

Valerie Dobson

From: John Slater Planning <johnslaterplanning@gmail.com>
Sent: 21 August 2015 16:12
To: Valerie Dobson; Tangmere Parish Council
Subject: Tangmere Neighbourhood Plan

Dear Valerie and Greg

I am writing to let you know that I have commenced the examination of the Tangmere Neighbourhood Plan and have carried out an unaccompanied visit to the village yesterday. You will be pleased to hear that at this moment in time there are no matter which lead me to call a public hearing .

However there are 5 areas where I would welcome further clarification and or comments as I have concerns as to the clarity of what is being sought. I am particularly conscious that the Neighbourhood Plan is a tool to be used for the determination of planning applications. If in making your response you consider that I should be modifying the plan to provide greater clarity or avoid confusion so as to meet the Basic Conditions test I would welcome your suggestions on what modifications I should make.

1. The extent of the Strategic Housing Area shown on the Neighbourhood Plan's Policies Map is not consistent with that shown as the Tangmere Strategic Development Location on Map 12.8 of the Chichester Local Plan. In particular the Medical Centre off Malcolm Road is excluded on the Local Plan map but is included on the red shaded area on page 39 of the Neighbourhood Plan. The other discrepancy is an overgrown parcel of land on the south side of Church Lane. It is included in the strategic housing area in the Local Plan but excluded from the boundary in the Neighbourhood Plan. I would be grateful if you could advise whether these are cartographical drafting errors or a deliberate divergence of policy between the adopted Local Plan and the Neighbourhood Plan . If it is the latter it would be helpful to understand the justification for the changes.

2. Policy 7 requires that the layout of the scheme for the area of open space known as Land West of Malcolm Road -to retain land which is currently owned by A2 Dominions as amenity open space. The extent of the land in their ownership is not shown on the Policy Map and any reader of the plan or decision maker would not necessarily be aware which part of the site the policy is expecting not to be developed. This needs to be shown on the Policy Map . Is it possible to explain the rationale why the land in A2 Dominions ownership contributes to the amenity value of the homes in Malcolm Road and Campbell Road whilst the remainder of the land which appears to be in the ownership of Chichester District Council does not.

3. I would welcome more detailed justification as to why the plan is putting the emphasis on smaller units on the parts of the site closest to the Village Main Street and the East - West corridor, particularly as this area will be close to the primary school .

4. Does the Qualifying Body have any comments on the suggestion that the Policy Inset Map should be retitled Concept Map?

5. Regarding Policy 4 - Tangmere Academy - the policy refers to the development only on the parts of the site currently occupied by educational buildings and ancillary buildings and structures. From my site visit it appeared that there are building outside the area which is shown as being within the Settlement Boundary on the Policy map . Would it be possible to provide me with a larger scale plan showing the specific areas of the site which are being allocated as public open space.

In the interests of the openness of the examination process I would be grateful if a copy of this email and your response could be placed on the respective websites of the LPA and the Parish Council.

It may be that the two parties will wish to collaborate in presenting me with a joint response covering either an agreed position or at least explaining where there are differences.

In order for me to be able to complete my examination in a reasonable time frame I would, if possible, like to receive your response by 11th September 2015.

Kind regards

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