

**Chichester District Local Plan EIP – Matter 6:
Area Policies and Allocations – Policy 14 Land
West of Tangmere**

Countryside (now part of the Vistry Group):
Representor ID: 7887

September 2024

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Donna Brearley
donna.brearley@turley.co.uk

Client
Countryside (now part of the Vistry Group)

Our reference
COUS3002

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1. Introduction

- 1.1 This Statement has been prepared by Turley on behalf of our client, Countryside (now part of the Vistry Group, referred to as Countryside), in relation to Matter 6: Area Policies and Allocations – Policy 14 Land West of Tangmere.
- 1.2 Countryside are the Chichester District Council's (CDC) chosen development partner in respect of the Tangmere Strategic Development Location (TSDL). An outline planning application (20/02893/OUT) for the following description of development was submitted in November 2020:

"Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping station(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the secondary access at Malcolm Road."
- 1.3 CDC's Planning Committee resolved to approve the outline application on 31 March 2021, subject to conditions, the completion of a S106 legal agreement and the withdrawal of a holding objection by Highways England (since withdrawn on 15 August 2021). Amendments to the planning application (including changes to the red line boundary) were considered at Planning Committee on 16 August 2023 and the resolution to grant was again confirmed.
- 1.4 The site has been the subject of two confirmed Compulsory Purchase Orders¹. Matters are now being finalised to allow the Section 106 Agreement to be signed and the decision notice issued. In the meantime, a programme of archaeological excavations was commenced in April 2024.
- 1.5 We set out our response to the questions posed by the Inspectors where relevant to our previous submissions. Our comments have regard to national planning policy and other material considerations.

¹ <https://www.chichester.gov.uk/article/31554/Tangmere-strategic-development-location>

2. Matters to be Examined – Matter 6: Area Policies and Allocations

Issue: Are the proposed policies and allocations justified, effective and consistent with national policy?

Policy A14 Land West of Tangmere

Q.248 What is the justification for the extent of housing development proposed, 1,300 dwellings?

- 2.1 Land west of Tangmere is allocated under Policy 18 of the adopted Local Plan: Key Policies (2015) for a mixed development comprising 1,000 homes, community facilities and open space and green infrastructure.
- 2.2 The Tangmere Neighbourhood Plan was made in July 2016 and Policy 2: Strategic Housing Development set out a series of principles with which the TSDL was to accord.
- 2.3 CDC subsequently commenced the review of the Local Plan with an Issues and Options consultations in June 2017, followed by the Preferred Approach consultation in December 2018 that indicated the quantum of development at the TSDL could be increased to 1,300 homes to contribute towards the increased housing requirement.
- 2.4 The appropriateness of the housing requirement has been addressed in other sessions of the EIP and as such we do not comment here other than to note that the housing target should be treated as a minimum and does not meet the standard method housing requirement (or indeed the emerging standard method housing requirement proposed under the current NPPF consultation).
- 2.5 The proposed enhanced allocation recognised the sustainability of Tangmere as a suitable location for housing development by the LPA through the emerging Plan where it is designated as a 'Settlement Hub' and recognised as one of the four other significant settlements, outside of Chichester city, that accommodate a range of facilities and services as well. This is supported by the Settlement Hierarchy Background Paper (BP11) and reflected in the spatial strategy which focuses growth at Chichester City together with Tangmere and Southbourne.
- 2.6 Countryside were appointed as the Council's development partner and commenced preparation of a Masterplan Document² for the TSDL. This was prepared by Countryside and its consultant team, following extensive consultation with the community, including with Tangmere Parish Council, Council officers and the local Tangmere community. The aim of the Masterplan was to explain and illustrate the essential place-making principles that would deliver a well-connected, lively, distinctive, sustainable and attractive environment for the new and existing community of Tangmere with this to include up to 1,300 new homes. This demonstrated that the

² <https://www.countryside-tangmere.co.uk/downloads/masterplan-document.pdf>

increased quantum of development could be appropriately accommodated within the site. The Masterplan Document was endorsed by the Council on 8th January 2020.

- 2.7 As discussed in Section 1, an outline planning application (20/02893/OUT) for the development was subsequently submitted in November 2020. The application was supported by a full suite of application documentation including an Environmental Statement which demonstrated that the proposals could be appropriately accommodated on the site taking account of all technical and design considerations.
- 2.8 CDC's Planning Committee resolved to approve the outline application on 31 March 2021, subject to conditions, the completion of a S106 legal agreement and the withdrawal of a holding objection by Highways England (since withdrawn on 15 August 2021). Amendments to the planning application (including changes to the red line boundary) were considered at Planning Committee on 16 August 2023 and the resolution to grant was again confirmed with the officer's report confirming that it *"is a large and important site that has the ability to satisfactorily accommodate up to 1,300 dwellings."*
- 2.9 As such it is considered that the site is an appropriate location, at a sustainable settlement, to accommodate additional growth to meet the Council's housing needs. The ability to accommodate the additional 300 homes now proposed has been the subject of technical assessment through the preparation of the Local Plan Review, as well as the site specific Masterplan Document (endorsed by CDC) and the outline planning application which benefits from a resolution to grant planning permission. As such the extent of housing development proposed is considered to be clearly justified.

Q.249 Is there clear evidence that the site is neither deliverable or developable in terms of the NPPF?

- 2.10 There is no clear evidence that the site is neither deliverable or developable in terms of the NPPF.
- 2.11 The site has received a resolution to grant planning permission which was most recently agreed by Planning Committee on 16 August 2023. The CPOs in relation to the site have been confirmed and it is anticipated that the formal grant of planning permission will be issued shortly following completion of the Section 106 Agreement.
- 2.12 Following the completion of the CPO process and associated land transfers, the site will be under the sole control of Vistry Group, allowing the swift development of the site. In the meantime, a programme of archaeological excavations was commenced in April 2024. As such it is considered that the site is deliverable and developable.

Q.250 Are the site-specific development requirements as set out in the Policy justified, and will they be effective in achieving sustainable development on the site?

- 2.13 The site-specific development requirements as set out in Policy A14 are generally considered to be justified and effective in achieving sustainable development on the site, subject to our detailed comments below. This has been demonstrated through the consideration of the outline planning application for the site which is consistent with these requirements and benefits from a resolution to grant planning permission.

- 2.14 We note the requirement under criterion 2 to include specific provision to meet the need for specialised housing, including accommodation for older people. Considering the outcome of engagement, public consultation, and the description of development the Council have resolved to grant outline planning permission for this site (20/02893/OUT), it is considered that the wording of this criterion should be modified to reflect that the specialist needs required from this particular allocation will be limited to Use Class C3. We would recommend this criterion is accordingly amended to:

'A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs within Use Class C3, including accommodation for older people;'

- 2.15 Our other comments are provided in respect of the Council's proposed modifications at Question 252.

Q.251 Would Policy A14 be effective in integrating the proposed development with Tangmere village/Saxon Meadow?

- 2.16 The Policy would be effective in integrating the proposed development with Tangmere village/Saxon Meadow subject to the inclusion of CM342. This has been demonstrated through the approved Masterplan Document and resolution to grant planning permission for the outline planning application which have both been informed by extensive engagement with the local community and key consultees.

- 2.17 The proposed amendment to the SDL boundary at Saxon Meadow has arisen through the planning application and associated CPO processes which have resulted in the reduction of the planning application boundary in this area. As demonstrated through the planning application, the proposed development will continue to successfully integrate with the existing village/Saxon Meadow with appropriate footpath and cycleway connections integrated into the proposals.

Q.252 Are the suggested MMs necessary for soundness?

- 2.18 We support the proposed modifications CM340, CM341 and CM342. These are consistent with the suggestions in our Regulation 19 representations and are considered necessary to make the Plan sound.

Turley Office
Reading

T 0118 9022830