

# **Tangmere Neighbourhood Plan 2014-2029**

## **Post Examination Version**



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accordance with EU Directive 2001/42**

**MARCH 2016**

# **Tangmere Neighbourhood Plan 2014-2029 Post Examination Plan**

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## Foreword

*It gives me great pleasure to write this foreword by way of an introduction to the Tangmere Neighbourhood Plan (TNP).*

*On the 1<sup>st</sup> February 2014 the first public meeting to start the Tangmere Neighbourhood Plan was held. That meeting started a process that has taken up considerable time and effort from the parish council.*

*In the first year we established focus groups consisting of members of the public, to consider subjects that are important to the village.*

*We discussed and produced a village questionnaire, distributed and received responses to it.*

*We produced a statement of the "State of the village", and circulated this to stakeholders interested in the future of the village.*

*We established a steering group of interested parties, including local residents, landowners, parish council members, and local authority representatives.*

*We invited stakeholders to a workshop that pulled together the findings of the focus groups and responses to the village questionnaire, and produced a "Pre-submission Plan" for the future development of the village. This document was published and made available to all parties during a consultation period of 6 weeks that started on 10<sup>th</sup> October 2014, closing on 21<sup>st</sup> November 2014.*

*Comments were collated from this consultation process, and the plan was revised to take into account views expressed. Members of the steering group and the Parish Council discussed the final document to be submitted to Chichester District Council (CDC) for approval.*

*The approved plan was submitted for examination by an independent Examiner, who reported in October 2015.*

*Mr John Slater BA (Hons) DMS, MRTPI, the approved Examiner, concluded that, subject to a small number of amendments, the document meets all the statutory requirements, and should proceed to referendum.*

*At the second anniversary stage of this plan, I would like to thank all members of the various groups that have helped us to get to where we are now.*

*In just 2 years we have pulled together a document that represents the aspirations of the community and which complies with the Local Plan. We have worked with the landowning consortium to produce a document that can be put before the local residents in a referendum.*

*I would like all residents to participate in the referendum that seeks to direct the development of their community over the next 15 years*

Andrew Irwin

Chairman Tangmere Parish Council

March 2016



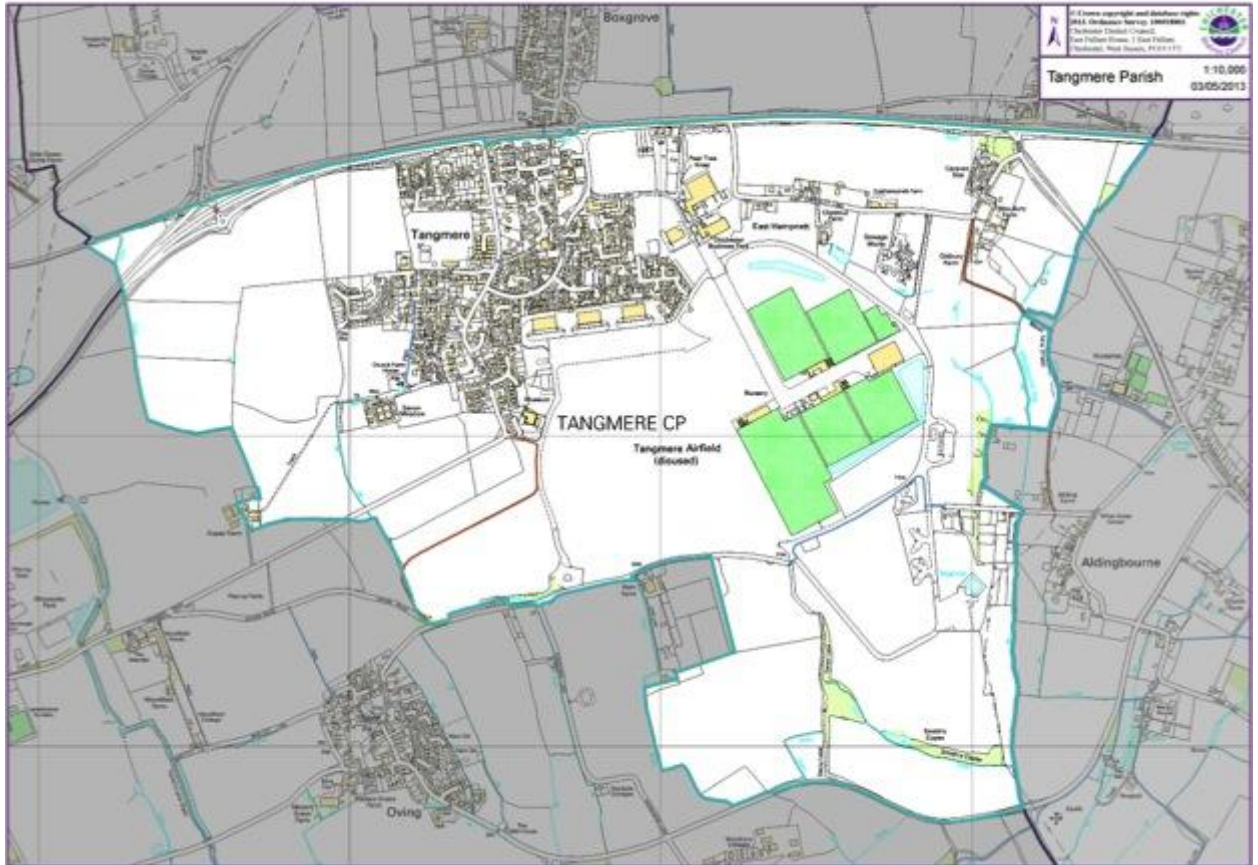
## List of Policies

1	A Spatial Plan for the Parish
2	Strategic Housing Development
3	Employment Uses
4	Tangmere Academy
5	The Yews, City Fields Way
6	Tangmere Aviation Museum
7	Land to the West of Malcolm Road
8	Tangmere Green Infrastructure Network
9	Tangmere Sustainable Movement Network
10	Design

# 1. Introduction

## Purpose

1.1 Chichester District Council (CDC), the local planning authority, designated, on 23 July 2013, a Neighbourhood Area for the whole of Tangmere Parish for the purpose of preparing the Tangmere Neighbourhood Plan (TNP).



*PLAN A: The Designated Tangmere Neighbourhood Area*

1.2 Plan A shows the designated neighbourhood area which coincides with the parish boundary. The area adjoins parishes in Chichester District – Oving, Westhampnett and Boxgrove – and to the east is the Parish of Aldingbourne in the District of Arun. The parish contains the village of Tangmere and the hamlet of Easthampnett.

1.3 The A27 trunk road forms the northern boundary of the parish, the eastern boundary borders the district of Arun and its southern area extends to the new Oving Road and Oving's Church Lane further to the south west. Tangmere Road starts in the village centre and continues west toward the City of Chichester.

1.4 The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004 and the European Directive 2001/42 on Strategic Environmental Assessment and EU Habitat Directive 92/43 on Habitats Regulations Assessment.

1.5 The primary intention of the TNP is to shape how and where the envisaged 1,000 new homes, and their associated infrastructure, are delivered. The timing of the TNP is therefore integral to the examination and delivery of the CLPKP and it is with this forthcoming document which the TNP will aim to be in general conformity and not the remaining saved policies of the adopted 1999 Chichester District Local Plan.

1.6 The purpose of this Pre-Submission Plan is to set out specific policy proposals for the parish and to consult statutory stakeholders and the local community.

## **Neighbourhood Development Plans**

1.7 The TNP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework (NPPF) states that:

*“Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development ...(and they should)... plan positively to support local development, shaping and directing developments that are consistent with their area that is outside the strategic elements of the local plan ...” (para.16)*

1.8 Further, the NPPF states that:

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums ... can use neighbourhood planning to set planning policies through neighbourhood plans to ... determine decisions on planning applications ...” (para.183).*

*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.” (para.184).*

*“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict ...”.*  
(para.185)

## **The Plan Preparation Process**

1.9 The process of preparing and seeking final adoption of the TNP is in accordance with the Neighbourhood Plan Regulations 2012 and has been agreed by Tangmere Parish Council.

1.10 The process up to submission comprises three main stages:

- State of the Parish Report – the report of July 2014 summarising all the evidence on which the TNP is based
- Pre-Submission TNP – the document comprising the vision, objectives, policies and the Policies Map for a statutory six week public consultation period
- Submission TNP – this document takes into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions and Consultation Statements

1.11 Thereafter the TNP will be subject to independent examination and, if successful, will be put to a local referendum. A majority vote will lead to the TNP becoming part of the development plan for the parish to manage future development decisions alongside the Chichester Local Plan – Key Policies 2014-29 and National Planning Policy Framework.

## **Sustainability Appraisal & Strategic Environmental Assessment**

1.12 Chichester District Council determined that a strategic environmental assessment of the TNP was not required due to reasons set out in the Screening Report. The Basic Conditions Statement which accompanies this plan document sets out how the policies of the TNP contribute to the achievement of sustainable development.



## **2. State of the Parish**

### **An Introduction to the Parish of Tangmere**

2.1 The Parish of Tangmere is located in the south eastern portion of Chichester District in West Sussex. It is located to the south of the main east-west A27 road which connects to Brighton and Worthing to the east and Portsmouth and Southampton in the west.

2.2 The county town of Chichester is located approximately 3 miles to the west of the Parish and provides a wide range of services and facilities as well as employment opportunities and mainline train links along the south coast.

2.3 Tangmere lies on the flat plain that stretches eastwards from Chichester towards Arundel and Bognor Regis. There are no noticeable changes in ground level, with an area to the south of the village being used for many years as Tangmere Airfield. The flatness of the topography provides long views towards Chichester Cathedral, the church spire in Oving and, to the north, to the South Downs.

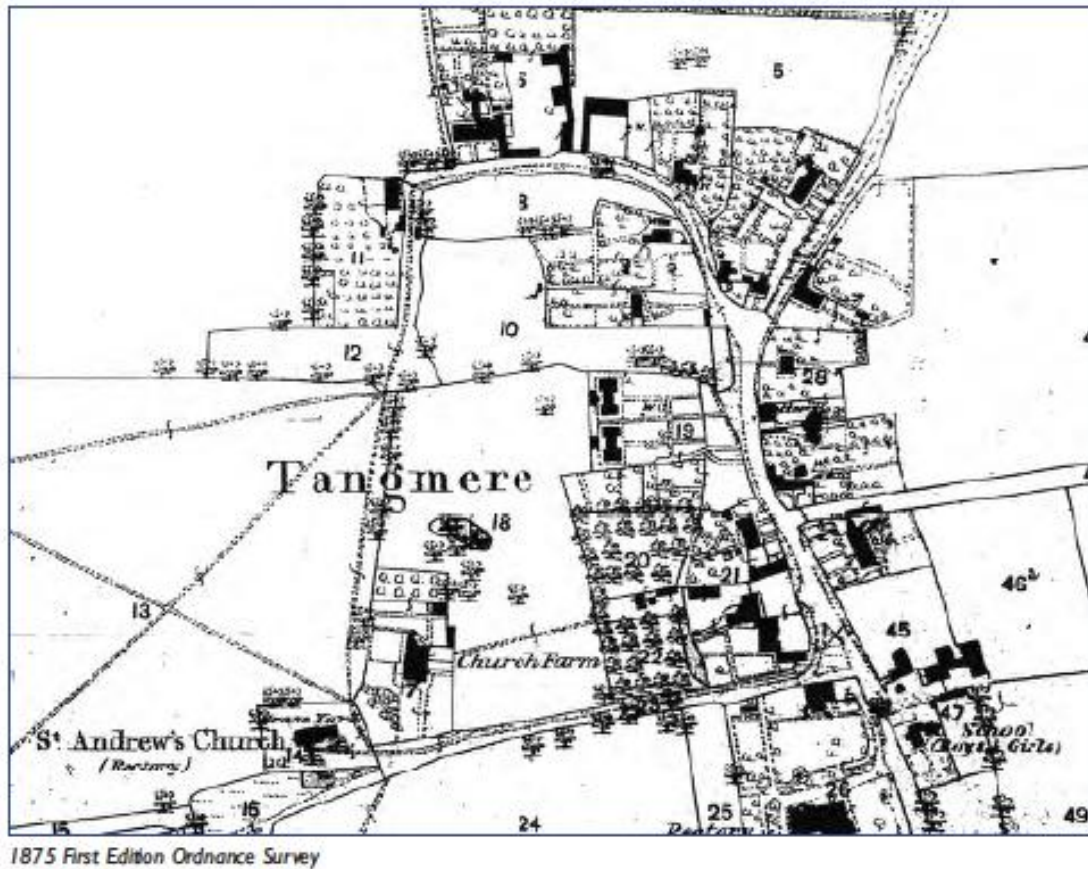
2.4 Tangmere lies over deposits of London clay. Extensive deposits of brick earth lie over this clay, providing the raw material for brick making as can be seen by the extensive use of brick in construction in the area. The rich soils are suitable for agricultural purposes, and around Tangmere are still a large number of farms that provided the original impetus for development.

2.5 Tangmere lies a mile south of Stane Street, the road the Romans built from London to their major port of Chichester, but there is only slender evidence of a connection with the Romans. The village clearly existed in Saxon times and was firmly established by the time of the Norman Conquest.

### **A Brief History of Tangmere**

2.6 The Domesday Book records that 'The Archbishop of Canterbury holds Tangmere in lordship; the clergy held it from the Archbishop'. The church in Tangmere recorded in the Domesday Book was probably a Saxon building of timber construction. Sometime after the Domesday Survey, and while the Archbishop retained the manor, the church was given to the Priory of St Pancras in Lewes. The church then reverted to the Archbishop around the year 1200. The present church dates back at least to the early 12th century, not long after the conquest.

2.7 Growth in prosperity continued through the 13<sup>th</sup> century and reached a peak in 1314; this year saw the establishment by charter of a market in Tangmere. By the 1871 census the village population was 196: 58 men, 59 women and 79 children under 18. The children could be educated locally because a national school had been built in the village in 1850.



PLAN B: Historic Map of Tangmere

2.8 In 1917 a local field was in use by the Royal Flying Corps for flight training. Tangmere's history as an operational station of the RAF dates from the formation of a station HQ in 1926. The arrival of No. 1 and No. 43 Squadrons followed, and they later became known as the Tangmere Squadrons. In those days Tangmere was a much sought-after posting. By 1939 Tangmere was given a new level of importance when, with the re-organisation of Britain's Air defence system, it became sector headquarters in No.11 Group of Fighter Command. Tangmere occupied a key front line position in the defence of London and the whole of South-East England.

2.9 The outbreak of war brought the closure of Tangmere's inn – the Tangmere Hotel – which lay in Tangmere Row along the southern perimeter of the airfield. The airfield runways were extended in 1941. This necessitated the closure of the southern part of The Street cutting Tangmere's communications with Oving. The village continued with this inconvenience for nearly 20 years until the new road to Shopwyke was made. In 1958 Tangmere was taken over by RAF Signals Command but in 1963 the last aircraft left. The station still provided a home for 38 Group Support Unit until it was finally decided to close the station in 1970.

2.10 Given its relatively small population, the parish contains a relatively limited range of facilities and services such as the parish church, primary school and a limited number of shops and services.

## **Selected Parish Statistics**

2.11 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable.

2.12 The usual resident population of the parish is 2,625 people (1,219 male, 1,406 female). Of these:

- 547 People were aged 15 and under (21% of parish population compared to 17% across the District and 19% across England)
- 1,744 People were aged 16 to 64 (66% compared to 59% and 65%)
- 334 People were aged 65 and over (13% compared to 24% and 16%)

2.13 There are 1,106 households located within the Parish, including:

- 289 were Owner-occupied households, owned outright (26% compared to 41% across the District)
- 368 were owned with a mortgage or loan (33% compared to 27%)
- 38 were Shared Ownership (3% compared to 1%)
- 30 were Social Rented from Registered Providers (3% compared to 2%)
- 222 were Social Rented Other (20% compared to 13%)
- 147 were privately rented (13% compared to 15%)

2.14 There are 1,156 dwellings located within the Parish, including:

- 291 households were Detached (25% compared to 37% across the District)
- 328 households were Semi-detached (28% compared to 27%)
- 409 households were Terraced (35% compared to 18%)
- 112 households were Flats/apartments (10% compared to 16%)

2.15 There are no Sites of Special Scientific Interest within the Parish, nor any Local Nature Reserves. The Parish does contain areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans of Deciduous Woodland Priority Habitat – 6 pockets dotted across the entire Parish area, north of New Bury Farm, 2 areas north of the reservoir, west of Ham Farm, Smith's Copse and Decoy Lane. There is a Common Land field in the SE part of the Parish.

2.16 The English Heritage classification of Listed Buildings shows the Parish Church of St Andrew, Church Lane as a Grade I listed building. It also shows that the Parish contains 15 Grade II listed buildings and structures. In addition, the historic core of the village has been designated a Conservation Area by CDC.

## **Community Views**

2.17 The Tangmere Neighbourhood Plan Steering Committee was formed in January 2014; the group consists of Parish Councillors, the District and County Councillor, and others including members of the West of village landowning consortium. The Steering Committee works to an agreed Terms of Reference.

2.18 As part of the continuing consultation with the residents of the Tangmere, the Steering Committee compiled a questionnaire from suggestions made by the Task Groups. This was delivered to each residence and also made available online for people to complete. To ensure a good response, two paper copies were included in the delivery to residences, with a covering letter, explaining the Neighbourhood Plan process, and how to respond. The results of the survey can be seen at the website at [www.tangmere-online.co.uk/tangmere-neighbourhood-plan-c73.html](http://www.tangmere-online.co.uk/tangmere-neighbourhood-plan-c73.html).

2.19 More than 500 people responded to the survey, by completing and returning the paper version. The combined responses across both types of survey represented 28% of the community. Not everyone answered every question, but some of the percentage answers were as follows:

- Do you consider that we need to rejuvenate Chichester Business Park on City Fields Way? 69% Yes 31% No
- Do you think that the current vehicle access to City Fields is satisfactory?  
76% Yes 24% No
- Do you wish to see an open setting around St. Andrew's Church, Church Farm House and Saxon Meadow? 87% Yes 13% No
- The existing school provision will have to be enlarged to accommodate the increased population. In light of this should the school remain as one school but be built on a new site within the development area (63%) or become two schools (37%)?

2.20 The Steering Group also arranged a series of task groups to examine the evidence base by particular themes and to offer insights to assist in shaping the TNP's vision, objectives and policies. A summary of the groups' conclusions is provided below:

#### Business task group

2.21 New development should be connected to the high speed Broadband fibre optic network directly, rather than at present only supplied to the cabinets in the village. CDC business support service and the Seaward Properties should increase efforts to attract employment generating businesses to the City Fields business park. The components of a centralised enterprise hub may include Café-coffee shop, mini supermarket, hairdresser, florist and small gym, all in small footprint buildings on short leases with access from A27 and all parts of the village.

#### History and Heritage task group

2.22 Development of the strategic site should respect the existing open setting surrounding St. Andrew's Church and maintain open views towards the 3 spires. Support was expressed for: the development aspirations of the Museum; protection and enhancement of the Conservation Area; retention of historic buildings.

### Housing task group

2.23 The current mix of housing has a higher ratio of affordable housing than many areas in Chichester District. It was considered that the mix of tenure in new development should have a reduced ratio of affordable housing to address this issue.

There was strong support for the suggestion that in housing development, single storey buildings should be provided, and mixed within all areas of development. This would assist in providing accommodation for disabled and elderly residents who find climbing stairs difficult.

2.24 Whilst a Village Design Statement already exists, this needs to be refreshed for the plan. A mix of size and appearance of properties in the new development should be a condition for planning approval, reflecting the mixed nature of the village today.

Considering the layout of the new development, a mix of both through roads and cul-de-sacs would be needed. This will support the objective of ensuring good connectivity between the new development and the existing community, allowing good access to existing facilities, and allowing access to new facilities from the existing parts of the village. The desire to ensure that the resulting community feels that there is just one village, rather than 2 communities can be achieved.

2.25 Considering the location of new facilities in new development to the West of the village, such facilities should be grouped centrally, echoing the Business Task Group finding that a hub was required to give a recognised centre to the village. This may take the form of a spine connecting facilities across both parts of the village.

### Transport and Access task group

2.26 The following issues for further consideration arose from community consultations (see Transport and Access paper of 20/6/14 for further information):

- Improved bus links with facilities at Chichester and Barnham (including to rail services) and bus route(s) through Village;
- Traffic calming, parking management and HGV movements on through roads;
- Implications of proposed East/West vehicle route(s) through middle of village.
- Traffic impact of North/South connection between A27 and Tangmere Straight through west of village development area (a “Western by-pass”?);
- Cumulative traffic impact of new development on Meadow Way/A27 roundabout;
- Noise impact of long term increase in A27 traffic levels on adjacent residential areas.
- Future access to potential Copse Farm aggregates site;
- Cycle and pedestrian access within Parish (including existing desire lines) and links to Chichester and Barnham;
- Community facility parking needs and access from all parts of Village;

- Parking needs and work/delivery vehicle numbers and movements in residential areas;
- Impact on ecology of new access routes.

#### Green Environment task group

2.27 Part of the strategic site has high groundwater issues and slopes down from the A27 towards the Tangmere Straight, which has inadequate highway drainage. Road flooding occurs whenever there is significant rainfall. There is very strong support for protected green areas to include woodlands, hedgerows, community areas, a pond and water areas (lake) which could and should be part of an effective flood prevention scheme.

There was strong support for a network of safe cycle and pedestrian routes within the Parish and to connect with Boxgrove, Oving and Chichester.

#### Education and Leisure task group

2.28 There were issues relating to the school and its facilities; issues relating to the existing recreation field; and issues relating to sports and community facilities.

Tangmere Academy has been involved with the Neighbourhood Plan, and it is clear from their comments that the existing school and its site is not large enough to cater for the additional children that will follow the new development in Tangmere. There is no doubt that a new facility is required.

2.29 In relation to the existing recreation field, there was strong support for a new and additional recreation field, rather than an extension of the existing facility. This follows the general support for having leisure facilities spread around the community, rather than centred on a central site.

2.30 When discussing additional facilities for the community, the need for a community sports centre featuring indoor sports and activities, meeting rooms and a social venue was identified. Additional allotment sites around the development feature strongly in the requirements.

### 3. Planning Policy Context

3.1 The Parish lies within Chichester District in the County of West Sussex. There are a number of adopted and emerging policies and proposals at a national and local level that have a significant influence over the strategy and detailed content of the TNP.

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood plans. At examination, the submitted TNP must demonstrate that it is consistent with the policies and intent of the NPPF. More recently, the Planning Practice Guidance (PPG) of March 2014 sets out the principles of preparing a neighbourhood plan and the nature of the relationship between it and other parts of the development plan.

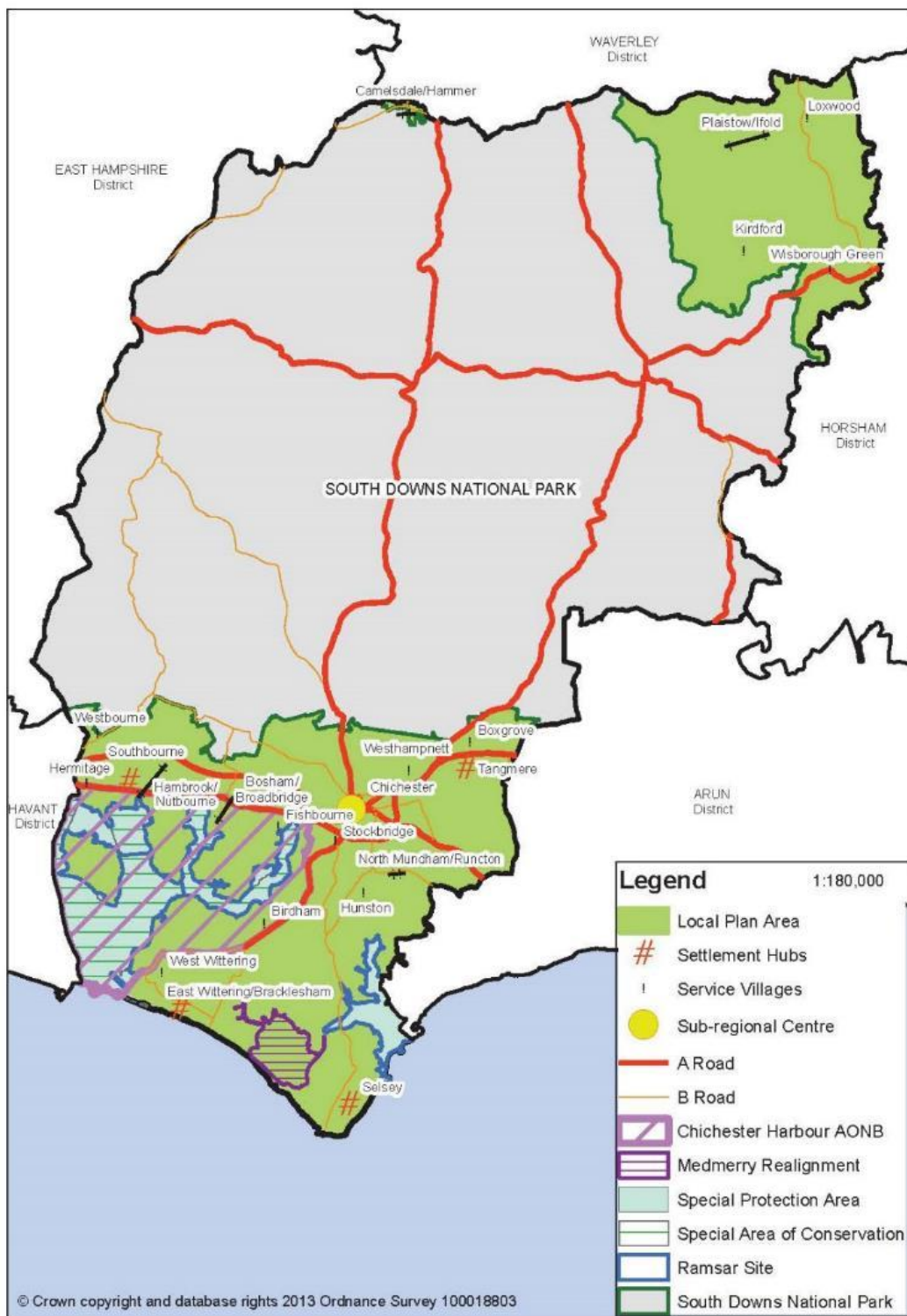
3.3 At present, the development plan for Chichester currently comprises the saved policies of the adopted 1999 Chichester District Local Plan ("the 1999 CDLP"). However, that plan is out-of-date in many respects. It is therefore the provisions of the Chichester Local Plan - Key Policies 2014-29 (CLPKP) document, submitted by CDC in May 2014 for examination, on which the general conformity of the TNP will be examined in mid 2015.

#### **Chichester Local Plan Key Policies 2014 - 2029**

3.4 The CLPKP examination started on 30 Sep and CDC expects it will be adopted by summer 2015. It will therefore have been adopted before the TNP is made and its examination will also have been completed prior to the examination of the TNP. Given this timing, the CLPKP provides the strategic policy framework for the TNP.

3.5 Policy 2 of the CLPKP ('Development Strategy and Settlement Hierarchy') identifies Tangmere Parish as part of the 'East-West Corridor' of the District and the village has been given the hierarchy position of a Settlement Hub, a main centre that provides the surrounding communities with employment, retail and other services. In this regard it states that, "new development to meet identified local needs will reinforce the role of the Settlement Hubs as centres providing a range of homes, workplaces, social and community facilities. Retail development of an appropriate scale will be supported to promote the vitality and viability of ... and enhance provision at Tangmere" (see Plan C for the CLPKP Key Diagram).

3.6 It then identifies a strategic development location at Tangmere "in the form of a managed well integrated expansion of the village and its facilities". The policy notes, however, that Tangmere in particular requires additional provision of infrastructure and facilities to serve the planned growth and to meet the settlement hierarchy definition in the CLPKP. The policy expects the established Tangmere Settlement Boundary to be reviewed by the Neighbourhood Plan to take account of the strategic allocations for Tangmere in the CLPKP and other development schemes consented since the 1999 boundary definition.

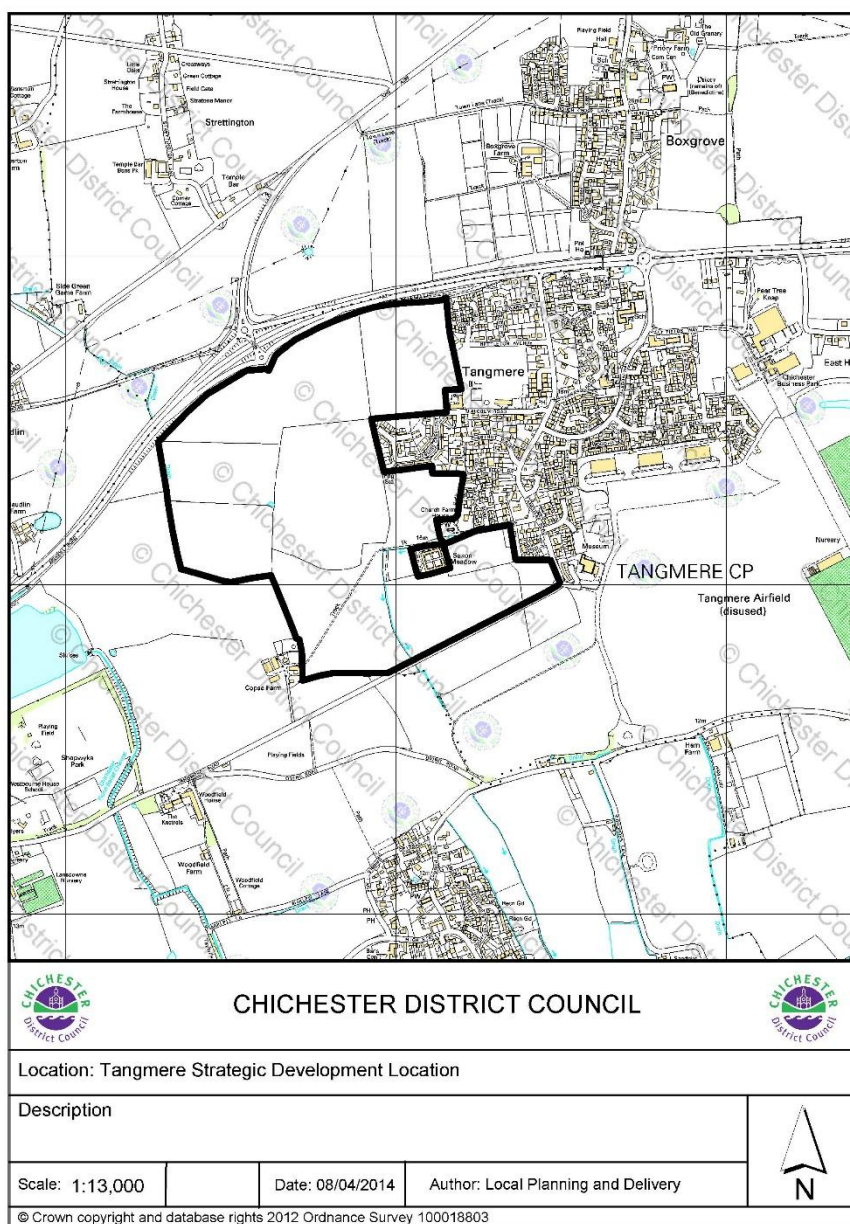


PLAN C: Submission Chichester Local Plan – Key Diagram

3.7 In line with Policy 2, Policy 18 of the CLPKP ('Tangmere Strategic Development Location') allocates approximately 73 Ha of land as a Strategic Development Location for 1,000 new homes, new community facilities and new open space and green infrastructure. The village has been selected as it is the largest village east of Chichester City, has a range of local facilities and already has an important employment location in the horticultural development area of Tangmere Airfield Nurseries and Chichester Business



Park to the east of the village. The policy regards the village is further well located as it is connected to the A27 although it recognizes that increased public transport services need to be addressed.



PLAN D: Chichester Local Plan Key Policies – Policy 18

3.8 It notes that in planning sustainable growth in Tangmere through the allocation, the policy will ensure that there will be a range of housing types. It identifies there is a high level of existing social housing, in which case, there may be a need for low cost ownership provision. New development needs to be well integrated with the existing community both physically and socially. Improved public transport, open space, further employment and training opportunities and social and community facilities will be provided along with the residential units.

3.9 Further, it identifies the location has having good accessibility to the A27 and it expects the main access point will be at the grade separated junction west of the village. A proposed modification (M87 in the Schedule of

Proposed Modifications to the CLPKP) to the policy requires this access to connect through the site to Tangmere Road, providing a 'north-south' link through the future part of the village. There are few other physical constraints apart from the groundwater flood risk to the southern edge of the site and the views from the South Downs National Park. It notes the Tangmere WwTW has proposed expansion and improvement by 2019 to ensure that the wastewater capacity is adequate to serve the future development growth of the strategic allocation.

3.10 The TNP may be unusual in neighbourhood planning in that its primary purpose will be to translate the provisions of the CLPKP policies for Tangmere into a policy framework to guide the preparation of a masterplan to accompany future planning applications for the strategic development location.

3.11 The land is being promoted by a developer consortium on behalf of the landowners. Representatives of the consortium are members of the TNP Steering Group and there are regular liaison meetings between the consortium, CDC and TPC to ensure that the CLPKP, the TNP and the emerging masterplan for the allocation are properly aligned. All the parties agree that the TNP will sit between the CLPKP allocation policy and the masterplan to shape the masterplan in three ways:

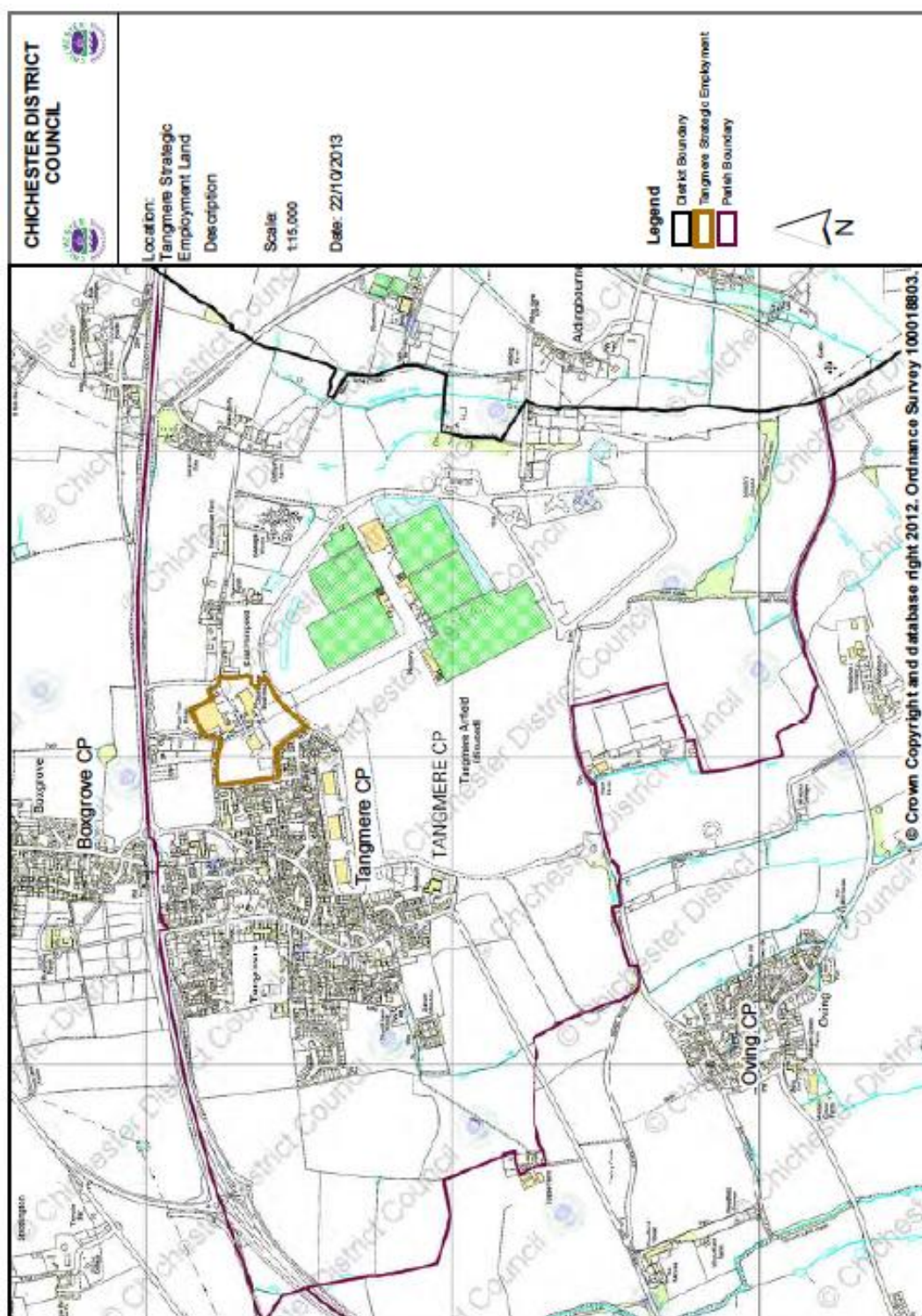
- To enable the local community through the TNP policies and Proposals Map to influence spatial planning decisions relating to the arrangement and type of housing and other land uses on the site;
- To enable the local community to express preferences for the specification of particular uses, e.g. housing design, type of commercial and community provision; and
- To enable the local community to express preferences for supporting infrastructure projects that will be required to make the masterplan and future development schemes satisfactory in planning terms.

3.12 Policy 4 of the CLPKP proposes that the phasing and delivery of the strategic allocation is linked to the improvements proposed to the wastewater treatment, transport and green infrastructure. Therefore the strategic allocation in Tangmere will not be delivered until after the wastewater work is in place in 2019. The consortium therefore intends to have 100 houses completed and occupied by March 2020.

3.13 The supporting text to the policy notes that the traffic congestion around Chichester city will also have an effect on Tangmere and the rate of build out on the strategic allocation will have to take account of the delivery of planned transport infrastructure upgrades. In addition, due to the overwintering of birds in the Chichester and Paghams Harbours, development will need to contribute towards mitigation/avoidance measures should an Appropriate Assessment deem this necessary.

3.14 Policy 3 of the CLPKP ('The Economy and Employment Provision') seeks to create employment opportunities for all type of skills and to diversify the district economy. The new jobs will come through supporting and improving local services, tourism and visitors facilities, improvements to transport and

telecommunication and through supporting the improvement of education and training.



PLAN E: Chichester Local Plan Key Policies – Policy 19

3.15 The policy identifies “protecting and enhancing existing employment sites and premises to meet the needs of modern business ..., (and) ... protecting and promoting ... the Settlement Hubs as other locations for retail, office, leisure and cultural activities” as the means of realizing those opportunities.

3.16 To this end, Policy 19 ('Tangmere Strategic Employment Land') allocates 4.5 Ha of employment land for B1-B8 business and similar employment generating uses to allow for the further expansion of the existing Chichester Business Park to the east of the village. There is an opportunity to develop the land, which comprises a combination of sites with existing planning permissions; undeveloped land allocated in the 1999 Local Plan; and other land currently being marketed. The expansion of the Business Park is preferred to new employment sites along with residential development as it is an already established use at the site with access to the A27 by Meadow Way for the use of commercial traffic. For that reason, the policy only envisages small scale business uses forming part of the Tangmere strategic development location.

3.17 Policy 8 of the CLPKP ('Transport and Accessibility') and Policy 9 ('Development and Infrastructure Provision') set out how new development should ensure new or improved transport and accessibility. Integrated transport measures should be ensured to support sustainable travel patterns and modes of travel, to mitigate any impact of development on the highways network and to require new development to be co-ordinated with the necessary infrastructure.

3.18 One of the problem areas of road congestion that affects Tangmere are the junctions on the A27 Chichester Bypass and limited public transport services. The growth in road journeys, together with new housing, employment and other development proposed in Tangmere will increase the pressure on the road network.

3.19 The A27 has recently been identified for improvement as a scheme for long-term capital investment by the government. However there is some uncertainty over the funding towards the A27 trunk road improvements needed with future development. The main element of the strategy is the proposed improvements to the six junctions along the A27 Chichester Bypass in order to improve the capacity of traffic, reducing congestion and addressing road safety.

## 4. Vision, Objectives & Land Use Planning Policies

### Vision

4.1 The vision for Tangmere in 2029 is 'One Village'. Although shorter than the conventional vision statement, the Parish Council believes that it fully captures the essence of what the TNP is trying to achieve and it underlies all the policies and proposals of the plan.

### Objectives & Measures

4.2 To achieve this vision a number of strategic objectives and measures have been identified. Together they have provided the framework within which the TNP policies have been formulated and that will also enable the progress on implementing the plan to be monitored by CDC and the Parish Council.

#### **A. To broaden the range of households in the village:**

- i. mix of new home types (beds)
- ii. mix of new home tenures (open market/affordable rent/affordable intermediate market/self-build)

#### **B. To promote new jobs for villagers**

- iii. no. of new businesses
- iv. no. of new FTE jobs
- v. % jobs filled by villagers

#### **C. To build a stronger and diverse village centre**

- vi. sq.m. of new A1-A5/B1a floorspace delivered
- vii. % of new A1-A5/B1a floorspace occupied
- viii. % of jobs in village centre filled by villagers

#### **D. To widen the range and quality of community facilities**

- ix. no. of primary school places/village primary school population
- x. comparison of village provision to CDC/national standards on quantum
- xi. comparison of village provision to CDC/national standards on quality

#### **E. To use the village's heritage and green infrastructure assets to shape the future village**

- xii. Ha of Green Infrastructure assets retained/created
- xiii. % household satisfaction rating on quality of design in village

## **Monitoring & Review**

4.3 The TNP will be monitored by the Parish Council and CDC on an annual basis using data collected by CDC for its planning monitoring reports and by the Parish Council, where new data sets are required. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a Parish level relevant to the Plan may also be included.

4.4 It is expected that the TNP will be formally reviewed on a five-year cycle or to coincide with the review of the Chichester Local Plan – Key Policies 2014-29 if this cycle is different.

## **Land Use Policies**

4.5 The Tangmere Neighbourhood Plan (TNP) contains a series of land use policies that focus on the settlement of Tangmere, the successful delivery of which during the Plan period will achieve the community's vision for the parish.

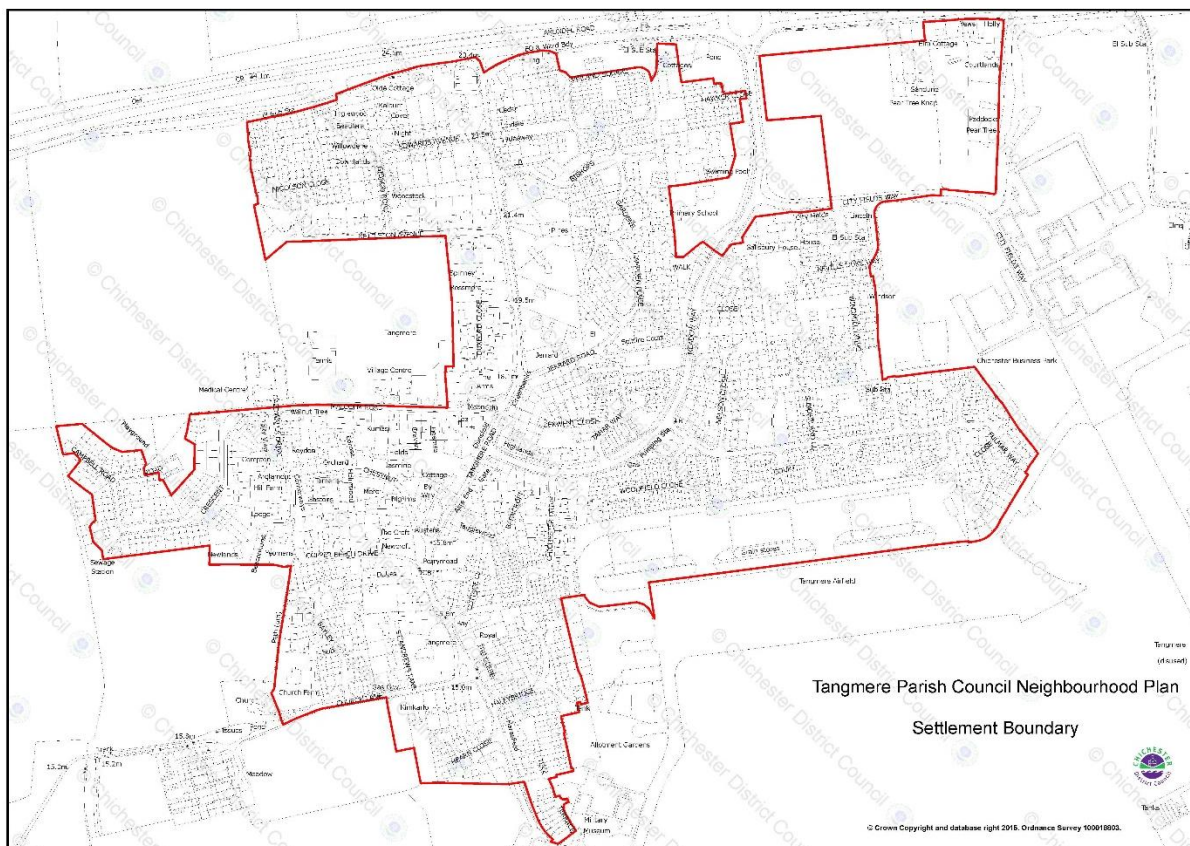
4.6 It is not the purpose of the TNP to contain all land use and development planning policy relating to the parish. The Chichester Local Plan - Key Policies 2014 – 2029 will be used by the local planning authority to consider and determine planning applications except when there is a conflict between the non strategic policies in the local plan and the policies contained in this Neighbourhood Plan, in which case the policies in this plan will take precedence.

4.7 Each policy is numbered and there is also a short explanation of the policy intent and a justification, including a reference to the relevant key evidence (which is listed in Appendix A). The evidence documentation is available either directly or via a link on the Parish Council's website.

## **Policy 1: A Spatial Plan for the Parish**

***Development proposals within the Settlement Boundary, as shown on the Policies Map, will be supported, provided they are consistent with other policies of the development plan.***

***Development proposals outside the Settlement boundary will be resisted unless they accord with the countryside policies of the development plan.***



4.8 This policy establishes the key spatial plan for the parish in the realisation of the 'One Village' vision of the TNP. In doing so, it shapes and directs development in the parish to the village taking into account how the village will be transformed over the next 15 years. It therefore supports the strategic development needs of Chichester District as is consistent with the NPPF's expectations of neighbourhood planning (Para 16). However the boundary does not contain either the Strategic Development Location (SDL) or the Strategic Employment Land. The boundary will be redrawn to reflect the new observable boundary to the village as part of the planning application process for the SDL. The re-drawing of the Settlement Boundary will be a function of a review of the Tangmere Neighbourhood Plan, which will take place at 5 yearly intervals throughout the life of the Local Plan

4.9 The policy acknowledges the proposed TSDL of the CLPKP (Policy 18) and the status of the village in the defined settlement hierarchy of the district as

well as the proposed Settlement Boundary (as provided for by CLPKP Policy 2). The purpose of the Settlement Boundary is to distinguish the built up area of the village from surrounding areas of open land and countryside. Inside the boundary, development proposals will be generally supported. Outside the boundary, proposals will only be supported if they accord with the countryside policies of the development plan.

4.10 The Settlement Boundary acknowledges planning consents granted/implemented, since the previous boundary was adopted in the development plan. It also provides for the support for development of Policy 5 of the TNP. Beyond the Settlement Boundary, the policy requires proposals to accord with the countryside policies of the CLPKP (notably 45) as directed by Policy 2 of the CLPKP.

### **Policy 2: Strategic Housing Development**

***Development proposals for housing and other uses on land designated by the development plan as the Tangmere Strategic Development Location (TSDL) and associated land, as shown on the Policies Map, will be supported, provided they accord with the following principles:***

- i. The site layout makes provision for the Tangmere Sustainable Movement Network of Policy 9, including the creation of the 'East-West Corridor' and the 'North-South Link Road' including road, footpath, cycleway and bus routes as shown on the Policies Map and Concept Plan;***
- ii. The provision of the 'East-West Corridor' includes the formation of the 'Village Main Street' as an extension of Malcolm Road into the site, as shown on the Policies Map and Concept Plan;***
- iii. The character of housing development takes into account the following principles:***
  - a. Around the 'Village Main Street' and 'East-West Corridor' there will be an emphasis on the provision of housing types that are of a smaller size suited to starter homes and homes for downsizing and on establishing a layout that provides attractive, safe and accessible pedestrian and cycle links to the 'East-West Corridor', to the new Primary School and to the 'Village Main Street';***
  - b. Toward the southern and western periphery of the TSDL, there will be an emphasis on the provision of housing types and built forms that help create an attractive rural edge to the settlement, including larger size family homes, and on establishing a layout that contributes to the setting and delivery of the Tangmere Green Infrastructure Network as set out in Policy 8. In establishing the layout, regard should be had to the high winter groundwater levels, with consideration given to providing ponds and water areas to create an effective flood protection scheme, forming part of a sustainable drainage system. The layout should***



**also contribute to the setting, delivery, accessibility and safe use of the Sustainable Movement Network as set out in Policy 9;**

- iv. Affordable homes will be provided throughout the site in line with Policy 34 of the Chichester Local Plan – Key Policies 2014-29 though there will be at least 40% of that provision made in the form of intermediate housing tenures;**
- v. Development will be dependant on the provision of infrastructure for adequate waste water conveyance and treatment to meet strict environmental standards;**
- vi. The development layout and buildings will sustain and enhance the significance of the character and setting of, and views to, St. Andrews Church and of the Tangmere Conservation Area;**
- vii. The development layout will contribute to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8 and will specifically comprise:**
  - a. the retention of existing hedgerows and other landscape features within and on the edge of the site that are of significant value to deliver biodiversity benefits and to form part of the Tangmere Sustainable Movement Network of Policy 9;**
  - b. the creation of a new nature conservation area, comprising suitable means of managing public access to create and sustain biodiversity value;**
  - c. a Community Orchard/Garden/Allotment in the broad location shown on the Concept Plan;**
  - d. a Structural Landscape Belt around the north-eastern, northern, western and southern boundaries of the site of sufficient width to include a landscape amenity and a foot and cycle path along its entire length to form part of the Tangmere Sustainable Movement Network of Policy 9;**
  - e. a new Public Park in the broad location shown on the Concept Plan, comprising sufficient space to include a children's play area, a recreational area, sports pitches and an outdoor sports pavilion, all of which connect with the Tangmere Sustainable Movement Network of Policy 9; and**
  - f. proposals for securing the satisfactory ongoing management of all the Tangmere Green Infrastructure Network within the site;**
- viii. There will be approximately 2.4 hectares of land safeguarded for a new Primary School in the broad location shown on the Concept Plan;**
- ix. There will be a new Community Facility provided in the broad location shown on the Concept Plan to serve the existing and new communities and:**
  - a. will comprise rooms and facilities to service large community events, including amongst others a Youth Club, Community**

***Kitchen, an Artisan Local Market, a café and a room suited to early years childcare service provision; and***

***b. will include proposals for securing the satisfactory ongoing management of all the Tangmere Green Infrastructure Network within the site;***

***x. Commercial uses on the site will be provided in the form of a small parade in the 'Village Main Street' to serve the convenience and local services needs of the existing and new residents and comprising a mix of units suited to A1-A5 and B1(a) uses (subject to marketing evidence), some or all of which may be delivered with dwellings on upper floors;***

4.11 This policy serves to fit between Policy 18 of the CLPKP and the Masterplan for the Tangmere Strategic Development Area (TSDL) as required by Policy 7 of the CLPKP. Policy 18 allocates land west of the village for 1,000 homes, community facilities and open space/green infrastructure. It also contains a series of strategic development principles, for which Policy 7 requires a comprehensive masterplan for the successful planning and management of the scheme.

4.12 This role accords with that envisaged by the NPPF (Para 16) in encouraging neighbourhood plans to support the strategic development needs of the district. To this end, both CDC and the consortium promoting the TSDL land for development are members of the TNP Steering Group and this policy has been formulated through regular and positive liaison between the Parish Council and these important parties.

4.13 All the parties have recognised that the TNP has provided an opportunity to give a greater spatial expression to the development principles of Policy 18 and to refine the key elements of the masterplan design and delivery components. The policy is therefore similar in intent and scope to the 'Concept Statements' prepared by CDC for the other strategic development areas proposed in the CLPKP. More specifically it is intended to demonstrate the soundness of Policy 18 by showing that the TSDL is suitable, available and achievable.

4.14 The policy contains two key spatial components – the Tangmere Sustainable Movement Network and the Green Infrastructure Network – the combination of which form the basis for delivering 1,000 homes and other uses in a sustainable way over a decade or so. It should be noted that the precise area and nature of development in policy 2 will be subject to the outcome of any necessary Environmental Impact Assessment of the proposals.

4.15 The Sustainable Movement Network is fundamental to the 'One Village' vision and is provided for by Policy 9 of the TNP. It establishes the principles means by which the existing and new 'halves' of the village will connect the community. It will shape walking, cycling, bus and car trips for a wide range of purposes. Central to the Network is the pattern of existing and new roads, cycleways and footpaths forming the 'East-West Corridor' and the 'North-South Road'. The 'Corridor' will connect the TSDL at its new junction with the

A27 to the west, through Malcolm Road to Meadow Way and its existing junction with the A27 to the east, as shown on the Concept Plan. The existing Meadow Way and Tangmere Road connection between the A27 and Oving to the south will be complemented by the new 'North-South Road' within the TSDL connecting the new A27 junction with Tangmere Road, subject to the detailed testing as part of the transport assessment of the masterplan. It is likely that both new routes will help with the location of the trunk water main and other services for the TSDL

4.16 The 'Corridor' provides the spine along which the majority of the village's key trip generators are already, or will be, located. They include:

- the TSEL to the east off City Way Fields (see Policy 3)
- the proposed public open space at Meadow Way/City Fields Way
- The 'Village Main Street' (see below)
- The Recreation Ground

4.17 For the existing and new community to fully interact and become 'One Village' it is crucial that they each have convenient and safe access to all these facilities by the full range of trip types. The 'Corridor' not only provides an efficient means of handling commuting traffic generated from the TSDL to the adjoining strategic road network, it also takes advantage of the existing core connectivity feature of the village – Meadow Way/Tangmere Road/Malcolm Road – and extends it into the TSDL. Although not perfectly aligned through the mid-point of the village, a significant majority of existing and new homes will be within an easy five minute walk of the 'Corridor'. The Transport Assessment and resulting traffic impact mitigation measures of the masterplan and planning applications will be required to demonstrate how the TSDL will contribute to achieving the 'Corridor'.

4.18 The proposed 'Village Main Street' will lie at the heart of the 'Corridor' and will provide the primary hub of activity and interaction in the village. It will extend the existing commercial and community services on Malcolm Road into the TSDL, where new commercial uses, the primary school and new community facilities will be located in close proximity to the existing Recreation Ground. It is anticipated these uses will be clustered around a new public space through which all forms of transport will have access but which will give pedestrians priority use.

4.19 The policy provides for a mix of retail and office uses in the 'Street'. It does not specify the total quantum of floorspace or mix of uses but does confine all those uses in the TSDL to the 'Street' to achieve a critical mass and to benefit from the higher footfall of proximate community facilities. The policy also allows for flat-type dwellings on the upper floor(s) of commercial uses. As a result, it is expected the 'Street' will become a 'Local Centre' or 'Parade' as defined and provided for in Policy 29 of the CLPKP.

4.20 The Tangmere Green Infrastructure Network is provided for in Policy 8 of the TNP and is based on the existing ecological network in the area (as shown on Map A.2 of Appendix 1 on Green Infrastructure to the CLPKP). The scale of the TSDL and the presence of significant existing natural assets on the site mean that it will play a major part in creating the new 'Network' and it will look to avoid domestic curtilages abutting them in order to ensure their

protection. Provision is made by policies 52 and 54 of the CLPKP as the TSDL meets the requirements to deliver green infrastructure and open space, sport and recreation facilities respectively.

4.21 The policy requires a series of specific provisions are made in this respect. Firstly, it proposes that a nature conservation area is established in the TSDL to enhance the biodiversity value of the area.

4.22 Secondly, the policy requires the provision of a Community Orchard/Garden/Allotment. The Concept Plan identifies land for this purpose located in the field south east of the Church, which provides for public access from the east and west and contributes to the setting of the Church.

4.23 Thirdly, the policy requires the provision of a Structural Landscape Belt within the TSDL to separate the closest housing areas from the A27 to the north, north-east and the open countryside to the west and south. The buffer, at least 25m in width, will provide sufficient noise and pollution attenuation in respect of the A27 trunk road and will enable to TSDL to transition into the surrounding countryside. At this scale, it will also allow for the integration of the cycleways/footpaths of the 'Sustainable Movement Network'.

4.24 Finally, the policy requires the provision of a new Public Park. The Park will increase the recreational area available to the larger local population. The Concept Plan identifies land located in the field north of the Church, which provides for public access from the east and west and also contributes to the setting of the Church. It should be well connected to the Sustainable Movement Network.

4.25 As with all the other 'Network' assets within and outside the TSDL, the policy requires that the long-term proper management of the Park is satisfactorily provided for. This may be through the transfer of the land to the Parish Council with an endowment fund to enable its ongoing management. This comprehensive provision of new green infrastructure on the TSDL, as well as other provision resulting from other policies of the TNP, may contribute to the diversion of walking and other trips to the nearby Chichester Harbour area if effective circular routes are formed.

4.26 The policy identifies a number of principles for the purpose of shaping the distinctive character areas and housing tenure to be delivered. This responds to the NPPF (Para 58) and Policy 33 of the CLPKP by acknowledging the importance of avoiding a homogeneous housing estate appearance and of responding positively to the open countryside to the west and south of the site and to the existing village, and especially the heritage assets, to the east. The policy avoids prescription but the masterplan may propose a design code to provide greater clarity.

4.27 The policy also establishes key design principle having to protect the setting of, and key views to, St. Andrew's Church and the Tangmere Conservation Area. The Church is not only an important part of the social fabric of the village but its tall tower and spire are prominent features in the landscape. The Church will be located at the geographical centre of the 'One Village' and it is therefore important that views to it from the TSDL are framed and protected. More generally, the TSDL area presents a

considerable boundary to the Conservation Area and the masterplan will need to demonstrate that new development will conserve the significance of its setting.

4.28 The policy requires the TSDL housing strategy to deliver affordable homes in line with Policy 34 of the CLPKP, i.e. 30% of homes on site, with the homes distributed throughout the character areas. However, the policy proposes that at least 40% (rather than the district standard of 30%) of the affordable homes should be of an intermediate tenure type (i.e. shared ownership and other low cost options for sale). This reflects the current provision of affordable rented homes in the village, which is relatively high for its size. It will therefore enable the TSDL to play a key role in widening the demographic profile of the village by rebalancing its mix of housing stock.

4.29 The policy requires that 2.4 Ha of land is safeguarded in the TSDL, as part of the 'Village Main Street'. This will enable the delivery of a two form entry Primary School (i.e. 420 pupil places), that may also provide other early years education and play services. The population of primary school children generated by housing on the TSDL itself will require the provision of a one form entry school. However, the TSDL provides the opportunity to relocate the existing village primary school – the Tangmere Academy – on Bishops Road to provide a 'One Village' school. It is estimated that a combined two form entry school will require 2.4 Ha of land and the policy expects the school will play an integral role in the 'Village Main Street'.

4.30 The financing, phasing and delivery of the school will be determined by detailed work undertaken for the masterplan and by the implementation of TNP Policy 4, in respect of the redevelopment of the current school site. The requirements of this policy will therefore remain in place for the full duration of the TNP plan period unless CDC as the local planning authority determines that this provision is no longer necessary and a suitable alternative use of the land not required for the school will be considered.

4.31 The policy requires the provision of a new large community facility, which will address a current under-provision in the village and meet the needs of the new population. This will comprise rooms and facilities to service large community events, including amongst others a Youth Club, Community Kitchen, an Artisan Local Market, a café and a room suited to early years childcare service provision. *The precise location and specification of this building and any external space/car parking requirements will be determined in the masterplan by a partnership between the Parish Council, consortium and CDC.*

### **Policy 3: Employment Uses**

***Proposals for the extension and new development of employment uses on land designated by Policy 19 of the Chichester Local Plan – Key Policies 2014-29 as the Tangmere Strategic Employment Land will be supported, provided that they also make provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8.***

***For the avoidance of doubt, employment uses are those of Use Classes B1-B8 of the Use Class Order and other uses with a reasonable employment density and/or strategic employment benefit. They expressly do not include uses falling in Use Classes A1-A5 of the Use Class Order, unless as an ancillary use to serve the employment facilities.***

4.32 This policy complements Policy 19 of the CLPKP in promoting the use of land within the defined Tangmere Strategic Employment Land (TSEL) for new employment uses and protects and promotes the use of employment land elsewhere in the parish.

4.33 The CLPKP acknowledges that the proposed scale of housing growth of Tangmere requires a significant corresponding increase in employment provision. It accepts that the TSDL is not appropriate for such uses and therefore allocates the existing cluster of employment uses on City Fields Way, and vacant land adjoining the cluster, as the right location for such development. The location is well established adjoining the defined Horticulture Development Area to the south and there are a number of reasonably large business occupiers. It is also well located in respect of its close proximity to the strategic road network at the A27 trunk road.

4.34 The policy therefore provides support in principle for development of Use Classes B1-B8 (of the Use Class Order) subject to proposals being in accordance with other relevant development plan policies and to them contributing to the delivery of the Tangmere Green Infrastructure Network of Policy 8 of the TNP.

4.35 The location of the TSEL will enable future development proposals to deliver elements of the Green Infrastructure Network as part of their landscaping and design. The policy requires that such opportunities are identified and delivered in proposals.

### **Policy 4: Tangmere Academy**

***Proposals for the redevelopment for housing of land at the existing Tangmere Academy Bishops Road, as shown on the Policies Map, will be supported, provided that:***

- i. The scheme comprises development only on that part of the site currently occupied by education buildings and ancillary buildings and structures and consist of buildings no higher than 2 storeys;***

- ii. The existing playing field areas on the site are retained as public open spaces that contribute to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8;**
- iii. The site has vehicular access from Bishops Road only;**
- iv. The scheme is not delivered until the capacity constraints of the Tangmere WwTW have been resolved, unless it can be demonstrated to the satisfaction of Southern Water that the development will not increase the flow on the network;**
- v. The scheme layout and design respond to the close proximity of rear private gardens adjoining the site; and**
- vi. The replacement Primary School of Policy 2 is operational prior to a planning consent being implemented.**

4.36 This policy supports the redevelopment of land and buildings at the Tangmere Academy for housing uses, provided a replacement school is operation prior to a planning consent being implemented. The phasing of the scheme will have to take into consideration the Tangmere WwTW, the capacity of which is scheduled to increase in 2019 and the scheme therefore should not be implemented before then.

4.37 As such, the policy is consistent with Policy 2 of the CLPKP, as the site is within the Settlement Boundary of Tangmere, and with Policy 38, which seeks to protect local facilities. Should it not be possible to implement the provision of Policy 2 of the TNP in respect of a new two form entry primary school on the TSDL, then it is expected that the Academy will continue to operate from this site. However, the 'One Village' vision of the TNP assumes the new school as an integral part and this is the preferred option. Hence, this policy seeks to lower the planning risk on this site by promoting a suitable housing scheme.

4.38 In doing so, the policy confines new development to the area of the site currently occupied by school buildings and structures and to building heights no higher than the surrounding residential area. Although the village is generally flat in topography, the site is higher than the surrounding land. It also prescribes the site access and requires the scheme design to reflect the close proximity and amenities of existing homes.

4.39 Finally, the policy requires the retention and reuse of the current playing field area for public open space to contribute to the delivery of the proposed Tangmere Green Infrastructure Network.

#### **Policy 5: The Yews, City Fields Way**

**Proposals for housing development on land at The Yews, City Fields Way, as shown on the Policies Map, will be supported, subject to compliance with other policies, provided that:**

- i. The scheme comprises dwellings, primarily of a 3 and 4 bedroom type and consist of buildings no higher than 2 storeys;**
- ii. The scheme is accessed from City Fields Way only;**

- iii. The scheme is not delivered until the capacity constraints of the Tangmere WwTW have been resolved;**
- iv. The scheme layout and design respond to the close proximity of rear private gardens adjoining the site and to the consented housing land off Meadow Way to the immediate west of the site; and**
- v. The scheme makes provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8.**

4.40 The policy supports in principle the development of vacant land at The Yews for housing use. The phasing of the scheme will have to take into consideration the Tangmere WwTW, the capacity of which is scheduled to increase in 2019 and the scheme therefore should not be implemented before then.

4.41 The site backs on to the rear gardens of homes on Arundel Road to the north and will adjoin new homes at Meadow Way on its western boundary. The policy indicates a preference for larger homes and plots to fit with the character of the Arundel Road properties and confines their height to two storeys as the site is slightly higher than the surrounding land. It also requires the scheme design to reflect the proximity of adjoining residential properties and requires access on to City Fields Way as the only viable means of accessing the site.

4.42 Finally, the location of the site will enable the scheme to contribute to delivering the Tangmere Green Infrastructure Network through its landscape design and the policy makes this a requirement.

#### **Policy 6: Tangmere Aviation Museum**

**Proposals to extend the existing museum use on to land shown on the Policies Map will be supported, provided that:**

- i. The current allotments on the site are relocated to land, of at least the same area and in a convenient location for the local community, prior to the planning consent being implemented;**
- ii. The extension scheme comprises buildings of a similar scale than the existing museum buildings;**
- iii. Additional car parking spaces are provided and retained in accordance with adopted car parking standards; and**
- iv. The scheme makes provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8.**

4.43 This policy supports the extension of the popular Tangmere Aviation Museum onto adjoining land to enable the facility to increase its scale of operations and visitor facilities.



4.44 The most preferable location to the Museum Trust, is the land lying between the north side of the existing Museum site and the path linking Haleybridge Walk to the old airfield perimeter track and which is currently used for allotments controlled by the Parish Council. This policy is consistent with Policy 38 of the CLPKP, which seeks to prevent the loss of valued community facilities like allotments, in that it requires the prior relocation of the allotments. The Parish Council supports this in principle and Policy 2 of the TNP provides the main opportunity to achieve this objective, noting too the enabling provision in CLPKP Policy 18.

4.45 Given the prominence of the site from views to the south and east, and of the proximity of residential areas to the west, the policy requires new buildings to be of no greater height or mass than the existing museum buildings. To protect local amenities it also requires the scheme to provide sufficient additional car parking spaces in line with adopted Car Parking standards.

4.46 Finally, the location of the site will enable the scheme to contribute to delivering the Tangmere Green Infrastructure Network through its landscape design and the policy makes this a requirement.

#### **Policy 7: Land to the West of Malcolm Road**

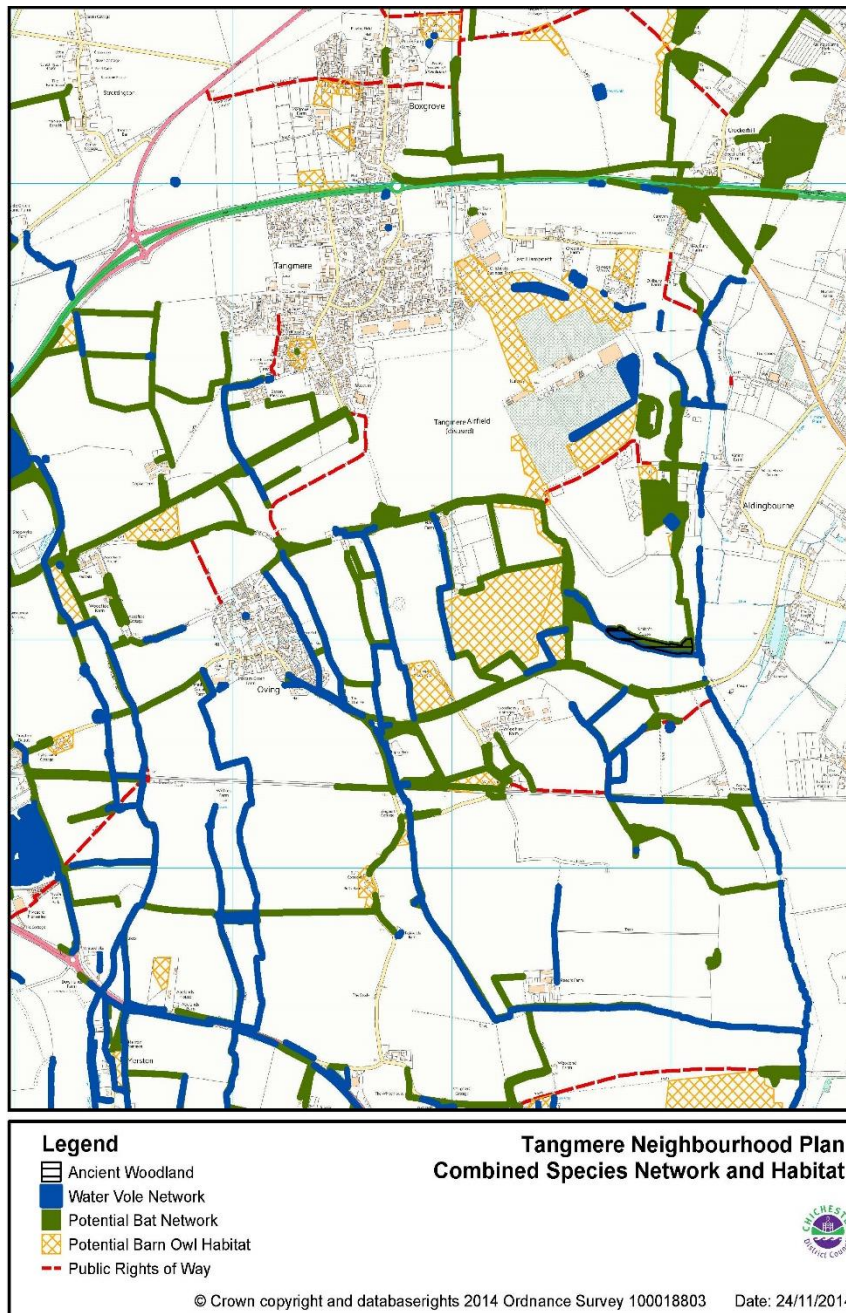
***Development proposals for the open land to the west of Malcolm Road, as shown on the Concept Plan, will be supported providing:***

- i. they will contribute positively to achieving the 'Village Main Street' and the 'Tangmere Sustainable Movement Network' of Policy 2;***
- ii. the proposals do not comprise only housing uses;***

4.47 This policy supports the use of land in the ownership of CDC and the garage block for development that will contribute to delivering the 'Village Main Street', of which it will be a part.

4.48 The land lies between the TSDL and existing properties in Malcolm Road. For the proper and comprehensive planning of the TSDL it is therefore important that this land is considered as part of the TSDL and its core principles, e.g. the Tangmere Sustainable Movement Network and Village Main Street. To that end, CDC and the consortium will be expected to scope its future planning into the TSDL masterplan.

4.49 The policy requires that a scheme should not comprise solely housing uses as this is unlikely to contribute to the 'Street' in this location very close to the likely school site and shops and the existing medical centre. However, as provided for in Policy 2 of the TNP, housing uses may occupy upper floors of buildings with other ground floor uses.



*Plan F: Combined Species Network & Habitat Map*

### **Policy 8: Tangmere Green Infrastructure Network**

***The Neighbourhood Plan proposes the establishment of the Tangmere Green Infrastructure Network around and within the existing and new village of Tangmere and extending into the rest of the Parish to connect with networks outside the designated area, as shown on Plan G.***

***The Network comprises a variety of green infrastructure assets, including informal open spaces, allotments, playing fields, landscaped noise attenuation buffers, assets of biodiversity value and children's play areas. It may also include footpaths, bridleways and cycleways that are also part of the Tangmere Sustainable Movement Network of Policy 9.***

***Development proposals on land that lies within the broad location of the Network will be required to align their public open space and other amenity requirements with its objectives, so that they may contribute to its successful formation and maintenance. Proposals that will result in the loss of established features of the Network will be resisted unless they are able to demonstrate they are able to re-connect the Network through another effective means.***

4.50 This policy proposes the creation of the Tangmere Green Infrastructure Network in and around the village as a network of assets throughout the parish to be delivered and maintained over the plan period and beyond. As such it accords with the NPPF (Para 114) and Policy 52 of the CLPKP on green infrastructure.

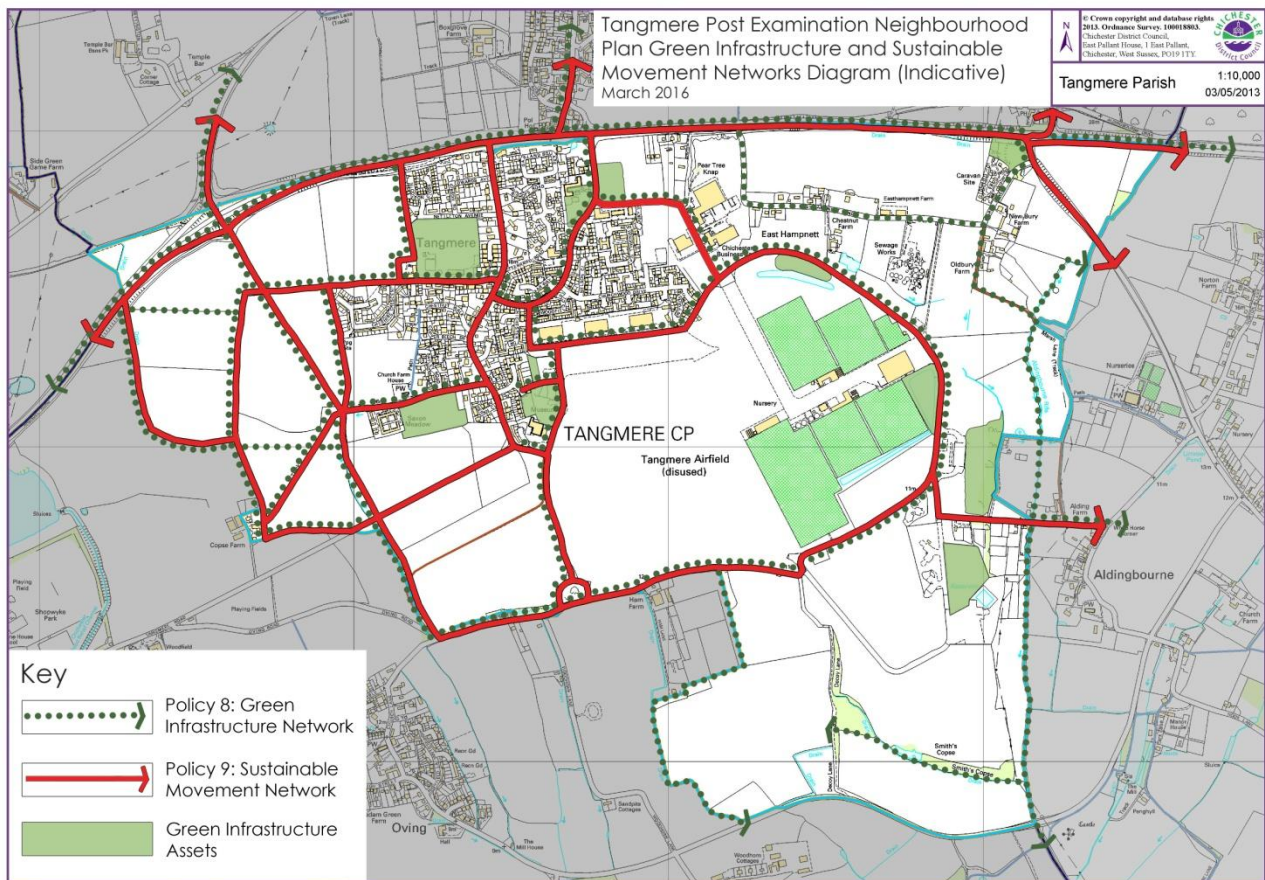
4.51 The existing ecological value of the western part of the parish is shown in Plan F. They show the variety of habitat features and indicate where ecological connectivity between fragmented habitats may be enhanced.

4.52 These features tend to follow existing hedgerows in the TSDL area as much of the rest of the open land in the parish has been actively farmed or used for airfield and horticultural purposes but have significant biodiversity value, as shown on plan F.

4.53 The scale of change proposed for Tangmere in the CLPKP and TNP provides the opportunity to create the Network around and through the 'One Village'. Not only the TSDL but the TSEL and the provisions of many other policies in the TNP will enable the design of development layouts, public open spaces and landscape features all around the village to deliver the Network over time. This scale of provision should enable the creation of a network of circular walking routes that may encourage visits that may otherwise have been made to the Chichester Harbour AONB, which has a number of protected sensitive habitats.

4.54 The policy does not precisely define the Network on Plan G, but its broad location is shown. It shows that ecological connectivity around and through the village and beyond can be significantly improved through a variety of measures. The policy therefore requires all development proposals in the vicinity of the Network, in addition to those covered by specific policy requirements in the TNP, to demonstrate how they will contribute to its successful formation and maintenance. Importantly, the policy also resists the loss of Network features unless the development proposals can show that the Network can be reconnected effectively.

4.55 The policy also notes that the 'Network' coincides with the Tangmere Sustainable Movement Network of Policy 9 of the TNP as some green infrastructure assets will benefit from having multi-functional value for connecting people as well as habitats.



Plan G: Green Infrastructure and Sustainable Movement Networks

### **Policy 9: Tangmere Sustainable Movement Network**

***The Neighbourhood Plan proposes the establishment of the Tangmere Sustainable Movement Network around and within the existing and new village of Tangmere, as shown on Plan G.***

***The Network comprises:***

- i. Footpaths, bridleways and cycleways of strategic value within and beyond the Green Infrastructure Network of Policy 8 for promoting walking and cycling; and***
- ii. The strategic and local road network for managing car trips (including through traffic) and for promoting public transport services within and beyond the village.***

***Proposals on land that lies within the broad location of the Network will be required to align their layouts and where appropriate travel plans with its objectives. All other development proposals requiring a transport assessment should also demonstrate how they impact on the Network.***

4.56 This policy proposes the creation of the Tangmere Sustainable Movement Network in and around the Parish of Tangmere as a network of footpaths,

cycleways, bridleways, public transport routes and roads connecting people within the 'One Village' and to neighbouring communities further afield.

4.57 The Network is not defined on the Concept Plan. Rather, it is defined by its coincidence with the Tangmere Green Infrastructure Network and by existing public roads, cycleways, bridleways and footpaths. Policy 2 establishes the key principles of movement connectivity – the 'East-West Corridor', the 'North-South Link Road' and the 'Village Main Street' – each of which are part of the existing and new village. There will also be opportunities for the Network to extend into other parts of the parish south and east of the village and into surrounding parishes.

4.58 The policy requires that proposals located in the Parish take into account its objectives in their design and proposed travel planning measures. More generally, it requires all development proposals to show how they have taken into account the Network if they are required to include transport assessments.

### **Policy 10: Design**

***Development proposals will be supported, provided that their design reflects the local character of the village in its scale, density, massing, height, landscape design, layout and materials.***

***Development proposals that obstruct key public views of the spires of St. Andrew's Church at Tangmere, of the Parish Church of St. Andrew at Oving, of Chichester Cathedral and of Halnaker Windmill will be resisted.***

4.59 This policy accords with the NPPF (Para's 58 and 126) and policies 33 and 47 of the CLPKP in requiring the design of development proposals to reflect the local character of Tangmere and especially of the significance of its designated heritage assets, i.e. the Conservation Area and listed buildings.

4.60 CDC has reviewed the Conservation Area Appraisal for Tangmere, which will define this significance to inform future development proposals within the Area or that may affect its setting. The Parish Council may consider updating the 2002 Village Design Statement to define key character areas and features to inform development proposals.

4.61 More specifically, the policy requires proposals to take into account the key public views that are broadly defined on the Concept Plan. The four buildings listed in the policy are prominent landmarks that contribute to defining the character and location of the village in the wider landscape and they aid orientation in and around the village. Proposals that are located in the vicinity of these key views should demonstrate they will not lead to a significant and obstruction of the view, either alone or in combination with other proposals.

## 5. Implementation

5.1 The Tangmere Neighbourhood Plan (TNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan.

### Development Management

5.2 Most of the policies contained in the TNP will be delivered by landowners and developers. In preparing the TNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.3 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the TNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

### Conservation Area

5.4 CDC has completed a review of the Conservation Area Appraisal for Tangmere. The revised Appraisal has been adopted as Supplementary Planning Guidance by CDC to inform its consideration of planning applications for proposals within the Area and that may affect the significance of its setting

### Neighbourhood Development Order

5.5 Policy 3 of the TNP supports and complements the proposed designation of the Tangmere Strategic Employment Land by Policy 19 of the CLPKP. Its supporting text notes that one means of implementing the policy is through the making of a Neighbourhood Development Order (NDO). An Order would grant automatic planning consent for specific types of development proposals. In doing so, the Order would lower planning risk and encourage employment investment in the TSEL. The Parish Council, as the qualifying body making the Order, will liaise with CDC and the landowner to evaluate the potential of it making an Order.

### Community Right to Build Order

5.6 The TNP contains a number of policies requiring or supporting the provision of new community facilities, notably policies 2 and 7. It is possible that planning consent for one or more of these policies may be obtained through the making of a Community Right to Build Order (CRTBO). An Order would grant automatic planning consent for the development scheme it describes and can therefore provide greater certainty to the local community that a proposal it desires will happen. The Parish Council, as the qualifying body making the Order, will liaise with CDC to evaluate this potential as they monitor the progress of implementing the TNP.

## Infrastructure

5.7 The Neighbourhood Plan will enable funding to be secured by CDC from planning obligations and from the Chichester Community Infrastructure Levy in order to make financial contributions to a number of infrastructure projects during the life of the plan.

5.8 The Parish Council will wish to see sufficient infrastructure payments made by developers to fund local schools, health, super fast broadband and utility services as a matter of course. However, it would like to express some preferences about contributions and spending in relation to other matters in the Parish.

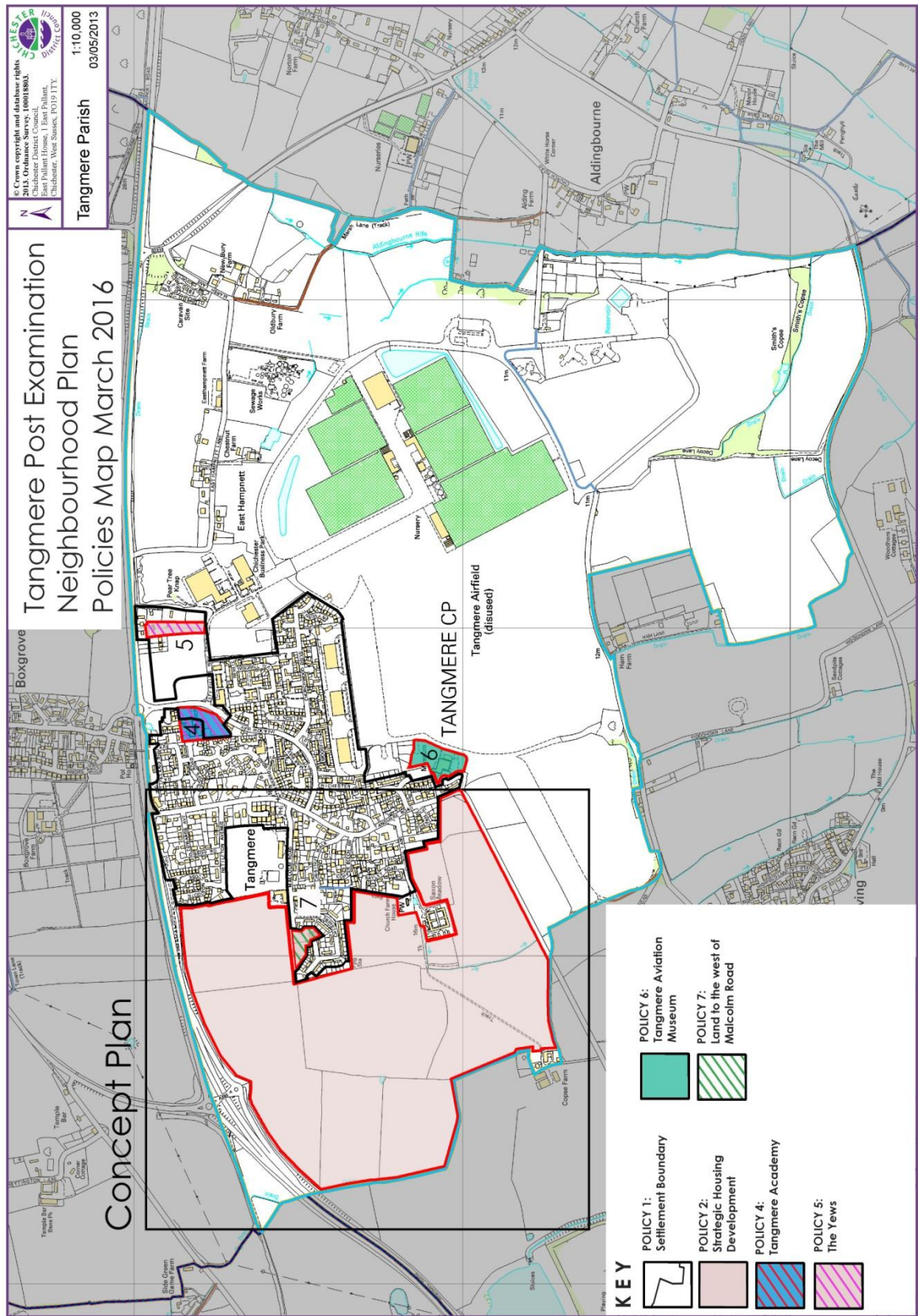
5.9 The prioritisation and timing of these projects will be based on an assessment by the Parish Council of community need, viability and affordability and long-term community benefit and urgency in due course. In the interim, the community survey work indicates the following projects as likely to be supported:

- traffic calming schemes on Tangmere Road, Meadow Way and Malcolm Road;
- additional land for burials in an enlarged St. Andrew's Churchyard;
- new car parking facilities for St. Andrew's Church;
- land to be made available for Community Groups to develop for suitable purposes;
- Improvements to existing and new Community Facilities identified during the Plan Period;

## Parish Land

5.10 It is intended that green open land currently owned by Tangmere Parish Council, and specifically identified as the Recreation Field on Malcolm Road; the Community Gardens, the Community Orchard and the Horse Field, all adjacent to Haleybridge Walk, will continue in the same general uses during this plan period.

# Policies Map

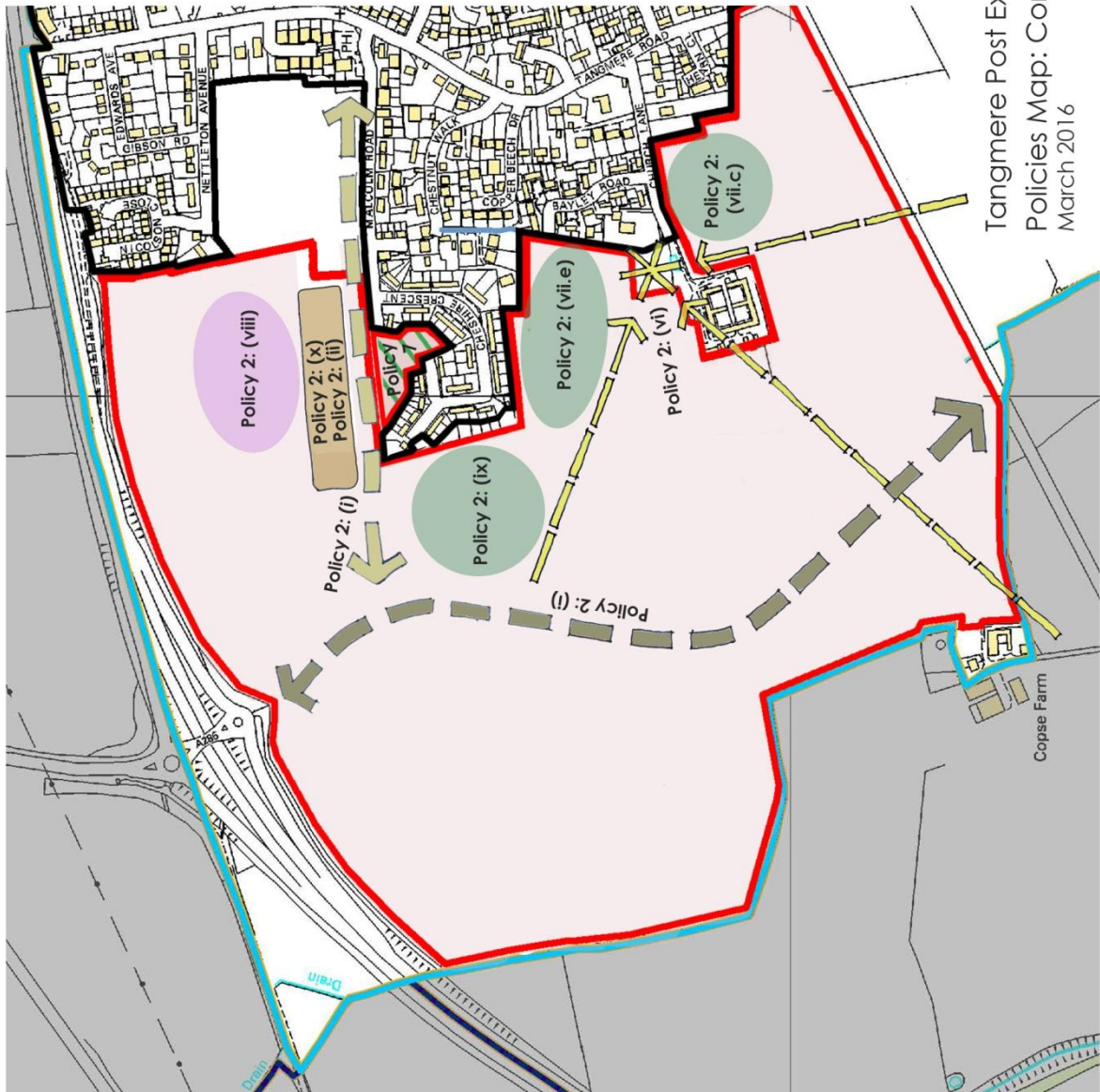




# Concept Plan

## KEY

- Policy 2: (i) East-West Corridor
- Policy 2: (ii) North-South Link Road
- Policy 2: (ii) Village Main Street
- Policy 2: (vi) St. Andrews Church
- Policy 2: (vii.c) Allotments, Community Orchard and Gardens
- Policy 2: (vii.e) Public Park
- Policy 2: (viii) Primary School
- Policy 2: (ix) Community Facility
- Policy 2: (x) Commercial uses
- Policy 7: Land to the West of Malcolm Road



Tangmere Post Examination Neighbourhood Plan  
Policies Map: Concept Plan  
March 2016

## Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Tangmere Council website's neighbourhood plan pages.

Tangmere Community Survey (2014)
Tangmere Task Group Surveys (2014)
Tangmere Village Design Statement (2002)
Tangmere Conservation Area Character Appraisal (2014)
Chichester District Council Local Plan (1999)
Chichester District Local Plan Key Policies 2014-2029 Pre Submission (2014)
Chichester District Local Plan Key Policies 2014-2029 Pre Submission – Schedule of Proposed Modifications (2014)
CDC Sustainability Appraisal (2014)
CDC Habitat Regulations Assessment (2014)
CDC Ecology Network Mapping (2014)
CDC Infrastructure Delivery Plan (2013)
CDC Strategic Housing Land Availability Assessment (2013)
Chichester Landscape Study (2009)
Chichester District Council - Open Space, Sport & Recreation facilities Study (2013-2029)
CDC Strategic Flood Risk Assessment (2013)
Chichester District Strategic Growth Study Wastewater Treatment Options (2010)
Chichester District Employment Land Reviews (2013)
Chichester District Transport Study (2013)
Chichester District Settlement Capacity Profile (2013)
Sussex Wildlife Trust - Tangmere Parish (2014)