Portsmouth City Council
National Model Design Code Workshop

05.08.21

Workshop Agenda AM

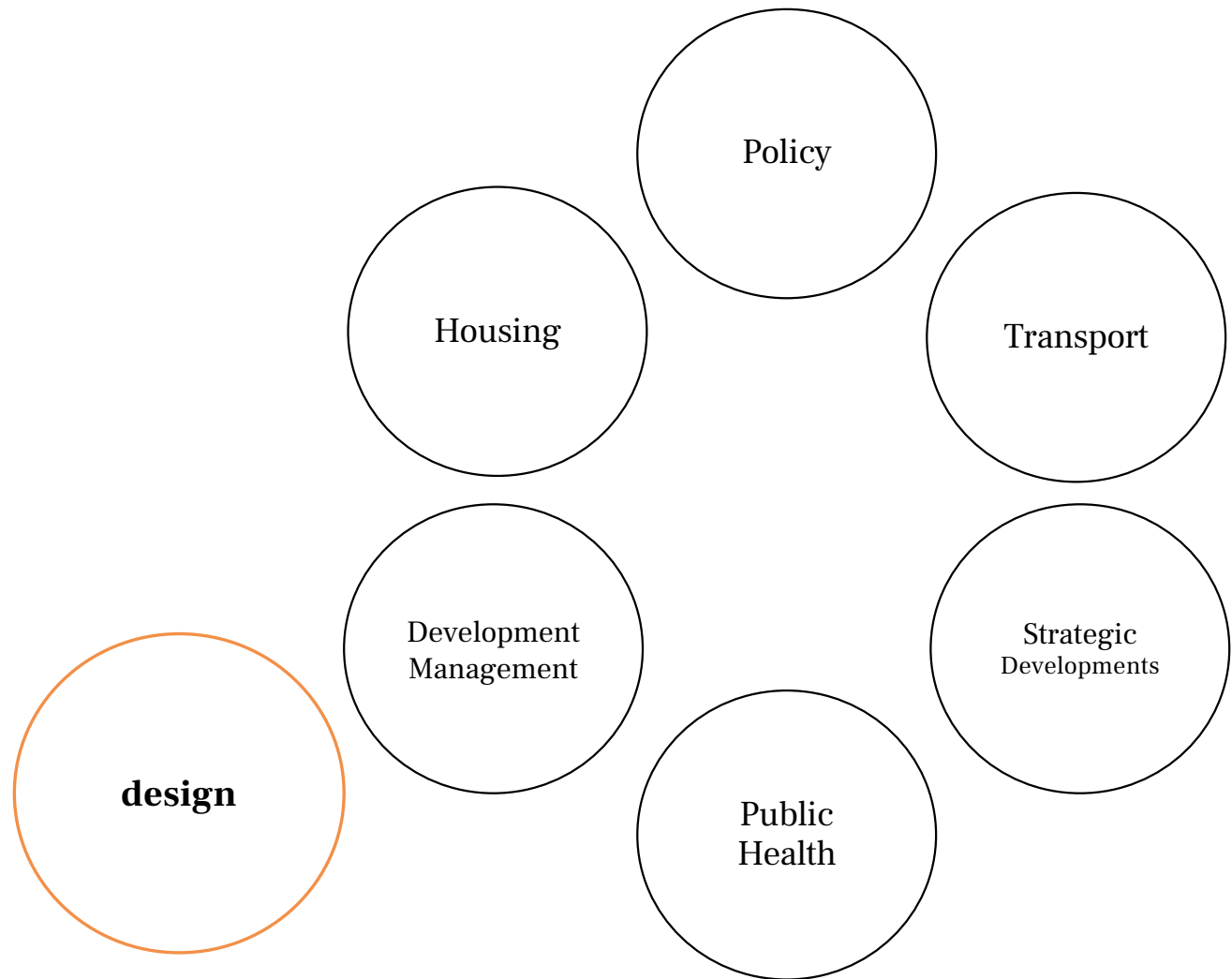– Introductions   9.30am

– Session 1: Design in Planning   9.45am

        - PCC design policy overview

        - New Policy Changes – NPPF, NDG, NMDC

        - Achieving well-designed places

        - Introduction to the NMDC

– Session 2: Design Codes   11.10am

        - Design codes and guides

        - Developing design codes

        - Design codes in use

        - Engaging communities

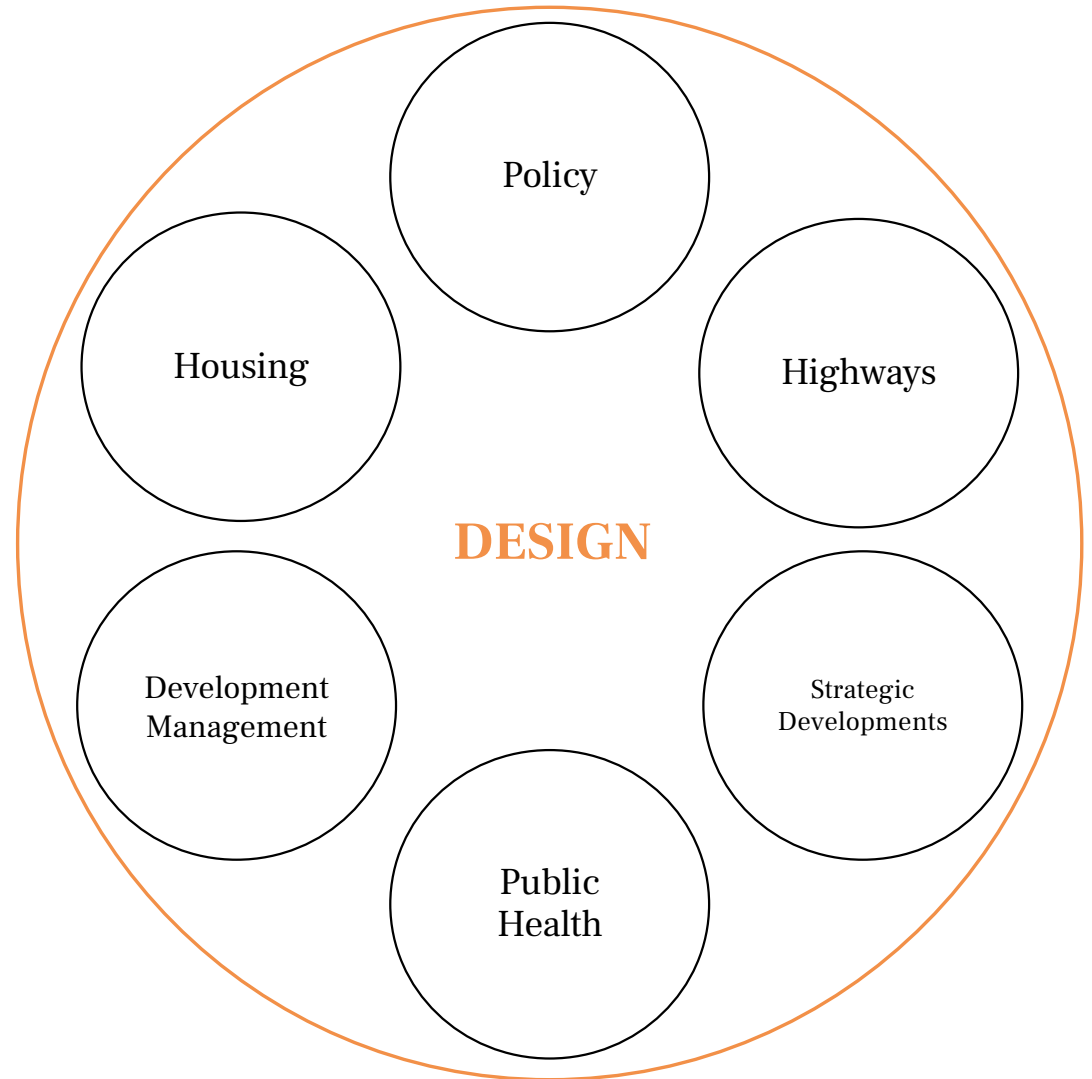- Q&A   12.10pm

Ends

                                      12.25pm

PCC design policy overview
Rachel Cutler and Laura Archer

Design in Planning – new policy changes

Local Planning Authority

Policy

Housing

Transport

Development
Management

Strategic
Developments

design

Public
Health

Cross-departmental agenda

Policy

Housing

Highways

DESIGN

Development
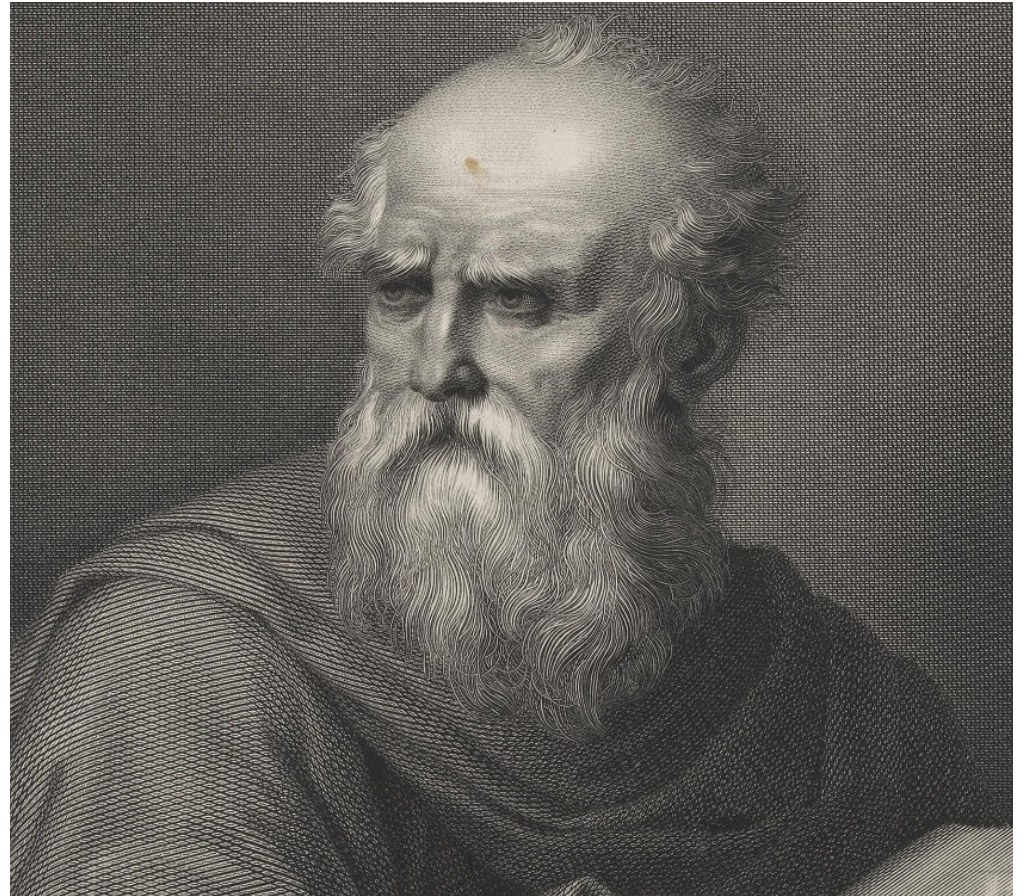Management

Strategic
Developments

Public
Health

Good design

The long-standing, fundamental principles for good design are that it is:

- **fit for purpose**;

- **durable**;

- and **brings delight**.


Marcus Vitruvius Pollio, 80BC

Bad design

The design of new housing developments in England is overwhelmingly **'mediocre' or 'poor',** with less-affluent communities the worst affected.

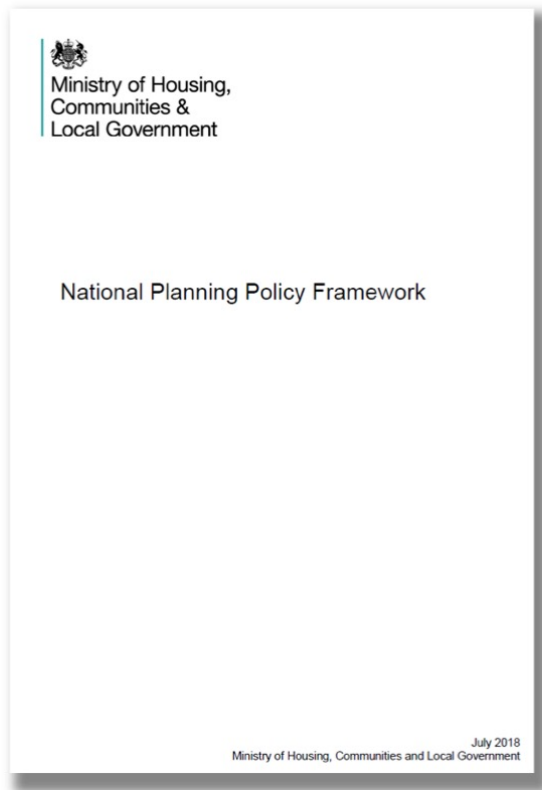Housing Design Audit for England, 2020,
Place Alliance

Building Better, Building Beautiful Commission - January 2020

Living with Beauty
Promoting health, well-being and sustainable growth

The report of the Building Better, Building Beautiful Commission
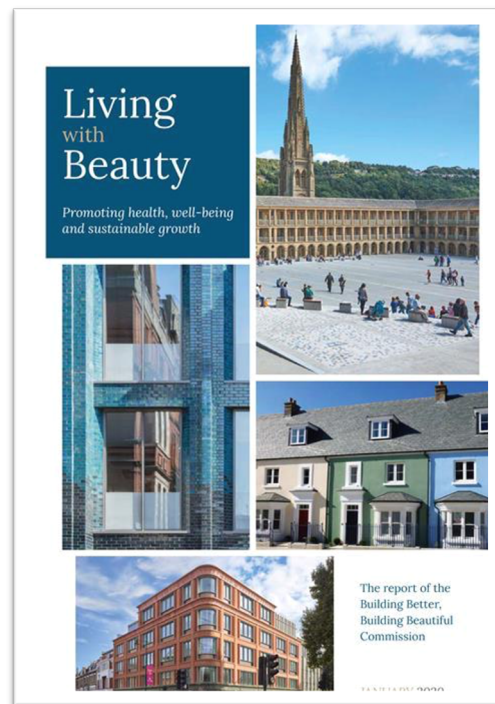
3 primary aims:

- To promote **better design and style** of homes, villages, towns and high streets, to reflect what communities want, building on the knowledge and tradition of what they know works for their area.

- To explore how new settlements can be developed with greater **community consent**.

- To make the **planning system** work in support of better design and style, not against it.

'Achieving well-designed places' - NPPF Revised 20 July 2021

Ministry of Housing, Communities & Local Government

National Planning Policy Framework

July 2018
Ministry of Housing, Communities and Local Government

'The creation of **high quality, beautiful and sustainable buildings and places** is fundamental to what the planning and development process should achieve'

NPPF Paragraph 126

"I have set out the government's vision for a planning system that make **beautiful, sustainable and life-enhancing design** a necessity, rather than a luxury."

Housing Secretary Robert Jenrick

A strengthened focus

- Beauty

- Design quality and Placemaking

- Trees

- Sustainable development

- Environment

- Community engagement

- Design codes as SPDs

- Digitised systems

'Characteristics of well-designed places' – National Design Guide 2019

National Design Guide
Planning practice guidance for beautiful, enduring and successful places

Ministry of Housing,
Communities &
Local Government

'Well-designed places influence the quality of our **experience** as we spend time in them and move around them...They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. **They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.'**

Introducing the ten characteristics

35 Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

36 The ten characteristics set out in Part 2 are:

- **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.
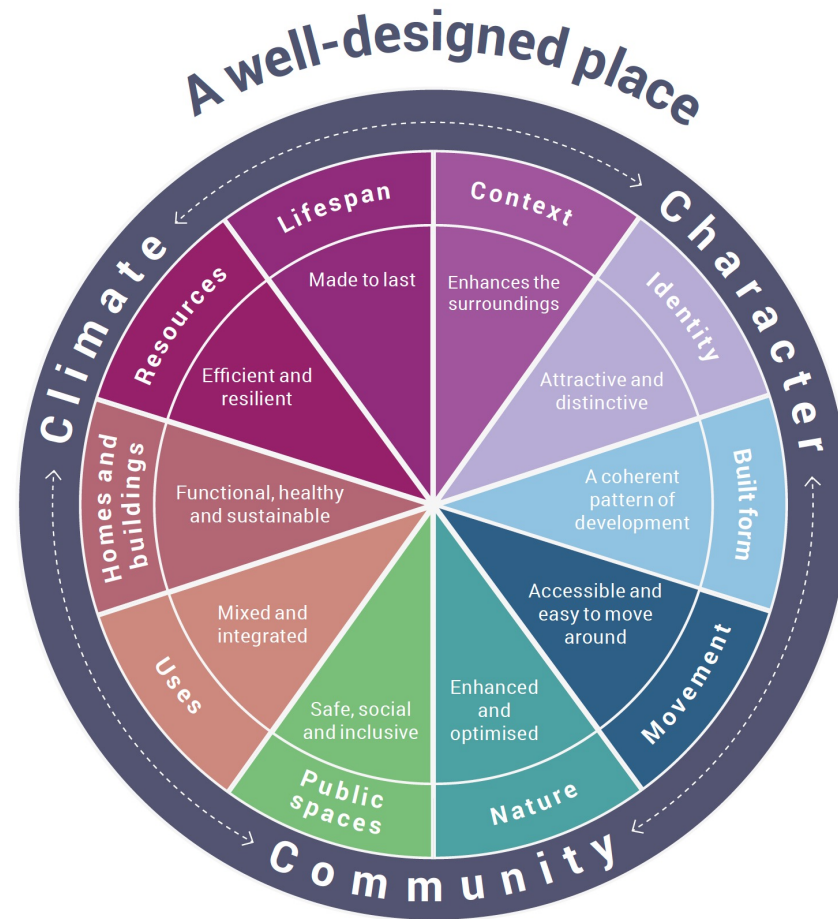
The ten characteristics of well-designed places

'Design parameters' - National Model Design Code 2021
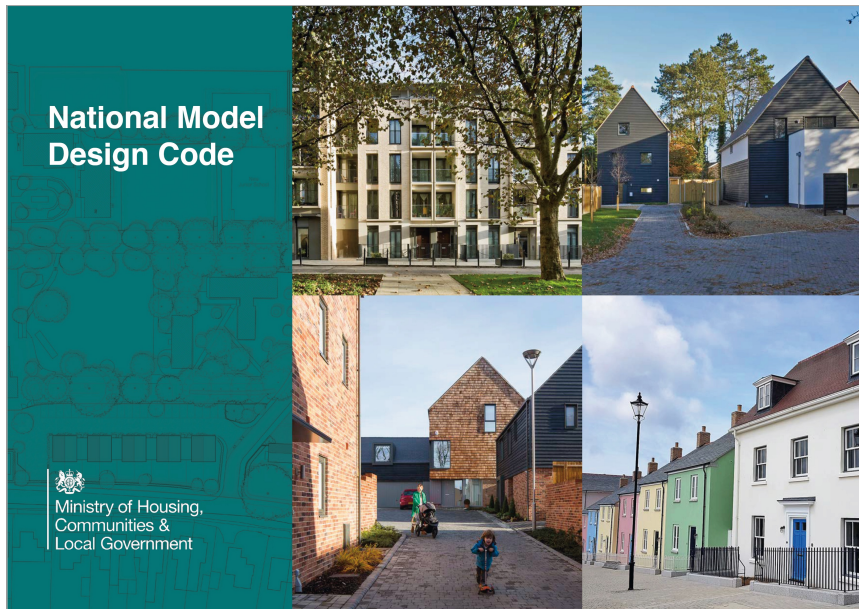
Clarity, certainty and speed...

'Clear design parameters to help local authorities and communities decide what good quality design looks like in their area, based on local aspirations for how their area will develop, following appropriate local consultation.'

Office for Place

'The British Planning system didn't used to be afraid to aspire for the best for everyone, and we have lost that confidence to aim for the sky. **As a society we need to aspire to make great places where the body can prosper and the soul can sing.**'

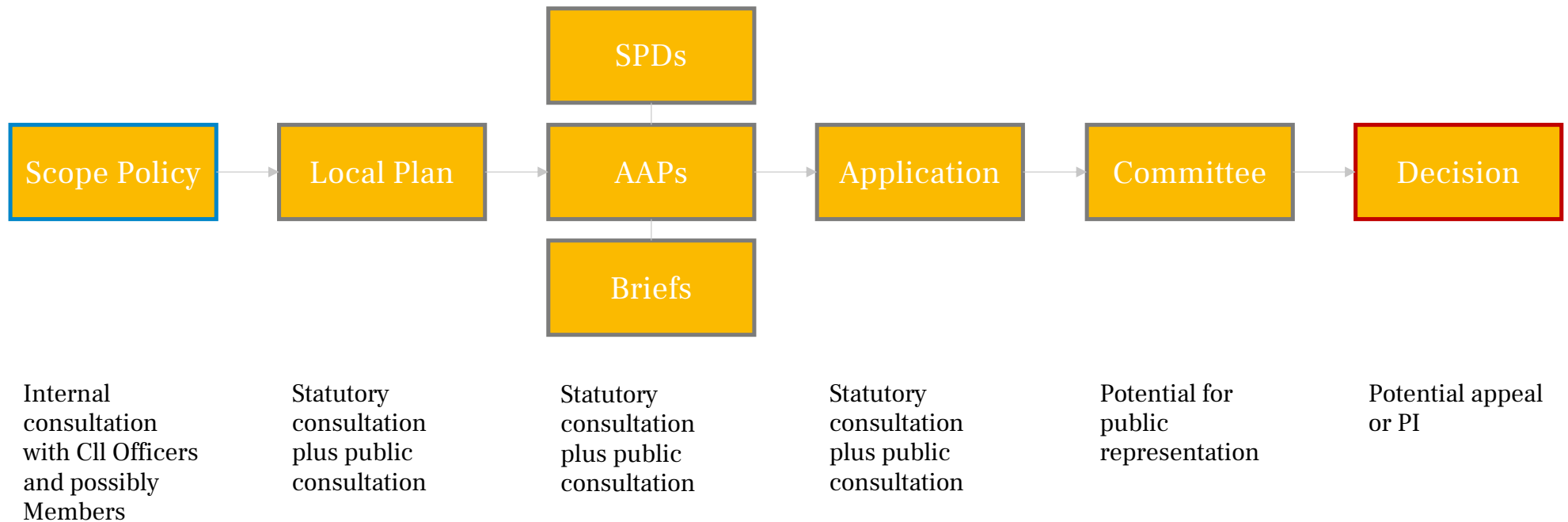Nicholas Boys Smith, Office for Place

Planning for the Future

'Local Plans should set **clear rules** rather than general policies for development. We will set out general development management policies nationally, with a more focused role for Local Plans in identifying site- and area-specific requirements, alongside **locally produced design codes**.'
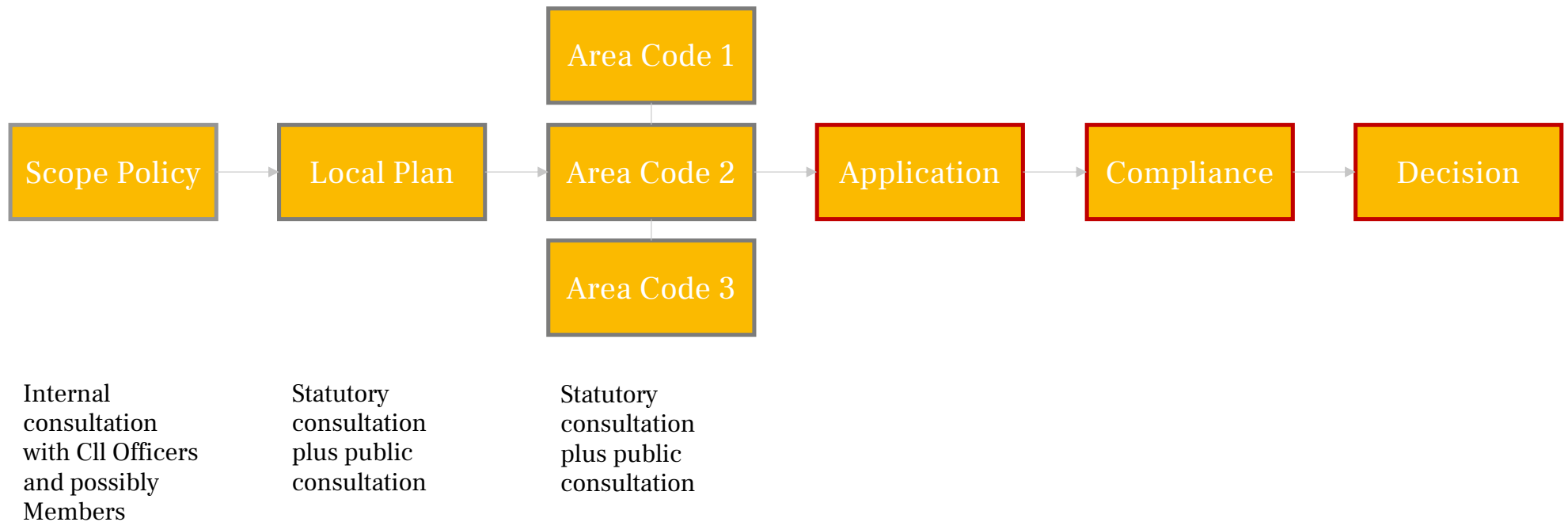
Planning for the Future White Paper, 2020

Planning decisions are discretionary rather than rules-based: nearly all decisions to grant consent are undertaken on a case-by-case basis.

Current discretionary based planning system

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                              │   SPDs   │
                              └──────────┘
┌──────────┐   ┌──────────┐   ┌──────────┐   ┌──────────┐   ┌──────────┐   ┌──────────┐
│  Scope   │ → │  Local   │ → │   AAPs   │ → │Application│ → │Committee │ → │ Decision │
│  Policy  │   │   Plan   │   │          │   │          │   │          │   │          │
└──────────┘   └──────────┘   └──────────┘   └──────────┘   └──────────┘   └──────────┘
                              ┌──────────┐
                              │  Briefs  │
                              └──────────┘
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| Internal consultation with Cll Officers and possibly Members | Statutory consultation plus public consultation | Statutory consultation plus public consultation | Statutory consultation plus public consultation | Potential for public representation | Potential appeal or PI |

Compliance or rules-based planning

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                              ┌──────────────┐
                              │ Area Code 1  │
                              └──────────────┘
┌──────────────┐  ┌──────────────┐  ┌──────────────┐  ┌──────────────┐  ┌──────────────┐  ┌──────────────┐
│ Scope Policy │→ │  Local Plan  │→ │ Area Code 2  │→ │ Application  │→ │  Compliance  │→ │   Decision   │
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                              │ Area Code 3  │
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Internal
consultation
with Cll Officers
and possibly
Members

Statutory
consultation
plus public
consultation

Statutory
consultation
plus public
consultation

Achieving well-designed places

Engaging communities

Whoever prepares them, all guides and codes should be based on **effective community engagement** and **reflect local aspirations** for the development of their area.

NPPF (2021) paragraph 129

Applications that can demonstrate **early, proactive and effective engagement with the community** should be looked on more favourably than those that cannot.

NPPF (2021) paragraph 132

Who and when?

'When preparing design codes, communities need to be involved **at each stage of the process**'.

NMDC paragraph 220

'The community involves **all people living and working in and around the area** for which the code is being produced together with **local interest groups, stakeholders and elected representatives**'.

NMDC paragraph 221

1. Analysis — Consultation → A Scoping | B Baseline

2. Vision — Consultation → A Design Vision | B Coding Plan | C Master-planning

3. Code — Consultation → A Guidance for Area types | B General Guidance
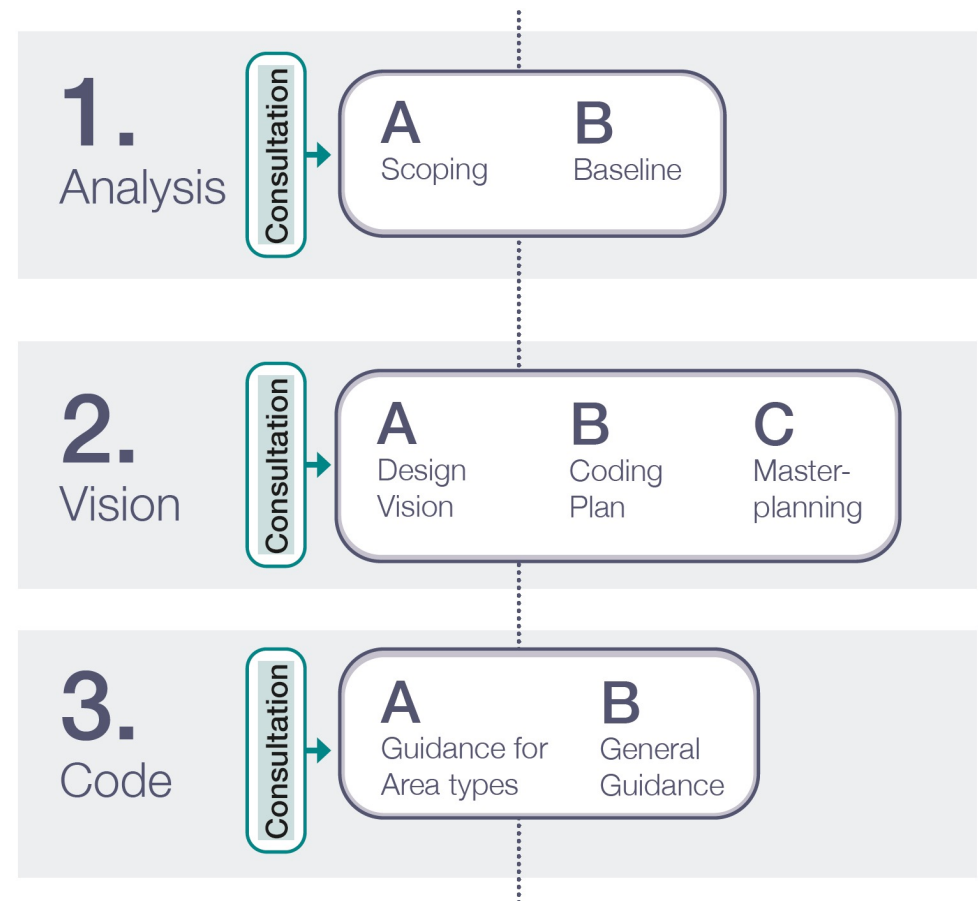
How?

'Local planning authorities will need to apply a balance of face to face and digital techniques appropriate to their circumstances and the type and scale of development.'

NMDC paragraph 225

87. Engagement Tools

☐ **Visual preference surveys:** to understand buildings, places, and streets that local people prefer, dislike or would like to improve.

☐ **Place assessment tools:** such as tools like Placecheck and Spaceshaper.

☐ **Structured workshops and charrettes:** hands-on events to explore the challenges and opportunities of a site or area, analyse options or develop design proposals at various stages in the process.

☐ **Community panels or forums:** to ensure the voice of the community is considered through formal and informal structures.

☐ **Drop in events and exhibitions:** to provide the opportunity to discuss the proposals with the consultation team and provide feedback in-person or via a questionnaire.

☐ **Design review panels:** for peer group review at key stages to test the content and application of design codes. These could include community representation and professionals that are knowledgeable about the area for coding.

Digital engagement tools: The use of digital techniques can help to engage with hard to reach groups in the community, such as younger people, and can be used in addition to in person techniques referred to above.

☐ **Social media platforms, apps, email campaigns and websites:** can be used to promote in person events but could also be used to share information, allow online participation in consultation processes and get feedback.

☐ **Digital models of design codes and their context, area or sites:** to help to visualise concepts and the wider effects of development. These might include the use of gaming platforms to engage younger audiences in exploring spatial design.

☐ **Other visualisation techniques for three dimensional models:** to provide the community with a visual appreciation of the proposals.

☐ **Community level data gathering:** to gauge levels of support for particular ideas along with accessible, transparent representation so the community can see the views of the whole community reflected statistically.

Why?

'provably popular places that have **measurable** community support'

NMDC paragraph 233

H&L engagement - PCC
'provably popular'?

Questions asked	Who was contacted	Method of contacting and listening	Responses
'Please tell us how you would like us to improve the area around Horatia and Leamington Houses after the tower blocks are taken down.

'We will replace the 272 flats contained in the blocks with a minimum of the same number of homes at social rents. This can be done in a number of different ways.

'We would like to hear your views on the area around the two tower blocks and whether there are improvements that can be made.' | Every resident and business within 150m of the blocks | . Door Knocking followed up by sorry we missed you note with option to contact via email or phone
. school enterprise fair
. public drop in session | 7 key themes:
• Build appropriate homes.
• Make better use of green space (incl. Children)
• No more student accommodation.
• Consider wider area improvements.
• Better parking options.
• No tower blocks.
• Re-provide the social housing lost when the tower blocks go. |
| | Somerstown residents, i.e. Every resident and business within 500m of the blocks | . Door Knocking followed up by sorry we missed you note with option to contact via email or phone
. Residents consortium
. school enterprise fair
. public drop in session | |
| | Key partner organisations including:
all local schools,
police,
the fire service,
the University of Portsmouth homelessness support services. | . public open drop in session
. email
. school enterprise fair | |
| | 1777 voluntary and community sector contacts | . emailed
. attended their meetings | |
| | portsmouth residents | . dedicated webpage to collect feedback
. emailed via citizens panel email list | |
| | PCC staff | . Email
. Tell us what you think webpage | |
| | Former H&L residents | . Door knocking
. Meeting
. School enterprise fair
. Residents consortium
. Phone call | |
| | Local Businesses | . Door knocking
. Email | |
| | Residents groups | . Residents consortiums
. Meeting
. Post
. Email
. Drop in session | |

H&L engagement - KCA
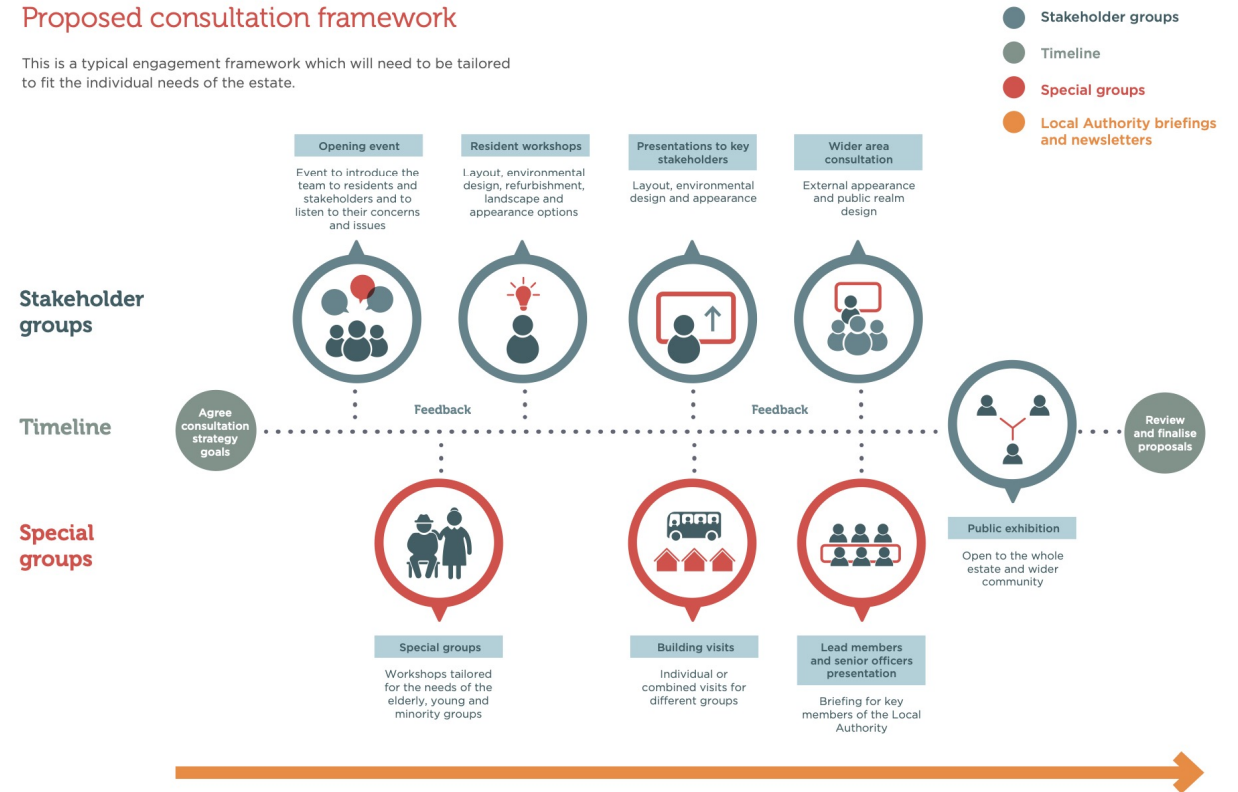## 'provably popular'?

Questions asked:	Who was contacted	Method	Responses
1.1 What do you like about the neighbourhood?			• Strong community that loves the area. • Great central location - easy to walk everywhere. • Variety of homes, styles and people that live in the area. • The views from Leamington House. • School children's opinions: o Different areas of the community (variety/diversity). o Sense of community. o Adventure playground next to Somerstown Central (the Hub). o Safe smaller parks.
1.2 What do you think could be improved?			• The old tower blocks and poor quality of spaces between them. • Wind/microclimate issues at the base of towers, especially for the elderly. • Neglected front gardens and 'dead' areas. • School children's opinions: o Cramped and overcrowded (homes). o Too noisy especially at night. o No public toilets. o Lots of litter and some graffiti. o Not enough grass areas.
2. Is there a shop, facility or amenity that is missing? Is there something the development could provide that would make your day-to-day life easier or generally improve quality of life? What would you like to see in the new development?	community panel (it was raised that ethnic groups and young adults/ teenagers should be engaged with further)	Meeting 30th/ 31st March	• Nice well-lit spaces - safe to walk around. • Safe green spaces that children can enjoy and that include activities such as trim trails. • Family friendly open spaces. • Shops or cafés at the ground floor of the blocks. • Affordable workspace and business units to promote local businesses. • Community café or places for families to get together (especially with young children) e.g. toy library/messy play. • Youth facilities /club for older children and teenagers. • Protect existing green/play areas and the habitats and ecology that are there already. • Ensure that spaces are designed to allow different age groups to have spaces to play - not to mix families and young children with older teenagers.
3. We have a clear ambition to build more homes on the site to relieve pressure on housing need. What do you think are the main priorities for us to consider when designing these homes - both for future residents and for existing residents living near the site?			• No student housing (already one of seven PCC commitments). • A mix of types of homes including apartments for single people – 1 bedroom homes. • Larger family homes for growing families so that people can stay in the community – lifetime homes that can be flexible to provide additional bedrooms when needed (4 bedroom homes). • As many affordable homes as possible – more than the 272 minimum PCC commitment if possible. • Consider bin locations and service/storage so that they don't create 'dead' inactive frontages. • Parking – diverse views. o Minimise parking due to central location to improve streets, open spaces and play. o Ensure sufficient parking, already an issue in the area. o Consider parking for existing residents during deconstruction of the towers and construction of new development. o Parking for visitors to residents and businesses. o Resident's only parking (ensure students don't use). o Electric vehicle charging points. o Local e-scooter parking rack. o Secure bike parking. • Storage that works. • Good size balconies (large enough to use) for all homes and roof terraces. • Noise between flats (sound proofing) and noise transmission between buildings.
4. Do you think we should come up with a new name for the site? If so, do you have any suggestions for what the overall			There was general consensus in both groups that Horatia and Leamington needs a new name to better reflect the ambition of the project. Two suggestions came up directly in the meeting (see below) but we agreed to let the question sit with panel members and return to it at the next meeting. • Peaceful Street (suggestion by school children).

Estate regeneration consultation

– It is imperative that the masterplan process is **'bottom up',** being informed by local residents and the wider stakeholder group in the community that it seeks to serve.

Proposed consultation framework

This is a typical engagement framework which will need to be tailored to fit the individual needs of the estate.

Legend:
- Stakeholder groups
- Timeline
- Special groups
- Local Authority briefings and newsletters

Stakeholder groups

- **Opening event** — Event to introduce the team to residents and stakeholders and to listen to their concerns and issues
- **Resident workshops** — Layout, environmental design, refurbishment, landscape and appearance options
- **Presentations to key stakeholders** — Layout, environmental design and appearance
- **Wider area consultation** — External appearance and public realm design

Timeline

- Agree consultation strategy goals
- Feedback
- Feedback
- Review and finalise proposals

Special groups

- **Special groups** — Workshops tailored for the needs of the elderly, young and minority groups
- **Building visits** — Individual or combined visits for different groups
- **Lead members and senior officers presentation** — Briefing for key members of the Local Authority
- **Public exhibition** — Open to the whole estate and wider community

ERWG engagement

What should the code cover?

Developing a clear resident offer, demonstrating that there will be new and affordable homes available, which leave them no worse off than their current circumstances, is critical.

New policy changes

– **NPPF 2021**

– **NDG**

– **NMDC**

Thank You

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