging vision for the proposals at Land North of Rareridge Lane. In particular, it is acknowledged that high quality design should be responsive to both the local and wider context. The site is on the edge of the settlement of Bishop's Waltham, and represents a logical and sustainable urban extension between the north-eastern edge of the settlement and the southern edge of the National Park. The site's position as the interface between the settlement of Bishop's Waltham and the National Park means that it represents a natural boundary to the settlement and is self-contained. The proposed landscape strategy for the site has been designed to respond to the local environment, with inclusion of woodland belts and landscape buffers aligning with key boundaries and	Noted.

	views beyond the site. There will also be a particular emphasis on native planting.	
ANON-KSAR-N81Y-1	<p>The draft Local Plan deals with design issue across the district, focusing on Winchester Town on page 78. The general aspirations of this section of the Local Plan are supported by our clients.</p> <p>This section of the Local Plan references design workshops that took place to inform the proposals within the Local Plan. At para 5.61 it is stated that “in addition, the Vision proposed the retention and enhancement of existing green open spaces, the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the High Street.” Paragraph 5.62 goes onto state that “significant opportunities for the retention and enhancement of open space were identified. For clarity, it is worth noting that the identified opportunity as Bushfield Camp should be delivered by a landscape focused employment led development. See Policy W5”.</p> <p>This section of the draft Local Plan includes an image of green spaces and shows the Bushfield Camp site all as one green space. Whilst we recognise that the text in the plan acknowledges the draft Bushfield Camp allocation, this image is misleading and could indicate that the entire area of the site is green space. We would request that the image shown is amended, potentially to overlay the existing camp area and agricultural field so it is clear that the entire site will not be secured as open space. The image would also benefit from a key.</p>	<p>Agreed diagram on page 89 could be misleading, and in any event adds little to understanding.</p> <p>Proposed Response –</p> <p><u>Delete diagram from page 89 of the Plan.</u></p>
BHLF-KSAR-N8T8-3 Olivers Battery Parish Council	<p>Community engagement is accepted as integral to the design process as it leads to a better informed scheme which identifies and addresses local issues. Good design will rarely be achieved where this iterative and inclusive process is not undertaken from the beginning of the project (Clause 5.5).</p> <p>Community engagement is included as stage 2 in a design-led approach (Clause 5.41).</p> <p>Consequently, community engagement must be implicitly included as a requirement in Strategic Policy D1.</p>	<p>Policy reworded to make it clearer what aspects are considered relevant to householder applications. Community engagement is a requirement for planning applications and it is considered not necessary or appropriate to repeat those requirements here, when they may be subject to change via</p>

	<p>WCC offers a pre-application advice service, which encourages early proactive engagement and potential issues can be raised. OBPC proposes that PCs are also invited to pre-application meetings, so local issues can be identified and addressed as part of the community engagement.</p> <p>The importance of an overarching strategic policy that clearly sets out the design process that all developers must follow is confirmed (What are we aiming to achieve?). However, householder applications and change of use are excluded from Policy D1. OBPC contends that the first two items in the list of things that should be demonstrated are relevant to householder applications and change of use, namely:</p> <ul style="list-style-type: none"> i. 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; ii. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area; <p>Basic design principles apply to all developments, so “householder” applications and “change of use” must be explicitly included.</p>	<p>national legislation or the Statement of Community Involvement.</p>
<p>BHLF- KSAR- N8TZ-5</p>	<p>Under the heading 'Living Well' i. Add 'horse riding and carriage driving'.</p> <p>The starting point for comments is the National Planning Policy Framework paragraph 100, which states, “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”</p> <p>There are a number of inconsistencies throughout the Plan in both policies and supporting text, where public rights of way are sometimes referred to as ‘rights of way’ and sometimes as ‘footpaths’, including where the latter have higher rights and are open to a wider range of users as they are bridleways (can be used by horse riders and cyclists) or restricted byways (can also be used by carriage drivers).</p> <p>It should be noted that disabled people in mobility buggies can use all rights of way, from footpaths upwards as in law they are considered as</p>	<p>Comments are noted though it is not considered appropriate to add them to this chapter. Remarks regarding footpaths and rights of way are noted and will be considered further in the next iteration of the Plan.</p>

	<p>pedestrians; though of course the challenge for them can be getting through a gate. The removal of barriers and creation of ramped access will make the paths more accessible to all.</p> <p>Riding and carriage driving provide the means for many older, less-abled or disabled people to enjoy exercise and explore the wider countryside in a way that they'd be unable to on foot. Many women who ride horses frequently do so on their own and feel safer than they would walking alone on foot.</p>	
BHLF-KSAR-N8RZ-3	<p>Local councils should be invited to pre-application meetings, so local issues can be addressed appropriately in good time and involve local communities.</p> <p>Basic design principles must apply also to householder applications and change of use and this should be included in Policy D1. The design should show how it makes a positive contribution to the area and enhances the neighbourhood.</p>	<p>It is not considered appropriate for Parish Councils to have a formal role on pre-application meetings – though the plan sets a clear expectation that community engagement is undertaken and informs the design process.</p>
BHLF-KSAR-N8Z7-8 South Downs National Park Authority	<p>(1) Conserving and Enhancing the Natural Beauty of the Area The landscape is the foundation for all other special qualities of the SDNP, including its setting, views, tranquillity, and unspoilt places and its distinctive towns and villages. With this in mind, the SDNP covers approximately 40% of Winchester District and a significant proportion of the remainder of the District is within the setting of the SDNP. Development within the setting of the SDNP must be sensitively located and designed to avoid or minimise any adverse impacts on the SDNP in line with Paragraph 176 of the National Planning Policy Framework (NPPF). We welcome the emerging local plan's recognition for the need to protect and enhance landscape character. With this in mind, we recommend that the following policies are updated to include appropriate references to the need to avoid and/or minimise any potential adverse impacts on the SDNP, from development within its setting, in terms of landscape character, safeguarding views, tranquillity and dark night skies. These are; Policies</p>	<p>Consideration of the potential impact of proposals upon the South Downs National Park is addressed in emerging policy NE8 (the supporting text to this is proposed to be amended to provide further guidance on this). The Plan should be read as a whole and as such there is no need to mention this in Policy D1.</p>

	<p>D1 (High Quality, Well Designed and Inclusive Places), D2 (Design Principles for Winchester Town); D4 (Design Principles for Market Towns and Rural Areas), D5 (Masterplan), NE12 (Equestrian Development), NE13 (Leisure and Recreation in the Countryside), and NE14 (Rural Character).</p>	
<p>BHLF- KSAR- N8BD-W</p>	<p>Paragraphs 5.37-5.41 - Six stages in the Design Process Objections and comments The Design Process suggests that the community is only involved at one stage but engagement with the community should be a continuous process so that a development is co-created at all stages. This needs to be referred to. Objections and comments The aspirations in this policy and the design section of the Plan are excellent, but smaller urban and suburban developments require different design approaches than the more substantial (often greenfield) developments. This is not sufficiently recognised in the 'six stages of the design process'; nor in this and other policies in the Plan which tend to be most relevant to larger scale developments. Many of the provisions are therefore not appropriate for smaller developments and the Trust suggests a separate policy or policies are needed for these. For greenfield/larger sites: The Plan's design aspirations could be difficult to enforce, as it is large developers that are likely to be promoting development on these larger sites. They will have significant power while lacking design ability and are unlikely to employ a good designer. The Trust therefore proposes the following additional policy or paragraph to reduce the scope for a developer to avoid the design aspirations as much as possible and stop the unsatisfactory pattern of 20th and 21st century developments, providing featureless, monotonous car dominated suburbs: "An applicant will be expected to set out how it is intended to create a visual vocabulary using a network of landmarks, each of which acts as a means of recognition and navigation around the proposed development. It</p>	<p>Policy reworded to make it clearer what aspects are considered relevant to householder and change of use applications and it is hoped is overall more legible and clearer for all parties in what is expected through the Development Management process.</p> <p>Policies W2, W3 and W4 provide a framework for further locationally specific principles to follow when considering proposals in the various plan areas.</p> <p>The proposed additional paragraph is considered too detailed for inclusion and sets out an approach that may not be appropriate in all instances. However, several criteria in this version of the policy have been rewritten in a way which should assist in realising the aims of the objection.</p> <p>Community engagement is a requirement for planning</p>

	<p>is expected that new developments should be laid out in such a way that they provide a central nucleus with the necessary authority and scale. Radiating out from the core, distinctive zones should be designed in order to provide a variety of human experiences, enhancing navigation as well as providing the basis for forming a community.”</p> <p>The Trust has been advised that this and other design policies are going to be difficult for practitioners such as planning officers to apply. Although we are conscious this may have been considered when the table on pages 537 to 540 of the Plan was compiled setting out which policies are replacing the policies in the existing plan, it is worrying to hear about this concern.</p> <p>The policies in the current adopted Plan are more precise. For example, they cover the design of service areas, cycles and bin stores and boundary treatments among others. The existing policies that contain the details and guide practitioners are: CP13, DM16, DM17. The lack of precision in the Regulation 18 draft creates a Local Plan that is not user friendly, easy to read or concise.</p> <p>4</p> <p>Comments on specific paragraphs in Strategic Policy D1:</p> <p>Paragraph iii:</p> <p>The policy excludes householder applications but some of the provisions of this policy are relevant to these. There is no reason why most household applications should exclude good contextual and sustainable design. Either this should be amended, or a new policy included for householder applications covering the relevant issues.</p> <p>Paragraph vii:</p> <p>There is more to achieving a good landscape framework and a stimulating sensory environment than just providing ‘seating along longer pedestrian routes’. We recommend that this paragraph be expanded to include other public realm improvements such as hard and soft landscaping and a full range of appropriate street furniture. Alternatively a manual or guide for</p>	<p>applications and it is considered not necessary or appropriate to repeat those requirements here, when they may be subject to change via national legislation or the Statement of Community Involvement.</p> <p>The policy has been rewritten to make it clear what aspects are expected to apply to household applications.</p> <p>The criterion in policy D1 has been amended and updated to ensure they are clear, concise and deliverable.</p>
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	landscaping which has sufficient status to be generally acceptable could be referred to.	
BHLF- KSAR- N8BQ-A Historic Environment Link here	<p>Para 5.6 - object Reference to the historic environment is needed to connect design with heritage, rather than the more generic 'built environment'. We believe this is the Council's intention, but it needs to be made explicit.</p> <p>Page 71 context - comment The evidence entry for the row on context needs a little tidying with reference to Conservation Area assessments / appraisals and Character Area Appraisals.</p> <p>Page 71 identify - comment We welcome reference to the Local Register of Parks and Gardens. Should the evidence column also refer to any local list of non-designated heritage assets (including, but not limited to locally listed buildings)?</p> <p>Page 72 - public spaces - comment The evidence column might also usefully refer to Conservation Area Appraisals and Management Plans</p> <p>Page 73- 76 - para 5.38 and policy D1- object The text does not refer to the historic environment. When explaining what is meant by context, and the site analysis of opportunities and constraints,</p>	<p>Agreed.</p> <p>Recommended Response:</p> <p>Amend para. 5.6 as follows –</p> <p>“We need to think about places first, and the outcomes that we want to achieve from new development, and how the development connects and plays a positive role with the surrounding built, <u>historic</u> and natural environment...”</p> <p>Agreed</p> <p>Recommended Response:</p> <p>Revise table on pages 71-72 to improve legibility and refer to non-designated heritage assets.</p> <p>It is considered that the existing Conservation Area Appraisals do not include sufficient relevant material for inclusion in this part of the table – they are included elsewhere.</p> <p>Whilst the Plan should be read as a whole it is considered appropriate to</p>

	<p>this should not be silent on references to the historic environment. While it could be inferred that much of draft policy D1 connects with the historic environment, without making this explicit either in the policy or the supporting text, the connection is insufficiently clear and therefore risks misinterpretation. That said, we welcome and support much of draft policy D1</p>	<p>ensure the design process expected by this policy is clearly signposted to factors such as historic environment.</p> <p>Proposed Change:</p> <p>Include the following text in the third paragraph of policy D1 –</p> <p><i><u>“starting with an analysis of the constraints and opportunities of the site and its surroundings”</u></i></p>
<p>BHLF- KSAR- N86T-1 Hampshire County Council (Transport)</p>	<p>P76 Strategic Policy D1 – High quality, well designed and inclusive places The County Council support this policy but would welcome the inclusion of Public Rights of Way (PROW) in the wording of policy D1 iv). The County Council would also welcome the inclusion of reference to the smart design and location of cycle parking, car parking and bus stop infrastructure in this policy to both support active travel whilst not negatively impacting on those with mobility issues.</p>	<p>It is not clear what the inclusion of reference of PROW would improve the policy. Agreed cycle parking and other transport design should be included.</p> <p>Proposed Response:</p> <p>Add new criterion to emerging policy D1 -</p> <p><u>xiv. The smart design and location of cycle parking, car parking and bus stop infrastructure in this policy to both support active travel whilst not negatively impacting on those with mobility issues.</u></p>

<p>BHLF- KSAR- N863-Z</p>	<p>The Local Plan places a strong emphasis on high-quality design. Alongside an overall design policy (Strategic Policy D1), the plan also sets out 'Design Principles' for each of the Plan's sub-areas. The policies in the Plan, alongside guidance set out at the national level, combine to set out a framework to improve the design of development with the District. Whist Persimmon, welcomes the Council's drive for high quality housing, the Council's Viability Assessment has not quantified the increased costs (such a higher quality materials etc.) that would be associated with increased design quality standards sought through the emerging Plan.</p>	<p>These policies have been considered by the Council's viability consultants.</p>
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<p>Comments which object to D1 – High quality, well designed and inclusive places</p>		
<p>Respondent number</p>	<p>Comment</p>	<p>Officer comment</p>
<p>ANON- KSAR- NKHU-7 Oliver's Battery Parish Council</p>	<p>High Quality, well designed and inclusive places (Policy D1) Community engagement is accepted as integral to the design process as it leads to a better informed scheme which identifies and addresses local issues. Good design will rarely be achieved where this iterative and inclusive process is not undertaken from the beginning of the project (Clause 5.5). Community engagement is included as stage 2 in a design-led approach (Clause 5.41). Consequently, community engagement must be implicitly included as a requirement in Strategic Policy D1. WCC offers a pre-application advice service, which encourages early proactive engagement and potential issues can be raised. OBPC proposes that PCs are also invited to pre-application meetings, so local issues can be identified and addressed as part of the community engagement. The importance of an overarching strategic policy that clearly sets</p>	<p>The policy has been rewritten to be clearer about what the requirements are for householder and change of use applications, and to ensure those applications do make an appropriate and proportionate contribution to good design.</p>

	<p>out the design process that all developers must follow is confirmed (What are we aiming to achieve?). However, householder applications and change of use are excluded from Policy D1. OBPC contends that the first two items in the list of things that should be demonstrated are relevant to householder applications and change of use, namely:</p> <ul style="list-style-type: none"> i. 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; ii. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area; <p>Basic design principles apply to all developments, so “householder” applications and “change of use” must be explicitly included.</p>	
ANON-KSAR-N8UN-T	<p>The town should have less traffic and the City Council has neglected this. North Walls, St George's Street, Jewry Street, and Southgate Road have far too much traffic. A congestion charge and traffic reduction must be introduced as soon as possible.</p>	<p>Noted. This proposal falls outside of the scope of the plan, but congestion within the town is being considered by the policies in the transport chapter of the Plan and the Winchester Movement Strategy and Local Cycling and Walking Investment Plan.</p>
ANON-KSAR-N8EY-N	<p>Proposals for development, including residential, must be subject to local community comment to ensure it is design led and fits within the area proposed.</p>	<p>Community engagement is a requirement of the planning application process. The requirements of Policy D1 should mean that communities are presented with a more considered and documented process setting out how those proposals were arrived at.</p>

ANON-KSAR-NKJV-A	<p>Bloor Homes supports in principle the high-quality design principles set out in Policy D1 and has sought to incorporate these in the emerging proposal for its site at Wickham through a robust analysis of the constraints and opportunities that it presents. However, it is not necessarily appropriate, or indeed possible for the design process for new development to respond to the 'immediate' and 'wider' area as this could stifle the creation of new characters or create a confused approach to development.</p> <p>It should also be recognised in the local plan, that in some circumstances it may not be possible to achieve all of the principles identified and this policy should be applied with suitable flexibility to ensure that it is justified.</p>	The policy has been rewritten to distinguish between requirements and aims to improve clarity and expectations.
ANON-KSAR-N8YU-5	<p>Community engagement must be implicitly included as a requirement in Strategic Policy D1.</p> <p>Basic design principles apply to all developments, so "householder" applications and "change of use" must be explicitly included.</p>	The policy has been rewritten to be clearer on what the requirements are for householder and change of use applications.
ANON-KSAR-NKJ6-A	<p>I support the intention behind the policy but it is too vague when linking it to a specific place, Winchester Town in particular.</p> <p>5.7 Design Codes and guides will be essential - Who will prepare them, will there be consultation on them? how will they be embedded in the LP?</p> <p>5.8 Mapping is required and it is important to see development in the context of the wider environment, not just the red line. All too often little bits of open space have no function, it is better to identify nearby open space, improve it and access to it. for pedestrians and cyclists.</p> <p>5.14 is too generic and doesn't address the characteristics of Winchester town. There are 3 excellent documents that together begin to define this and could be developed into a Code/guidance: The CWR area SPD, The Publica Station area Public Space Strategy and Andrew Rutter's book 'Winchester Heart of a City'</p>	Policy W2 seeks to provide a framework for design principles for Winchester Town, Policies D3 and D4 provide similar guidance for the rest of the plan area. In all cases there is a need to provide some flexibility to enable site specific masterplans (e.g. Station Approach) to come forward as they will from time to time. Overall it is considered the plan strikes an appropriate balance between being clear on expectations and retaining flexibility.

	<p>5.14 x include 'improve' as well as protect existing and make this a focus before creating new open spaces, especially where they are easily accessible. River Park desperately needs major improvements and these need to be linked to the redevelopment of the former Leisure Centre. The area has huge unrealised potential and it is regrettable when poor planning is replicated and opportunities lost to improve lay out, access etc by a focus on a red line, too often inappropriate.</p> <p>5.14 xviii the Broadway is part of the CWR area, why has it been removed, an opportunity for holistic planning and cross funding lost? Bar end is far bigger than the site identified- there is huge potential in the employment area for far better land usage, with opportunities for homes as well as employment - this seems to have been overlooked.</p> <p>Overall there this is too wordy and not sufficiently linked to existing places - map based - or visual in terms of development and qualities.</p>	
ANON-KSAR-N8GR-G	<p>Design codes for streets and public realm are essential and need to be embedded in the local plan.</p> <p>These policies then need to refer to the agreed DESIGN CODES for streets and public realm to ensure the outcome delivers high quality active travel facilities that are consistent across all development areas.</p> <p>In addition to this, mapping will be required to identify the key routes and local destinations relating to individual sites. Key routes should be defined in the revised City LCWIP, the district LCWIP, the mini-holland defined City LTN's and LTP4.</p> <p>Links to local destinations will need to be defined on a development</p>	<p>Proposed Response –</p> <p>The plan needs to retain flexibility as further design codes and other guidance will come forward over time. It is considered the approach is an appropriate one.</p> <p>Proposed Change</p> <p>Agree add the Winchester Walking Strategy (2014) to the list of local evidence and assessments relevant to Movement in the table on page 71.</p>

	<p>site basis. This may require the development to fund key interventions beyond the site boundaries to fulfil the requirements of design code in response to the mapping.</p> <p>Proposed revised wording for policy D1, section iii. "A high quality public realm has been incorporated into the design process to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the development including for those living with dementia, people with disabilities or anyone whose has reduced mobility. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;</p> <p>Proposed revised wording for policy D1, section iv. "The proposal is connected to green/blue infrastructure, public places and street patterns, including creating safe and accessible walking and cycling routes to/from existing local services, public transport and green spaces within and beyond the development, to encourage active travel. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;"</p> <p>Proposed revised wording for policy D1, section x. "Within mixed use development, locating local services and community facilities in a central or easily accessible part of the development. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;"</p> <p>Proposed change to section 5.35 to include the Winchester Walking Strategy:</p>	
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	<p>Include the Winchester Walking Strategy (2014) as 'existing local evidence' against the characteristic of 'MOVEMENT'.</p>	
<p>ANON- KSAR- NKJ1-5</p>	<p>Winchester College support the principle of the City Council's approach to achieving high quality design defined in Strategic Policy D1. However, for clarification, the College requests that the wording of the policy is amended to take account of the fact that the criteria listed will not be appropriate for all development proposals.</p> <p>For site security and safeguarding reasons not all development proposals within the Winchester College estate will allow for connections to public places (iv) or provide seating in new public spaces (vii). The College therefore requests that the policy is amended as follows (suggested additional text is underlined):</p> <p>iv. The proposal is connected to green/blue infrastructure, public places and street patterns where appropriate, including . . . to encourage active travel</p> <p>vii. The accompanying landscape framework . . . as well as the built environment by providing seating in new public spaces where appropriate and providing . . sensory environment.”</p> <p>The final paragraph of Strategic Policy D1 should make it clear that the policy applies to individual applications rather than other properties within the same ownership considered under an estate wide masterplan. It is suggested that the text is amended to read:</p> <p>‘Development proposals should consider the role of embodied carbon as part of the design process and whether any existing buildings on the application site could be reused /refurbished and the energy performance of them can be improved as part of the design and layout of a development.’</p>	<p>Proposed response – Amend criteria iv and vii to note “where appropriate”.</p>

<p>ANON-KSAR-N81F-E</p>	<p>Response to Paragraph 5.14</p> <p>Bargate Homes support the commitment to update this guidance, to give certainty about local design expectations, provided that there is scope for appropriate innovative design in accordance with NPPF 134(b).</p> <p>Response to Paragraph 5.15</p> <p>Bargate Homes support the stated commitment to pre-application service and its role in helping to ensure good design. For this to be effective, and more than just an aspiration, the pre-application advice needs to be positive, constructive, meaningful and timely, and then given suitable weight in the decision making process.</p> <p>Response to 'Introduction to contextural survey and analysis' (para 5.19 onwards)</p> <p>Bargate Homes consider this section is repetitive of national policy and guidance, not unique to Winchester, and therefore not necessarily relevant for the Local Plan. Simple cross references to other guidance is all that is needed. The table on page 71/72 (which is missing a reference e.g. Table 1.1) is helpful as it applies the national policy/guidance to local level information.</p> <p>Response to 'Design-led approach' (para 5.41 onwards)</p> <p>Bargate Homes consider this section is repetitive of national policy and guidance, not unique to Winchester, and therefore not necessarily relevant for the Local Plan. It would be better placed in the update of the High Quality Design SPD.</p>	<p>Comments are noted. The policy has been rewritten to be clearer about the expectations for householder and change of use proposals, and to distinguish between requirements and aims.</p> <p>Whilst some of the supporting text does have its basis in national policy, it is considered helpful to provide a clear narrative and basis for what the policy and chapter is trying to achieve, including setting the context for the table setting out the local information relevant to each of the ten characteristics of design.</p> <p>In this case it is considered helpful to have a cross reference to the Council's expectations in policy CN1 to ensure these aspects are considered early in the development process.</p> <p>It is considered that the rewritten policy does not need to include the final suggested paragraph to achieve the aims set out here as it is adequately covered by the rewritten policy criteria.</p>
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	<p>Response to Policy D1</p> <p>Bargate Homes support the principle high quality design as outlined in Policy D1, and this has been reflected in the emerging vision for the proposals at Salters Lane. In particular, it is acknowledged that high quality design should be responsive to both local and wider context, which forms a key tenet of the emerging proposals at Salters Lane. This is set out in further detail in the accompanying vision document prepared by Snug Architects. The emphasis on high quality public realm and connections to green and blue infrastructure are also key aspects of the proposals at Salters Lane.</p> <p>It is considered however, that the outlined criteria do not necessarily apply to all development. Distinction should be made for example between the expectations for minor and major scale development. Similarly, the principle of connecting to local paths is supported, however the policy should be realistic that this may not always be possible. The policy wording should therefore encourage opportunities for these connections as far as possible, and provide the potential for future links where they may not be possible now (for example due to land ownership or other issues).</p> <p>It is noted that there is overlap between Policy D1 and Policy CN1. The issue of 'embodied carbon'. Bargate Homes consider this is better dealt with in CN1.</p>	
ANON-KSAR-N8XH-Q	<p>The design principles outlined should be applied to Householder Applications as well as new / replacement dwellings. There is no logic in allowing Householder Applications to have a lesser standard than new build when the damage to the local environment can be equally damaging and destroy the character of an area.</p>	<p>The policy has been rewritten to be clearer about what the expectations are for householder and change of use applications.</p>

ANON-KSAR-N838-2	Again no specific policy on areas, such as our allotments, areas used by the public for recreation and wellbeing.	Policies in the natural environment chapters set out the council's expectations for open space and related uses.
ANON-KSAR-N8XP-Y	The principles are good but the operation of the planning process is not. The planning officers appear to be overloaded and they are understaffed, this has led to decisions being made that have resulted in inappropriate developments.	Comments noted.
ANON-KSAR-N8VW-4	<p>Design codes for streets and public realm are essential and need to be embedded in the local plan. These policies then need to refer to the agreed DESIGN CODES for streets and public realm to ensure the outcome delivers high quality active travel facilities that are consistent across all development areas.</p> <p>In addition to this, mapping will be required to identify the key routes and local destinations relating to individual sites. Key routes should be defined in the revised City LCWIP, the district LCWIP, the mini-holland defined City LTN's and LTP4.</p> <p>Links to local destinations will need to be defined on a development site basis. This may require the development to fund key interventions beyond the site boundaries to fulfil the requirements of design code in response to the mapping.</p> <p>Proposed revised wording for policy D1, section iii. "A high quality public realm has been incorporated into the design process to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the development including for those living with dementia, people with disabilities or anyone whose has reduced mobility. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;</p> <p>Proposed revised wording for policy D1, section iv.</p>	<p>The plan needs to retain flexibility as further design codes and other guidance will come forward over time. It is considered the approach is an appropriate one.</p> <p>Proposed Response –</p> <p>Add the Winchester Walking Strategy (2014) to the list of local evidence and assessments relevant to Movement in the table on page 71.</p>

	<p>"The proposal is connected to green/blue infrastructure, public places and street patterns, including creating safe and accessible walking and cycling routes to/from existing local services, public transport and green spaces within and beyond the development, to encourage active travel. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;"</p> <p>Proposed revised wording for policy D1, section x. "Within mixed use development, locating local services and community facilities in a central or easily accessible part of the development. The proposed connectivity must adhere to the agreed design codes and align to key routes and local destination mapping;"</p> <p>Proposed change to section 5.35 to include the Winchester Walking Strategy: Include the Winchester Walking Strategy (2014) as 'existing local evidence' against the characteristic of 'MOVEMENT'.</p>	
<p>ANON- KSAR- N85N-T</p>	<p>1. Achieving high quality, well-designed places is a critical part of place making is to be welcomed – This is NOT what some recent developments have achieved. They look like hundreds of identical shoe boxes.</p> <p>The plan should be clear about insisting on</p> <ol style="list-style-type: none"> 1. looking attractive is important and 2. the inclusion of green and open spaces for children and for mental health is vital and should be prioritised. These green spaces should be large enough for kicking a football or rounders/ cricket etc 3. inclusion of private family gardens which provide safe places for children to play, relaxation for adults and avoid run off in heavy rainfall. 4. mixed housing typology 	<p>Comments noted. It is considered that revised policies D1 and NE11 provide an appropriate framework to deliver these aspirations in an appropriate way.</p>

ANON-KSAR-N81B-A	I object to the fact that community engagement and iterative design principles are applied to large development but not to ' householder applications' , 'change of use' and 'extensions'. These principles should apply equally to development, large or small, to prevent local and community harm .	The policy has been rewritten to be clearer about what the expectations are for householder and change of use applications.
ANON-KSAR-N8Q5-W	<p>The policy has many positive features but has some key omissions. Design is about functionality as well as aesthetics and is key to delivering important policy goals. The policy could usefully be strengthened as follows:</p> <ul style="list-style-type: none"> - adding a reference to tree-lined streets, a key feature of the National Model Design Code, to para iii) eg "A high quality public realm, including street trees where appropriate,...." - adding explicit references to Local Nature Recovery Strategies and Biodiversity Net Gain, eg in a new para v) eg "The proposal protects and enhances the natural environment and maximises the connectivity of natural green and blue infrastructure so as to make a positive contribution to achieving biodiversity net gain and to the implementation of the emerging Hampshire Local Nature Recovery Strategy." - adding link to policy CN 1 on climate mitigation and adaptation eg with a new para vi) eg "The proposal demonstrates how its design will contribute to climate mitigation and adaptation, including the use of carbon neutral materials, and nature-based design features [such as tree shading, green walls and SuDS] and an increase in tree canopy cover." 	Street trees may not always be appropriate. It is considered revised policy criteria iii, vii and viii do provide an appropriate framework to deliver these aspirations.
ANON-KSAR-NKX6-R	There is insufficient weight given to the overarching need to secure new, large open space areas and new public footpaths surrounding the city eg. Bushfield Camp and South Winchester Golf Course. This will be needed for future generations and to bring younger	Policy D2 sets the design principles for developments in Winchester Town which include the need to explore and include improved strategic and local connection,

	people to the region as the current open spaces of Farley Mount, St Catherine's Hill and the Water Meadows will not suffice.	and refer to the Winchester Movement Strategy and Local Cycling and Walking Infrastructure Plan.
ANON-KSAR-NKFQ-1 Upham Parish Council	<p>The general emphasis on good design and much of the methodology behind the policy is welcomed. However there is an important element lacking from this policy.</p> <p>emphasis is entirely correctly made in several places that 'design proposal must be grounded on the findings of a thorough site context analysis including constraints & opportunities'. There is however little guidance as to how the analysis is to be assessed at planning application stage.</p> <p>One very simple step would be to require, as part of the local list of application requirements, that ALL applications of whatever size are required to include streetscene elevations and also sections through proposals that show adjacent buildings. Massing is more important than elevational detail in the portrayal of adjacent buildings although a photo survey is also helpful.</p> <p>Too often we see planning applications where it is clear that no consideration of the scale height and massing of proposals on adjacent buildings or the wider streetscene has been thought about. Proposals are simply presented as if they can be assessed in isolation and context has been ignored. Requiring applicants to demonstrate, by providing reasonably accurate drawings of adjacent buildings , that they have considered the wider impact of their proposals on neighbouring housing or village centres. This simple change will do much to improve the standard of contextual design in applications.</p>	The suggestion is noted. However it is considered not appropriate to require street scene elevations and sections showing adjacent buildings for every application. It is considered appropriate for it to remain an option for such materials to be produced to enable a planning application to be determined.
ANON-KSAR-N88Q-Z	Key Issues Living Well add to viii. viii. Open space can provide space for a variety of uses: physical exercise or for quiet contemplation to improve our mental health and	The aim to include food production as part of this policy is acknowledged and understood. It is not considered likely to be

	<p>wellbeing, space for play, for social interaction outdoors,'including places to grow, harvest and eat sustainably'.</p> <p>D1 new points Provision will be made to grow food in order to provide healthy food, encourage physical activity, and promote health, well-being and reduce social isolation, as well as increase biodiversity net gain.</p> <p>Provision will be made to compost food, in order to reduce food waste.</p> <p>Add to iv. iv. The proposal is connected to green/blue infrastructure, public places and street patterns, essential food retail outlets, and places to eat food socially and in community settings. including creating safe and accessible walking and cycling routes to/from existing local services, public transport and green spaces within and beyond the development, to encourage active travel;</p> <p>add to vii. vii. The accompanying landscape framework has been developed to enhance both the natural environment by maximising the potential to improve local biodiversity, as well as the built environment by providing seating in new public spaces and along longer pedestrian routes and edible landscapes/productive trees and plants in order to provide an interesting and stimulating sensory environment;</p>	<p>appropriate in enough cases to warrant inclusion in this policy.</p>
<p>BHLF- KSAR- N8T1-V</p>	<p>The PPG (Reference ID: 26-005-20191001) explains the role of local design guides in securing well-designed places. The draft policy does not define a positive framework for the preparation and implementation of a future Winchester Design Guide (as a revision to existing SPDs).</p>	<p>Policies WD2-D4 provide design principles for each part of the plan area, and can be used to inform the production of future design guides, SPDs and masterplans.</p>

	Criteria v – No definition has been given as to what is meant by 'larger sites'	
BHLF-KSAR-N8ZV-7	<p>HIGH QUALITY WELL-DESIGNED PLACES AND LIVING WELL Strategic Policy D1 High quality, well designed and inclusive places OBJECT</p> <p>Winchester College support the principle of the City Council's approach to achieving high quality design defined in Strategic Policy D1. However, for clarification, the College requests that the wording of the policy is amended to take account of the fact that the criteria listed will not be appropriate for all development proposals. For site security and safeguarding reasons not all development proposals within the Winchester College estate will allow for connections to public places (iv) or provide seating in new public spaces (vii). The College therefore requests that the policy is amended as follows (suggested additional text is underlined):</p> <p>iv. The proposal is connected to green/blue infrastructure, public places and street patterns where appropriate, including . . . to encourage active travel</p> <p>vii. The accompanying landscape framework . . . as well as the built environment by providing seating in new public spaces where appropriate and providing . . . sensory environment.”</p> <p>The final paragraph of Strategic Policy D1 should make it clear that the policy applies to individual applications rather than other properties within the same ownership considered under an estate wide masterplan. It is suggested that the text is amended to read: 'Development proposals should consider the role of embodied carbon as part of the design process and whether any existing buildings on the application site could be reused /refurbished and the energy performance of them can be improved as part of the design and layout of a development.'</p>	Proposed response – Amend criteria iv and vii to note “ <i>where appropriate</i> ”.

<p>BHLF- KSAR- N86N-U</p>	<p>Whilst the policy is supported in principle, it is inappropriate to apply these criterion to all development. Distinction should be made between the expectations for minor and major scale development; the only exception included as drafted is the exclusion of householder development.</p> <p>The principle of connecting to local paths etc (criterion iv) is supported, but the policy should also be realistic in recognising that this not always in the gift of the developer. It should encourage opportunities for these connections as far they are possible, and provide the potential for future links where they are not possible now (for example, because of land ownership issues or other factors).</p> <p>There is opportunity to better integrate policy CN1 and D1 with more cross referencing rather than repetition. The issue of 'embodied carbon' is better dealt with in CN policies.</p> <p>Para 5.14 - comment Support the commitment to update this guidance, to give certainty about local design expectations, provided that there is scope for appropriate innovative design in accordance with NPPF 134(b).</p> <p>Para 5.15 - comment Support for the stated commitment to pre-application service and its role in helping to ensure good design. For this to be effective, and more than just an aspiration, the pre-application advice needs to be positive, constructive, meaningful and timely, and then given suitable weight in the decision</p>	<p>Comments are noted. The policy has been rewritten to be clearer about the expectations for householder and change of use proposals, and to distinguish between requirements and aims.</p> <p>Whilst some of the supporting text does have its basis in national policy, it is considered helpful to provide a clear narrative and basis for what the policy and chapter is trying to achieve, including setting the context for the table setting out the local information relevant to each of the ten characteristics of design.</p> <p>In this case it is considered helpful to have a cross reference to the Council's expectations in policy CN1 to ensure these aspects are considered early in the development process.</p> <p>It is considered that the rewritten policy does not need to include the final suggested paragraph to achieve the aims set out here as it is adequately covered by the rewritten policy criteria.</p>
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	<p>making process.</p> <p>Introduction to contextual survey and analysis - comment This section is repetitive of national policy and guidance, not unique to Winchester, and therefore not necessarily relevant for the Local Plan. Simple cross references to other guidance is all that is needed. The table on page 71/72 (which is missing a reference e.g. Table 1.1) is helpful as it applies the national policy/guidance to local level information.</p> <p>Design led approach - comment This section is repetitive of national policy and guidance, not unique to Winchester, and therefore not necessarily relevant for the Local Plan. It would be better placed in the update of the High Quality Design SPD.</p>	
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Comments which didn't answer D1 – High quality, well designed and inclusive places		
Respondent number	Comment	Officer comment
BHLF-KSAR-N87Z-8	<p>7.1 Vistry and Taylor Wimpey are committed to high-quality placemaking and recognise and support the intentions of draft Policy D1.</p> <p>7.2 With regard to the ensuing paragraphs of this section of the Draft Plan Vistry and Taylor Wimpey are interested particularly in the assessment of Winchester and its setting described at paragraphs 5.43 – 5.50. There is agreement that the three spatial areas that are used to inform the strategy of the Draft Plan are distinct and different and that they each perform different roles. It is critical that the Draft Plan is clear and consistent in its messaging and that the spatial hierarchy that underpins the entire plan is transparent in pursuit of its objectives, at the heart of</p>	<p>Comment regarding the suitability of Winchester for further development are noted. The Plan sets out principles for development for each of the plan areas in policies W2, W3 and W4 which are intended to guide the development of any design codes, masterplans or planning application and it is considered on balance that is</p>

	<p>which is the drive to address the Climate Emergency the Council has declared. The primacy of Winchester Town must be front and centre in all policy decisions that are taken.</p> <p>7.3 The key components of the Local Plan Vision for Winchester (p.78) should be revised throughout the plan as set out below: Local Plan Vision – Winchester</p> <p>As the largest settlement in the district and the county town, Winchester is the principal focus for housing and employment in the area covered by the Local Plan. The Town experiences significant unsustainable daily commuting flows due to the lack of housing that is affordable to large sections of the working population. Established travel links to London also support high levels of out-commuting. Policies in this Local Plan will aim to address the imbalance between affordable homes and jobs as a key objective in the path to achieving carbon neutrality. Winchester Town is a hub for many services and facilities that benefit residents and businesses throughout the district and beyond and is the most sustainable location where growth and change can occur in response to the challenges presented by the Climate Emergency. While growth and change are needed, they must be managed sensitively in ways that preserve and enhance the important natural, historical, cultural, visual and aesthetic qualities that define the character and setting of the town.</p> <p>7.4 The Vision should be captured in a way that balances the necessary imperative for sustainable growth, while ensuring that the quality of place, which is recognised and valued, is preserved. However, the Plan should face into the challenges that the Climate Emergency presents comprehensively, ensuring that the spatial strategy is aligned fully with the need to reduce travel demand, encourage growth in the right places, and control how that growth takes place through the imposition of policy criteria that apply directly to specific allocations.</p> <p>7.5 The summary of the characteristics of the setting of Winchester and the numerous historic buildings and attributes possessed by the Town are noted. However, it should be recognised that views across and toward</p>	<p>the right approach to maintain flexibility over time</p>
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	<p>the Town are not all equally sensitive, or constrained, as the Landscape Character assessment identifies Views from the north, from Down Farm Lane towards the centre, are characterised predominantly by the outer suburbs of the urban area and the emerging form of the Kings Barton MDA. The significant historic forms that are identified in paragraphs 5.43 and 5.44 are characteristic, but not so in views from this direction. The opportunity to make provision for further MDA scale growth within this relatively unconstrained northern sector is significant and would not compromise the factors that are highlighted.</p> <p>7.6 It is notable also that growth in this location would be contained by the line of the A34, which provides a clear and defensible demarcation between the urban sphere/envelope and the open countryside beyond.</p> <p>7.7 Paragraph 5.49 notes the desire to move towards the 15-minute City model and to an urban environment that is not dominated by the car, and which supports walking and cycling. The most effective means via which such a strategy could be implemented would be through the concentration of growth at scale in locations that support such a modal shift, and which provide opportunities to masterplan new communities based around active travel. Piecemeal responses that seek to retrofit solutions in locations already constrained by established street patterns, heritage assets, and land availability will necessarily be limiting.</p> <p>7.8 In this regard Vistry and Taylor Wimpey support suggestions made by the City of Winchester Trust via the consultation that a masterplan for the whole of the urban area should form part of the Local Plan, with strategic growth planned for in a comprehensive manner founded upon principles that support modal shift towards active travel and foster the creation of 15-minute neighbourhoods. The Vision for the Winchester Northern Neighbourhood is based on such an approach and should be incorporated into the spatial strategy of the new Local Plan.</p>	
BHLF-KSAR-N8ZZ-B	Chapter 5: High Quality Well-Designed Places and Living Well 4.20. Chapter 3 of the Reg 18 Plan sets out that achieving high-quality, well-designed places is a critical part of place making and an integral	The Council is engaging with the promoters of each site in the plan to ensure what is proposed is

	<p>component of climate change and the city council's journey to net zero and the health and well-being agendas.</p> <p>4.21. The draft Local Plan sets out that WCC will ensure that a site's development potential is maximised, and higher densities will be encouraged on sites which have good access to facilities, services and public transport whilst ensuring development responds positively to its setting (paragraph 5.71). Hazeley is in support of the recognition of benefits which can occur from locating housing in the right place to ensure the most efficient use of land and local service provision by locating new housing where it will be in proximity to essential services, facilities and infrastructure, helping to achieve a sustainable pattern of development.</p> <p>4.22. Policies D1-11 promote high-quality, well-designed and inclusive places. Hazeley notes that the draft policies cover a number of requirements, and it is essential that WCC does not seek to extend the criteria too far to render all development opportunities undeliverable. Should WCC be considering adding any further requirements this will need to be fully tested by the evidence, including the viability assessment.</p> <p>4.23. Given the range of sites WCC is currently consulting upon for potential allocation, and the likely requirement to include a high number of these site as allocations to meet housing and development needs, WCC should not seek to impose a specific strategy for these requirements to be delivered, in terms of quantum or order.</p> <p>WCC should be taking a more well-rounded approach and review these on a site-by-site basis, through constructive discussions with developers and landowners and having regard to site specific circumstances.</p> <p>The NPPF and PPG set out the importance of early engagement and this applies not only to applicants but the LPA as well. Therefore, WCC should take every opportunity to engage now with developers and landowners to establish what can realistically be delivered on each</p>	<p>deliverable. This is supported by ongoing advice from viability consultants.</p>
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	strategic site. The policy should reflect the need for this level of flexibility to deliver much needed growth.	
BHLF- KSAR- N8ZT-5	Paragraph 5.55 (Page 82) onwards. It would be beneficial if the plans on these pages could include a legend. Whilst some symbols are obvious the status of the purple, brown, yellow and red arrows / lines is not.	Agreed. Proposed change: Keys to maps on pages 82-88 to be included.

Comments from other topics		
BHLF- KSAR- N8TG-J	<p>We would comment that the wording is perhaps lacking in force, in the light of WCC's commitment to net zero and the Emergency we face. Developers will only be required to 'consider' carbon emissions and 'encouraged' to consider the role of embodied carbon as part of the design process for example.</p> <p>We would additionally urge the Authority to be significantly more proactive in requiring a 'brownfield first' policy. The loss of greenfield sites has a significant cost in terms of GHG emissions (as well as loss of species diversity). Appropriately managed land plays a significant role in the sequestration particularly of carbon.</p> <p>We are disappointed that this policy does not prioritise the importance of the protection of agricultural and natural landscape to help in the mitigation of climate change</p>	The approach to carbon emissions and embodied carbon is considered appropriate given that this is an emerging policy area in planning practice and the Council must demonstrate a workable deliverable approach. The intention is for the experience gained from this approach to inform future practice and iterations of the Local Plan.
ANON- KSAR- N8GX-P	<p>Could we include a policy which deals with out of hours lighting especially in Denmead where it impacts on the community.</p> <p>Should this not also include a policy regarding A boards?</p>	The placing of A boards is subject to the measures of the Highways Act 1980 and not a planning matter.
ANON- KSAR- N838-2	Denmead has a small parade of shops in the middle of the village with mainly residential shops above. shop front lighting and signage should be monitored so that it does not impact on the residential element of the commercial aspect.	<p>Comment Noted.</p> <p>Proposed Change</p>

		The second paragraph of Policy D1 now states – <i><u>Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing.</u></i>
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	Recommendations	Officer response
Comments from SA/HRA	No recommendation provided	N/A

Strategic Policy D1 High Quality, well designed and inclusive places

Amendments to policy

Development should make a positive contribution to the area and be the result of a process which considers and responds to the immediate and wider context of the development site in order to achieve good design.

All development should use high quality materials that are attractive and durable and appropriate to the context and the proposed design. Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing.

Proposals for new development (excluding householder applications and changes of use) should explain each step in the design process starting with an analysis of the constraints and opportunities of the site and its surroundings followed with justification for decisions made, and how it addresses and responds to the ten characteristics of good design well-designed places as set out in the National Design Guide, and any relevant local evidence on context and other design issues. In order to achieve this all proposals for new development (excluding householder applications and changes of use)

Where appropriate, proposals should demonstrate that:

- ~~i. 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;~~
- ii. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area;
- iii. A high quality public realm has been incorporated into the design process to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the development including for those living with dementia, people with disabilities or anyone whose has reduced mobility;
- ~~iiiv. The proposal is connected to green/blue infrastructure, public places and street patterns **where appropriate**, including creating safe and accessible walking and cycling routes to/from existing local services, public transport and green spaces within and beyond the development, to encourage active travel;~~
- ~~v. Buildings have been designed with clearly identifiable and accessibility **accessible** entrances and larger developments have **need to include** landmarks, **waymarking** and environmental **and public realm improvements** clues to aid with navigation;~~
- vi. It has been designed to reduce crime and anti-social behaviour;
- vii. The accompanying landscape framework has been developed to enhance both the natural environment by maximising the potential to improve local biodiversity, ~~as well as the built environment by providing seating in new public spaces and along longer pedestrian routes **where appropriate**~~ in order to provide an interesting and stimulating sensory environment;
- viii. Car parks, footpaths and public spaces have been designed to support access by people with poor mobility, avoiding uneven surfaces, obstructions or excessive street clutter, minimising steep slopes or level changes;
- ~~viiiix. Measures to minimise carbon emissions, utilise **considering the potential for both** passive solar gain **and overheating and to maximise the use of the sun's energy for heating and cooling** by promoting the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solutions (Policy CN1); and~~
- viii. Measures to enhance biodiversity, including nature based solutions where possible, have been explored in response to the nature emergency and form an integral part of the design proposal (policies NE1 and NE5)**

ix. Within mixed use development, locating local services and community facilities in a central **and/or** easily accessible part of the development **by walking and cycling**. ~~Development proposals should consider the role of embodied carbon as part of the design process and whether any existing buildings could be reused/refurbished and the energy performance of them can be improved as part of the design and layout of a development~~

x. **It provides boundary treatments that respond positively to the local context around the site and between different elements within the site;**

xi. **It makes adequate provision for refuse and recycling; and**

xii. **The smart design and location of cycle parking, car parking and bus stop infrastructure in this policy to both support active travel whilst not negatively impacting on those with mobility issues.**

In addition, proposals should set out how they have responded to the following objectives –

xiii. **Designing B** ~~buildings have been designed with clearly identifiable and accessibility~~ **accessible** entrances and larger developments ~~have~~ **need to include** landmarks, **waymarking** and environmental **and public realm improvements** ~~clues~~ to aid with navigation;

xiv. providing seating in new public spaces and along longer pedestrian routes **where appropriate** in order to provide an interesting and stimulating sensory environment; and

xv. **Retaining and reusing existing buildings which contribute positively to the character and appearance of their surroundings are retained and re-used.**

Amendments to supporting text

Revise table on page 71 as follows –

Characteristic	To consider and achieve	Existing local evidence (assessments and measures)
<p>Context <i>Enhances the surroundings</i></p>	<ul style="list-style-type: none"> - Understand and relate well to the site, its local and wider context - Value heritage, local history and culture 	<ul style="list-style-type: none"> — Winchester Future 50 Conservation Area Project 2018-2020 - Conservation Area Appraisals and Technical Assessments. — Character Area Appraisals Winchester District Landscape Character Assessment (2022). - Winchester District Landscape Character Assessment (2022) - Village Design Statements - Local Area Design Statements.
<p>Identity <i>Attractive and distinctive</i></p>	<ul style="list-style-type: none"> - Respond to existing local character and identity - Well-designed, high quality and attractive places and buildings 	<ul style="list-style-type: none"> - HCC Townscape assessments for Winchester and Whiteley

	<ul style="list-style-type: none"> - Create character and identity 	<ul style="list-style-type: none"> - Local Register of Historic Parks and Gardens. - WCC Criteria for identifying non-designated heritage assets and locally listed buildings
<p>Movement</p> <p><i>Accessible and easy to move round</i></p>	<ul style="list-style-type: none"> - A connected network of routes for all modes of transport - Active travel - Well-considered parking, servicing and utilities infrastructure for all users 	<ul style="list-style-type: none"> - Winchester Movement Strategy - Winchester Local Cycling Walking - Infrastructure Plan - Winchester Walking Strategy (2014) - Air Quality Action Plan (Winchester City centre). - Hampshire County Council - Transport Contributions Policy 2007 - Winchester Local Plan 2038 - Transport Assessment (2020) - Winchester City Council Residential

		<ul style="list-style-type: none"> - Parking Standards SPD (2009)
Public spaces <i>Safe, social and inclusive</i>	<ul style="list-style-type: none"> - Create well-located, high quality and attractive public spaces - Provide well-designed spaces that are safe - Make sure public spaces support social interaction 	<ul style="list-style-type: none"> - Winchester City Council Open Space Assessment 2022 - Parks and Open Spaces Survey 2018 - Open Space Improvement Action Plan 2022 - Winchester Vision

Key to maps on page 82-88 to be included.

5.40 The final design solution needs to be a positive, creative and a bespoke response to the site context. **The design also needs to take into account the guidance in the DfT document *Inclusive mobility: a guide to best practice on access to pedestrian and transport infrastructure* or its successor.**