



## **Visions & Practicalities of Placemaking – The PlaceTeam**

**Thursday 6<sup>th</sup> November 2008**

### **Workshop Notes**

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#### **The Seminar Aims:**

- Raise awareness of the strategic place making role and what this means in relation planned growth, spatial planning and economic regeneration and physical development.
  - Raise awareness of strategic housing across other local authority services
  - Raise awareness of housing enabling by working in partnership
  - To cement an understanding of the need for proactive engagement with the private sector particularly in relation to affordable housing, to sustain economic growth and development in the sub region.
  - Facilitate increased understanding of the strategic housing role among housing strategy, private sector housing, forward planning and operational planning services.
  - To provide an understanding of development economics and the implications of s106 planning gain caveats and requirements on outcomes
  - To provide challenge and debate around planning gain, maximising and capturing value from interventions.
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#### **Workshop 1: Discussion in Locality Based Groups (Julie Cowans)**

- 1). Is yours a Future Vision?
- 2). Is it bold? Flexible? Risky? Vague?
- 3). Is it objective focus?
- 4). What is on offer to attract resources?
- 5). Have you got the skills?
- 6). What would it take to get where you want to be?

#### **Feedback Session: Arun (Bognor & Littlehampton)**

Working vision for Arun over last 18 – 24 months

There has been a shift in the focus of regeneration in Bognor due to the University involvement

Vision has evolved over time/clear picture of right way to go but has not yet been formalised

Should there be a vision for the towns or for Arun?

What is the place? District? CWS strip? Town?

Should there be a vision specific for individual towns that fits into CWS vision?

Plan for Place – larger entity

The economy stretches between Chichester – Shoreham Harbour

## **Feedback Session: Shoreham**

There is not a future session yet set out for Shoreham Harbour  
Issues influence the vision – i.e. infrastructure, flooding, skills, housing  
Recently awarded growth point status  
Wider impact through to Worthing  
Historic perceptions  
Connecting coastal bits together  
Huge areas of population not want anything to change in the local area  
Definition of affordable?  
Broader contribution on housing agenda linked to economic/social policy  
Managing people with vision  
Housing demand vs Housing need – creates a dilemma  
Affordable housing – part of a bigger market

## **Feedback Session: Chichester (inc Selsey)**

District Council – good at visioning  
Sustainable Communities Strategy linked into LDF  
Environmentally sensitive – coastal area  
Infrastructure/A27/ Community Infrastructure Levy  
Pre-application discussion on planning enquiries/new developments – important for district council  
College – specialist in arts in the district  
University – specialist in Olympics/Theatre  
300 square miles of district with a coastal edge and a large rural area  
Difficult to balance community needs  
Need to be locally aware  
Planning system moving the right direction

## **Feedback Session: WSCC**

101 Vision documents  
No clear vision – have too many strategies in place  
Collectively need one vision for 5 towns  
Something that makes sense that all partners can deliver from

## **Feedback Session: Worthing**

Reasonably placed  
A27 bypass to Worthing – a problem  
Affecting ability to commute – 2 steps behind Brighton  
Different offer to the rest of the coast, esp. Chichester  
Ageing population changing  
Major college improvements  
Reliant on sites to be developed  
Services depend on income of LA  
Self contained urban authority – Worthing  
Are they unfortunate as other towns?  
Is the masterplan far-reaching enough?

## **Workshop 2: Capital Investment Programme (Janice Morphet)**

### **Part 1: List of organisations of public bodies that spend money and invest in the Coastal West Sussex area:**

Highways Agency  
PCT (Strategic Health Authority)  
Environment Agency  
SEEDA  
Housing Associations (RSL's)  
English Partnerships (HACA)  
English Heritage  
National Park Board  
Police  
LSC  
Skills Funding Agency  
FE – 14/19 Councils  
Hefce  
University  
Sport England  
Parish and district authorities  
Arts Council  
Lottery  
WSCC  
Crown Estates  
Network Rail  
Utility companies  
Home Office/Prisons  
Bus companies  
Port Authority  
HMRC  
Dept of Work & Pensions  
CLG  
Defra  
Coastguards  
Food Standards  
DCSF  
DIUS (Dept of Innovation, Universities & Skills)  
Ministry of Justice  
Dept of Transport  
Intereg (European Funding)  
Sustrans  
Ministry of Defence  
Natural England

### **Part 2: What type of standards do you have in your local areas?**

Parking  
Open Space  
Affordable Housing  
Employment Land  
Children's Play area  
Density  
Access to schools  
Access to public transport

Building control standards  
Recycling  
Design  
Space  
Schools  
Safety  
Public Art  
Footways/Cycle  
Public Realm

### **Workshop 3: Development Economics & Outcomes (Julie Cowans)**

In this workshop, teams grouped together by their locality were given a scenario and were asked to assume the role of either the planning team or the developer. The task was by endeavouring to reach their own objectives, understand the mechanics of compromises between the public and private sectors and effective partnership working.

#### **Feedback Session: Chichester**

Took the helpful approach  
Scheme consisted of 20 exec homes, comprising of flats and 2/3 bed houses  
Redeveloped retail area  
High value development based around the retail area  
Had a clear vision at the outset – easier to negotiate

#### **Feedback Session: Arun**

Debated over whether 40% affordable housing – appropriate for site?  
Both sides took the hardnosed approach  
Important to have a watertight standpoint on where you going  
Disagreed with each other  
Standards/expectations were possibly too rigid from both sides

#### **Feedback Session: Worthing**

Took a clean and concise approach  
Offsite provision - £1m  
No social housing  
Scheme consisted of 20 exec homes  
Higher end value of development appropriate for the local surrounding area and site

#### **Feedback Session: Shoreham**

Had almost concluded their negotiations  
Scheme consisted of 45 units per hectare – 90 dwellings  
90/30 ratio of affordable housing  
10 3/4 bed properties  
40 2/3 bed properties  
High sale prices  
Retail to act as an enabler  
Small play area on site  
Community school – academy status to be planned  
Development brief out to consultation

## List of Workshop Participants

### **Chichester**

Cllr Alan Chaplin – Chichester Dc  
Cllr Janet Duncton – Chichester Dc  
Duncan Barratt – West Sussex CC  
Caroline West – Chichester Dc  
Mark Coates – Hyde Housing Group

### **Arun (Bognor & Littlehampton)**

Peter Thompson – Arun Dc  
Robert Davidson – Arun Dc  
Caroline Wood – SEEDA  
Juan Baeza – Arun Dc  
Anne Carnegie – Littlehampton Harbour  
Chris Meeus – West Sussex CC  
Cllr Roger Elkins - Arun Dc

### **Worthing**

Cllr Bob Smytherman – Worthing Bc  
Paul Pennicott – Worthing Bc  
Julia Macfarlane – SEEDA  
Rebekah Smith – Worthing Bc

### **Shoreham**

Cllr Brian Coomber – Adur Dc  
Ruth McCarthy – English Partnerships  
Sarah Karn - WSEP  
Cllr Ann Terry – Adur Dc