

	<h1>High Quality Places</h1> <h2>Supplementary Planning Document (SPD)</h2> <h3>Draft Stage Representation Form</h3>	Ref: (For official use only)
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Name of the document this relates to:	High Quality Places Supplementary Planning Document (SPD)
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Please return to: Head of Strategic Planning,
 Winchester City Council,
 City Offices, Colebrook Street,
 Winchester, Hampshire SO23 9LJ
 or by email to designspd@winchester.gov.uk

no later than 5pm on Friday 5 December 2014.

This form has two parts –
 Part A – Personal Details
 Part B – Your representation(s). **Please fill in a separate Part B for each representation you wish to make.**

Part A

1. Personal Details*	2. Agent's Details (if applicable)
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**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mrs		
First Name	Janet		
Last Name	Wiles		
Job Title (where relevant)	Secretary		
Organisation (where relevant)	City of Winchester Trust		
Address	Winchester Heritage Centre 32 Upper Brook Street Winchester		
Post Code	SO23 8DG		

Telephone Number			
E-mail Address (This will enable us to contact you regarding future stages of the SPD)			

Part B – Comments on High Quality Places SPD
 Use this section to set out your comments on the High Quality Places SPD.
 Please use a separate sheet for each representation.

3. Name or Organisation : City of Winchester Trust

4. Please set out clearly on which paragraph or guideline

Paragraph number	3.21 4.49 4.51	Guideline		Other	Part 3 Part 4 Part 5	

5. Is your representation:

Supporting		Objecting		Commenting	yes	

6. Please set out clearly why you are objecting to, or supporting, the specific areas of the SPD. If you are objecting, please set out what change(s) you think should be made to the SPD.

Overall document

1. It is a comprehensive manual of good practice BUT not at all place specific and what is good in one place is not appropriate in another. Each place requires a Design Statement or at least a summary of qualities valued in different places, a generic document is not sufficient.

In the case of Winchester the qualities that are valued and should be highlighted include the following (not in order):

Its setting and relationship between the town and country

Clear boundary

Trees, especially on the skylines and at entrance points

Water, and its visibility in many parts of the town

Green/natural open spaces reaching into the town and accessible from all parts of the town

Attractive parks/open spaces

Response to topography

Historic

Buildings of different periods adjacent to one another, including contemporary buildings sensitively inserted amongst historic and old buildings

Variety and scale, plot sizes, not large areas of one period or style

Mixed uses

Compactness - walkable and cyclable

Views of the town, as well as views out to the surrounding countryside from most areas

Streets with interesting vistas, variety and character

Special buildings/landmarks

Interesting roof-scapes, consistent heights

Local building materials

Robust and adaptable buildings

A variety of facilities: shopping, leisure, culture, education, offices as well as homes

Welcoming for visitors

Good transport links

Social mix

Part 3 General Principles of Urban Design

The term 'good urban design' is repeated throughout but not effectively defined - it is what 'places' are about and depends on the interplay between buildings, parks and streets with a focus on how places are used and by whom. As a document it is too building focussed and not sufficiently 'place' focussed.

The document starts with a definition of urban design, P6, highlighting 'the collaborative and multi disciplinary process of shaping the physical setting for life in cities, towns and villages.....' This process is key but not developed further in Part 3.

3.21 This is very unambitious and differs for walking and cycling, rather than stating 2 km, it could be 2 miles, or better 'journeys of 20 minutes or less', this being longer in distance for cyclists than for those on foot.

Part 4, Page 32, suggest adding reference to topography

4.49 Boundaries, suggest referring to the unacceptability of creating dead frontages to the streets and public spaces, including parks, through use of close board fencing etc

4.51 Balconies - these are important for flats where there is not private outdoor space,

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4.51 Balconies - these are important for flats where there is not private outdoor space but is not a design feature of homes in Winchester and not required/relevant, for homes that have private, albeit small, private gardens. Flats are less popular as homes, and as a typology in Winchester the emphasis should be more on contemporary terraced houses with gardens.

Part 5 - This section is weak.

Streets are important as amenity and social space but not detailed. Nothing has been included to ensure that streets are designed for 'walkability' or cycling, ensuring that connections are made with the existing network of paths and streets, and the opportunity taken to ensure that they also are improved.

The section on design of open spaces is thin especially when compared to the detail for buildings. The need for, and links to, public open space are different for different groups of people and in different sorts of homes. Paths and desire lines are important, but not referred to; successful open spaces are frequently part of the network of paths to access key destinations and need to link in seamlessly with the street network - the more functions an open space performs the more use it will get and the safer and more attractive it will feel.

Designing for play, informal opportunities for play as well as equipment, is important but not detailed - streets and the environment around new homes should be safe and playable, recognising that children only spend a small amount of their time playing out using equipment. Safe, traffic free or heavily calmed, connections to playable spaces is important, as is the need to cater for children of all ages; if connections are good provision may not be needed or desirable on site.

Data Protection

The information collected will be processed in accordance with the Data Protection Act 1998. The forms will be stored electronically. All representations received will be made available for public inspection, and therefore cannot be treated as confidential. They will be posted on the Council's website and will be available, on request, for public inspection: signatures, email addresses and phone numbers will be redacted.