



Meeting	Winchester Town Forum
Date and Time	Thursday, 17th September, 2020 at 6.00 pm.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this meeting in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the meeting virtually. If you are a member of the public and would like to listen to the audio stream of the meeting you may do so via www.winchester.gov.uk

AGENDA

6. **Presentation: Proposed planning reforms.** (Pages 5 - 22)
7. **Presentation: Vision for Winchester project.** (Pages 23 - 40)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

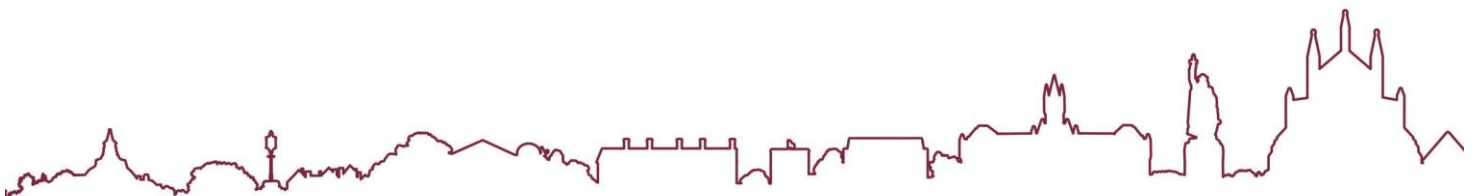
All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack



9 September 2020

Agenda Contact: Matthew Watson, Democratic Services Officer
Tel: 01962 848 317 Email: mwatson@winchester.gov.uk

**With the exception of exempt items, Agenda, reports and previous minutes are available on the*



MEMBERSHIP

Chairperson: Becker (Liberal Democrats)

Vice-Chairperson: Gottlieb (Liberal Democrats)

Liberal Democrats

Craske
Ferguson
Green
Hiscock
Hutchison
Learney
Murphy
Thompson
Tod
Weir

Conservatives

Mather
Scott

Quorum = 4 members

The two County Council Members representing the Winchester Town area are invited as observers.

PUBLIC PARTICIPATION

A public question and comment session is available at 6pm for a 15 minute period. There are a few limitations on the questions you can ask. These mainly relate to current applications (including grants), personal cases and confidential matters.

To reserve your place to speak, you are asked to register with Democratic Services three clear working days prior to the meeting –Please contact Democratic Services via democracy@winchester.gov.uk or (01962) 848 264 to register to speak and for further details.

VOTING

- apart from the Chairperson, every Member has one vote when a matter before the meeting requires a decision.
- in the event of an equality of votes, the Chairperson may exercise a casting vote and that vote may be exercised in any way seen fit.
- a Member may abstain from voting, or vote differently from how they may have indicated during the debate, without further explanation.

The way each Member voted will not be recorded in the minutes, unless a motion to have a Recorded Vote has been passed.

FILMING AND BROADCAST NOTIFICATION

This meeting may be recorded and broadcast live on the Council's website. The meeting may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

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Proposed Reforms to the Planning System Briefing September 2020



The government has published two important consultation documents proposing fundamental change to the planning system

- the White Paper ‘Planning for the Future’
- a technical document on ‘Changes to the Planning System’



Why is the government proposing changes?

- the country needs to boost growth and development especially housing delivery
- it believes the current system is past its sell by date and needs fundamental reform to enable appropriate development
- plan making is too slow and too complex.
- there is too much opportunity for challenge and delay
- the system is unnecessarily expensive and challenging
- current requirements for obtaining planning consent are too onerous and allow for too much intervention and delay
- change is needed to ensure higher quality development – more ‘beautiful’ buildings which people will be happy to live alongside

Planning for the Future

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The White Paper proposes major changes to the way in which Local Plans are made and what they contain

- there will still be a ‘plan led’ system in which the local planning authority will make a long term set of judgements which must be followed ...
-but the way in which the plan is made, and the way in which land is allocated for development will change radically...
-and once a plan is in force, there will be very different rules and regulations before development can take place

Plan making

- Local plans won't need to be “sound” or “deliverable” any more but will need to pass a new statutory test - that they allow for “sustainable development.” This replaces all the other current tests.
- 10 year time horizon
- start to finish in 30 months - ‘digital first’ approach
- housing target set by Whitehall
- development management policies largely a generic set of national requirements with very few set locally
- emphasis on master planning and design codes being drawn up simultaneously with site allocations to save time and resources
- no ‘duty to cooperate’ with other councils

Plan format

- introduce a 'zoning' type approach as used in many other countries
- **growth areas** – substantial development such as a new town, MDA or large brownfield site
- **renewal areas** – existing built up areas where smaller development is allowed.
- **protected areas** – more stringent controls.
- extensive use of design codes and briefs to shape the detail
- vague on the role of formal neighbourhood plans but village design statements and similar could become more important

Growth Areas

- sites within growth areas in a local plan would 'automatically' have outline planning permission for the prescribed uses within set parameters of height, density set out in a design codes and brief
- to obtain full permission a reserved matters application in compliance with design code, a Local Development Order (linked to a masterplan and design codes) or potentially a development consent order (NSIP)
- not vastly different to current approach except that design code/master planning simultaneous with allocation

Renewal Areas and Protected Areas

- **Renewal areas**
- consent can be granted through permission in principle, a full planning application, or a Local / Neighbourhood Development Order (*i.e. same as now*). All bolstered by statutory presumption in favour of permission for specified uses which meet the design code and other prior approval requirements.
- **Protected areas**
- a full planning application required (*i.e. same as now*). Doesn't mean no development is permitted

Infrastructure

- current system of s106s and CIL replaced by a new nationally set infrastructure levy
- based on development value
- thresholds/local variation to ensure developments of marginal viability are not ruled out
- designed to be transparent and more market responsive
- payment at point of occupation not commencement. Local authorities permitted to borrow against future receipts to forward fund infrastructure
- more flexibility on spend including affordable housing
- parish share will remain

Development management

- proposals clearly designed to reduce number and type of decisions taken locally
- national development management policies to save time and duplication
- government wants more flexibility and re-purposing without bureaucratic intervention
- conformity with design code or development management policies could allow decision making by AI
- focus on design and quality rather than compliance with myriad of rules and technicalities
- unclear what enforcement and compliance would look like in new regime

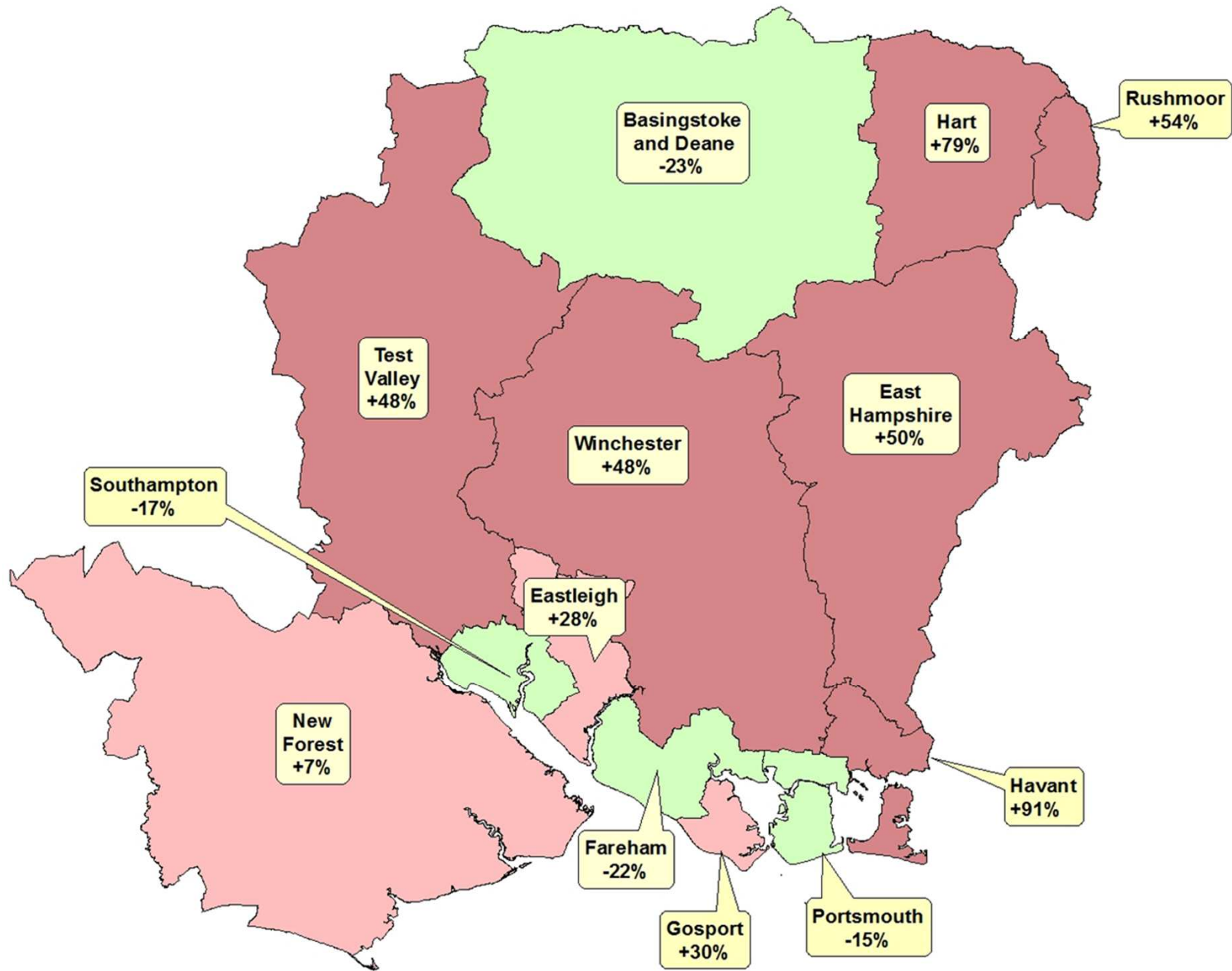
Changes to the Current Planning System



Changing the current system

- to boost the supply of new homes the government proposes changes to the standard methodology including greater emphasis on affordability.
- a significantly higher housing requirement for Winchester and many others local authorities
- priority in affordable housing for discounted market sales called First Homes.
- increase threshold for affordable housing from 10 units to 40 or 50 to supports small builders and as a response to Covid impacts.
- extend 'permissions in principle' to include major development with a broader mix/quantum of non-residential uses – despite little interest from developers

Planning Authority	Current Standard Method	Proposed Current Method	Difference	%
Basingstoke and Deane	884	684	-200	-23
East Hampshire	623	932	309	50
Eastleigh	694	885	191	28
Fareham	514	403	-111	-22
Gosport	238	309	71	30
Hart	286	512	226	79
Havant	504	963	459	91
New Forest	729	782	53	7
Portsmouth	855	730	-125	-15
Rushmoor	260	401	141	54
Southampton	1002	832	-170	-17
Test Valley	550	813	263	48
Winchester	692	1025	333	48
Hampshire	7831	9271	1440	18



Impact on Winchester

- all local planning authorities now faced with difficult choices over timetable for plan making
- an annual housing requirement in excess of 1000 homes instead of less than 700.
- if the requirement is fixed, the development strategy for the new local plan will have to be fundamentally different – significantly more development land needed
- changes can be brought in by government immediately
- affordable housing delivery will reduce if threshold is increased from 10 units to 40 or 50 temporarily.
- focus on First Homes will impact on affordable housing mix.
- wider use of PIPs could have an impact on DM (very short determination period of 5 weeks) and may cause policy issues if mix/quantum of non-residential uses within schemes is allowed to expand

Timetables and current uncertainties

- what decision making and legislative path way will the government follow?
- will it stick with the proposals if there is widespread criticism?
- will the increased housing requirement be implemented and if so when?
- when will we have enough certainty to produce meaningful and purposeful options and to start on a new plan?
- how do we engage with communities about such radical changes to process and outcome?
- what is the relevance of PfSH type arrangements under the new system?

Questions



Winchester Vision 2030

PROJECT UPDATE 17th September 2020

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Agenda Item 7



Winchester Vision 2030

Our Team

- Richard Summers Boyle + Summers
- Timo Peach Momo:zo
- Laura Mulhern Støriie
- Richard Eastham Feria Urbanism
- Jennie Savage Feria Urbanism

Winchester Vision 2030

Project Brief

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“The Town Forum wishes to produce a new Vision for Winchester to articulate aspirations for the town over the next ten years or so, not only for those who live in the area but also in its contribution to the wider district. This will function as an overarching framework for more detailed work on specific issues and as a clear statement of what the preferred long term outcomes of decision making will be. In the latter sense it should be seen as a guide to anyone asking the question ‘what does Winchester want?’”

Vision Study 2020-2030, Consultants Brief

Winchester Vision 2030

This Evening

1. We will provide an update on our research findings and explain how these have informed the final stages of the project
2. We will set out a forward timeline to project completion
3. We shall explain how the final outputs will be generated and configured

DIRECT CONVERSATIONS



Street Audio Tracks



Interviews



Digital Walks

WEBSITE & ONLINE ENGAGEMENT



One Great Win Website



Social Platforms

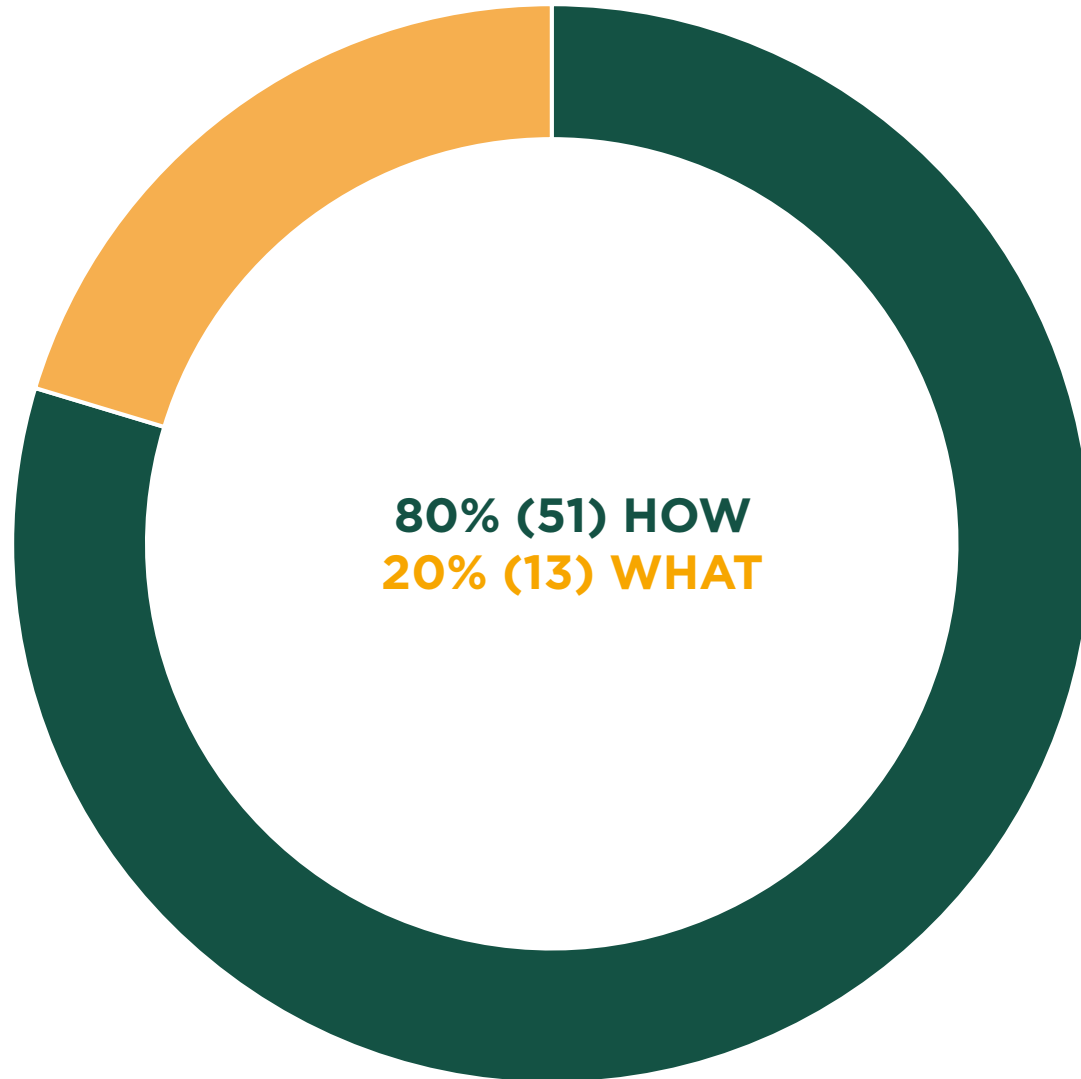


Online Polls



Blog Posts

**What was
our main
research
finding?**



What we've been told...

**You need
a new
way of
working**



The new Winchester model?



How do we realise a vision that is about the how, not the what?

We have specifically chosen **target** not **theme** here as this is about actions and achievements



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Target #01
LIFETIMES



Target #02
HOME



Target #03
ECOLOGY



Target #04
CULTURE



Target #05
MOVEMENT

**Working
Groups**
Curation
of the
groups

Why the working group approach?

- We were encouraged from the earliest stages of this project to give a voice to those that would not normally contribute to a initiative of this sort
- Therefore, throughout all our engagements (both online and offline) we have sought out those voices that have specific or unique insights into city life
- These include those involved in the public, private and voluntary sectors – entrepreneurs, community workers, event organisers, activists and local champions
- We now have names suggested for all 5 x groups, with confirmations expected shortly



**Working
Groups**
Curation
of the
groups

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**“Designing a
dream city is
easy. Rebuilding
a living one takes
imagination”**

Jane Jacobs



The people that make up the working groups
will be those with the imagination

**Working
Groups**
Tasks and
targets

How will the groups work?

- We do not want to create another “talking shop” and several individuals that have expressed a willingness to participate have made clear it will be on the basis of action not words
- The groups will therefore undertake task-based research and collaborate around common goals to produce a bespoke output for their chosen target group
- Through the period of collaboration, the groups will be encouraged to record their work in a “digital scrapbook” format – snippets of maps, drawings, text, film and so on – and these recordings will be returned to the project team at the end of the working phase





**Working
Groups
Timeline**



September

- **Thursday 17th September** – WTF Meeting
- **Tuesday 22nd September** – All Working Groups convene for the first time on an agreed digital platform
 - Joint introductory session, then spin-out into 5 x individual groups
 - Group members quickly introduce themselves. This could be in the form of a max. 30 seconds “mini-manifesto” from each – name, why I am here, what I want to see happen
 - Task-based to be completed by the end of the first hour. This sets the tone for the rest of the phase – this process is about doing, not talking; speed and accuracy, not plodding disagreement
 - Agree a forward plan of action, who does what, why etc
 - Assign task and responsibilities – e.g. a reporter, a fact-finder, an engager, a photographer, a scribe, the organiser etc.

Handbook

How we
they
compile
Part 2

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Recording the progress of the working groups

- Before the first session, each working group will receive Handbook Pt. 1
- This has been prepared by the consultancy team and contains instructions for the working phase and a summary of findings and ideas
- At the first session, each working group will be given access to a digital file storage area (tbc) to record their findings – the “digital scrapbook”
- When complete, this will become Handbook Pt. 2 – to be compiled by the people of the city, not us

Handbook

How we
they
compile
Part 2

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Recording the progress of the working groups

- We have parallel processes planned e.g. a teenage girls urban design group, youth-only focus groups
- At the end of the working period, our team will collect and translate the 5 x digital scrapbooks into a single entity, creating a more polished, publishable version
- This combined report will be the final Winchester Vision
- This output will be subject to a Steering Group meeting and a WTF meeting before any wider circulation and/or publication



Digital Support for the Working Groups



We want to create positive feedback loops



Each Working Group will be required write a short blog post after each session



These blogs will be shared on the website and on the social channels (and hopefully members share them on their own channels too to get greater engagement)



These bog publications will create online galleries of their workings – proof of action and of being heard



We want the wider public to comment on these blogs, react to the ideas and make suggestions for topics/actions the groups should focus on next



This is “Winchester talking to Winchester” and the positive feedback loop the city needs



**Working
Groups
Timeline**

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October/November

- **Friday 23rd October** (tbc) – Conclusion of working phase and all groups hand in their research, findings and ideas. Project team review all groups content, translate and convert into the publishable report, drawing conclusions from each to inform the final vision report
- **w/b 2nd November** (tbc) – Project Steering Group meeting
- **Wednesday 11th November** – Scheduled WTF meeting
- **Late November** (evening, platform/venue, tbc) – “The Winchester Vision Symposium” – this will be the launch event
 - Groups take to the digital stage (not us) and present their findings and recommendations
 - Event to be facilitated by our team, making the connections between each group – *remember, we’ll have had advance sight of all content*
 - This will be a celebratory evening of Winchester’s people and a new culture of collaboration for the decade ahead

Winchester Vision 2030

PROJECT UPDATE 17th September 2020

Thank You



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