

# Tangmere Neighbourhood Plan 2014-2029

## Pre-Submission Plan



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October 2014

# **Tangmere Neighbourhood Plan 2014-2029 Pre-Submission 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).

When the parish council decided to start the process of producing its neighbourhood plan, the central objective was to ensure that the local residents and other members of the local community with an interest in how Tangmere should develop were closely involved in the process.

The council was also aware that this would be an unusual Neighbourhood Plan because it would sit between the CDC Local Plan, and a developers Masterplan to deliver one of Chichester's 4 strategic sites for housing development.

With this in mind, the council invited residents and developers as well as members of the council to sit on the steering group to drive forward the plan. When we invited residents to join the specific focus groups we were especially pleased to see a strong uptake that allowed our 8 focus groups to include a wide range of views and ideas.

Throughout this process we have consistently sought to involve the community, by holding public meetings, publishing a monthly update, and including an item on every council meeting to inform all in the community of our progress.

This was seen as a significant opportunity to ensure that the community was closely involved in shaping the future, and to ensure that residents were able to take ownership of the planning for a major development that ordinarily they would not be able to influence at such early stages.

So far we have set up the steering group which has met regularly to oversee and drive forward the process, the focus groups to discuss and consider the issues, develop the questions for our village survey, and shape the policies that are in this document.

For that I am grateful to all of those residents that have participated so far, as well as the council members who have given their time to assist in the process.

Our consultation has included a village questionnaire seeking to identify those subjects that are of importance to residents, as well as posing the difficult choices that need to be made regarding a variety of subjects from school provision to allotment provision and playing fields. A workshop was held with all the key stakeholders invited, that reviewed the outcome of the survey, and which helped to concentrate the issues into a number of key policies that would govern the development masterplan.

The next stage involves this current document that seeks to consider those policies, and to allow all interested parties to help shape them into a final document for approval.

This current consultation will last for 6 weeks, during which I hope all residents will help guide us to a document that they feel they own.

After this stage we will take on board all comments, amend the plan accordingly, and hold a public meeting to present the final report. After this we will submit it to Chichester District Council for their review to ensure legal and technical compliance, after which, if they are satisfied, they will hold a further consultation period.

If this stage is successful, CDC will ask an independent inspector to review and report on it.

Finally, once any comments are taken on board, a referendum will be held in Tangmere to seek residents' approval of the policies, and if a majority of people who vote on it supports the plan, then it will become the basis for planning decisions covering the next 15 years.

This is a long process, but with the potential rewards at the end that we have never had before: an opportunity to shape our own future and guide development in Tangmere until 2029. On that basis I ask all residents to continue to be involved in the process, and give us their comments during the consultation process.

Andrew Irwin

Chairman Tangmere Parish Council

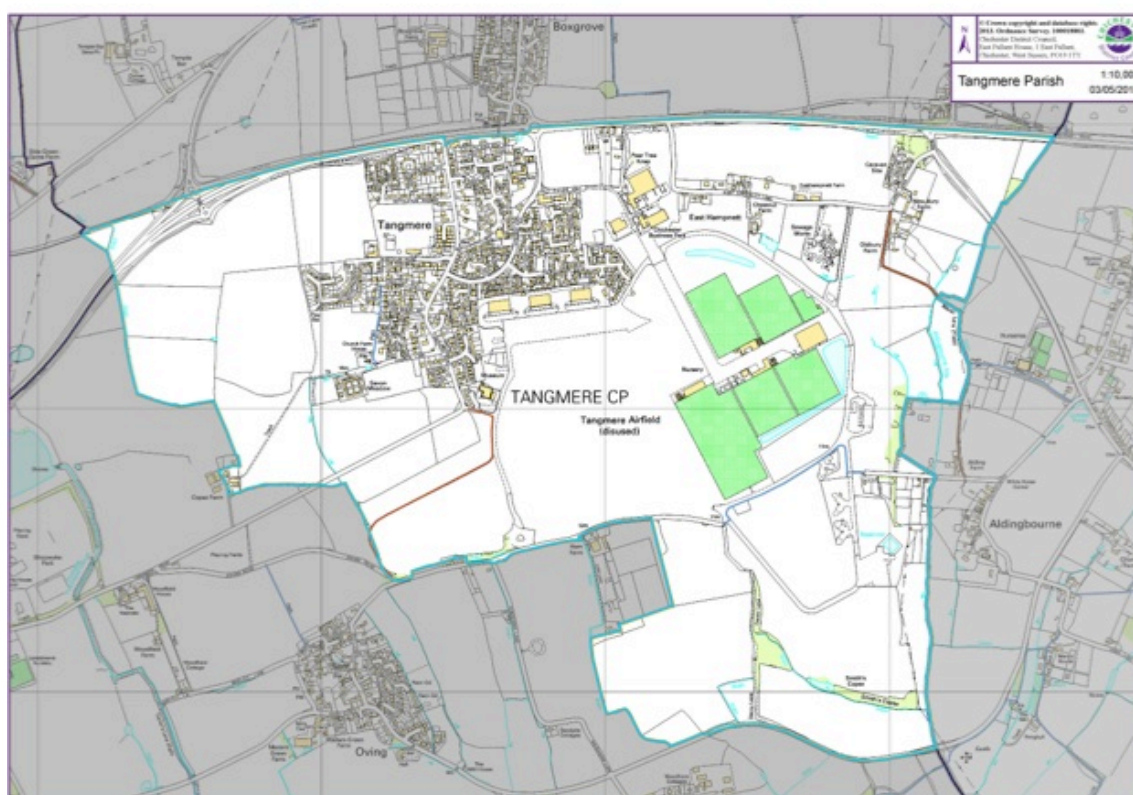
## List of Policies

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 Airfield
7	Tangmere Aviation Museum
8	Spitfire Court
9	Land to the West of Malcolm Road
10	Tangmere Green Infrastructure Network
11	Tangmere Sustainable Movement Network
12	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 above shows the parish boundary in relation to the adjoining parishes in Chichester District – Oving, Westhampnett and Boxgrove. To the east the TNP area borders the Parish of Aldingbourne in the District of Arun. The TNP 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 southwest. Tangmere Road starts in the village centre and continues west toward the City of Chichester.

1.4 The Neighbourhood Plan is being 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 the EU 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. The intention of the Parish Council is to submit the TNP to CDC for approval and then for independent examination by the end of 2014.

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 – this document comprising the vision, objectives, policies and the Policies Map for a statutory six week public consultation period
- Submission TNP – a document taking 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 District Local Plan and National Planning Policy Framework.

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

1.12 CDC has indicated that, given the policy content of the TNP and its close relationship to the CLPKP, there will be no requirement for a Strategic Environmental Assessment of the TNP. The Basic Conditions Statement will in due course set out how the policies of the TNP will contribute to the achievement of sustainable development.

## **Consultation**

1.13 The Pre-Submission TNP has been approved by the Parish Council to be published for public consultation for a six week period commencing **10<sup>th</sup> October 2014** and ending on **21<sup>st</sup> November 2014**.



1.14 Any representation on the Pre-Submission TNP should be submitted to the Parish Clerk at:

address: **Mr G C Burt Clerk to the Council**  
**Tangmere Parish Council,**  
**Tangmere Village Centre,**  
**Malcolm Road,**  
**Tangmere,**  
**PO20 2HS**

tel: **0785 884 2687**

email: **[www.tangmere-online.co.uk](http://www.tangmere-online.co.uk)**

## **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.

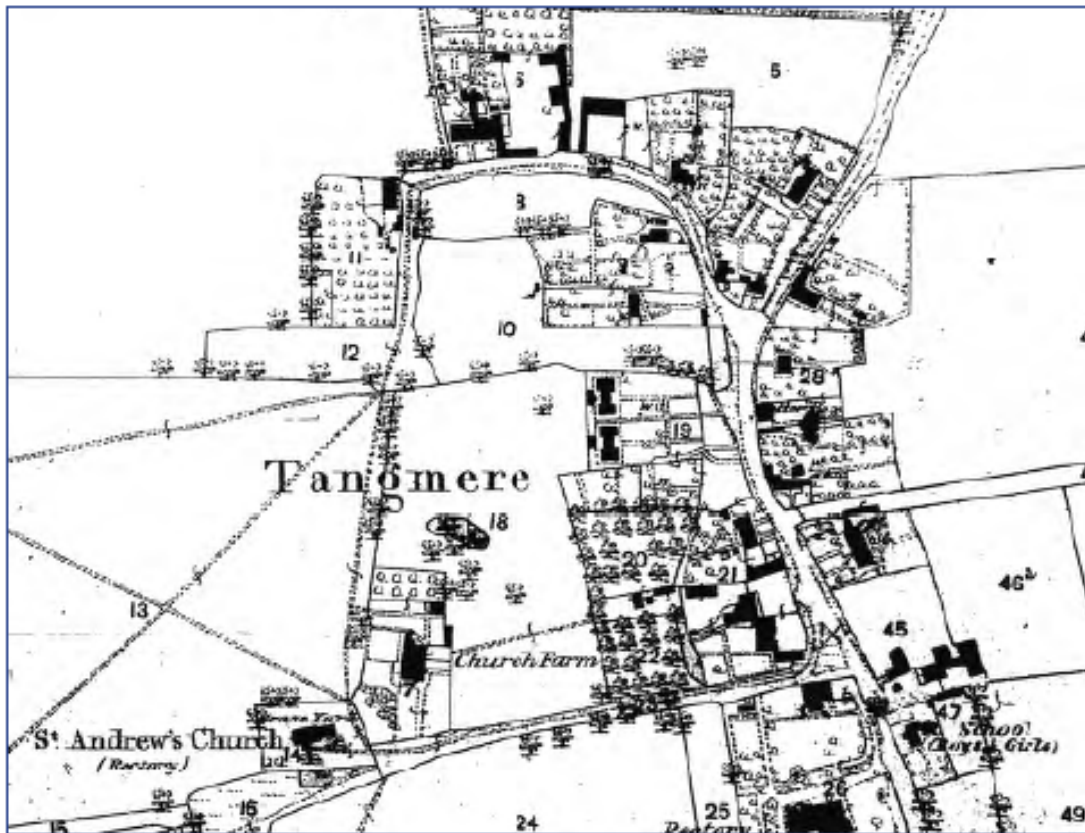
2.4 Tangmere lies over deposits of London clay. Extensive deposits of brick earth lie over this clay, providing the raw material for brick making as can be seen by the extensive use of brick in construction in the area. The rich soils are suitable for agricultural purposes, and around Tangmere are still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



1875 First Edition Ordnance Survey

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, and the arrival of No. 1 and No. 43 Squadrons, which 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 Council (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 bypass”?);
- 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 District Local Plan Key Policies (CLPKP) document, submitted by CDC in May 2014 for examination, on which the general conformity of the TNP will be examined in Autumn 2014.

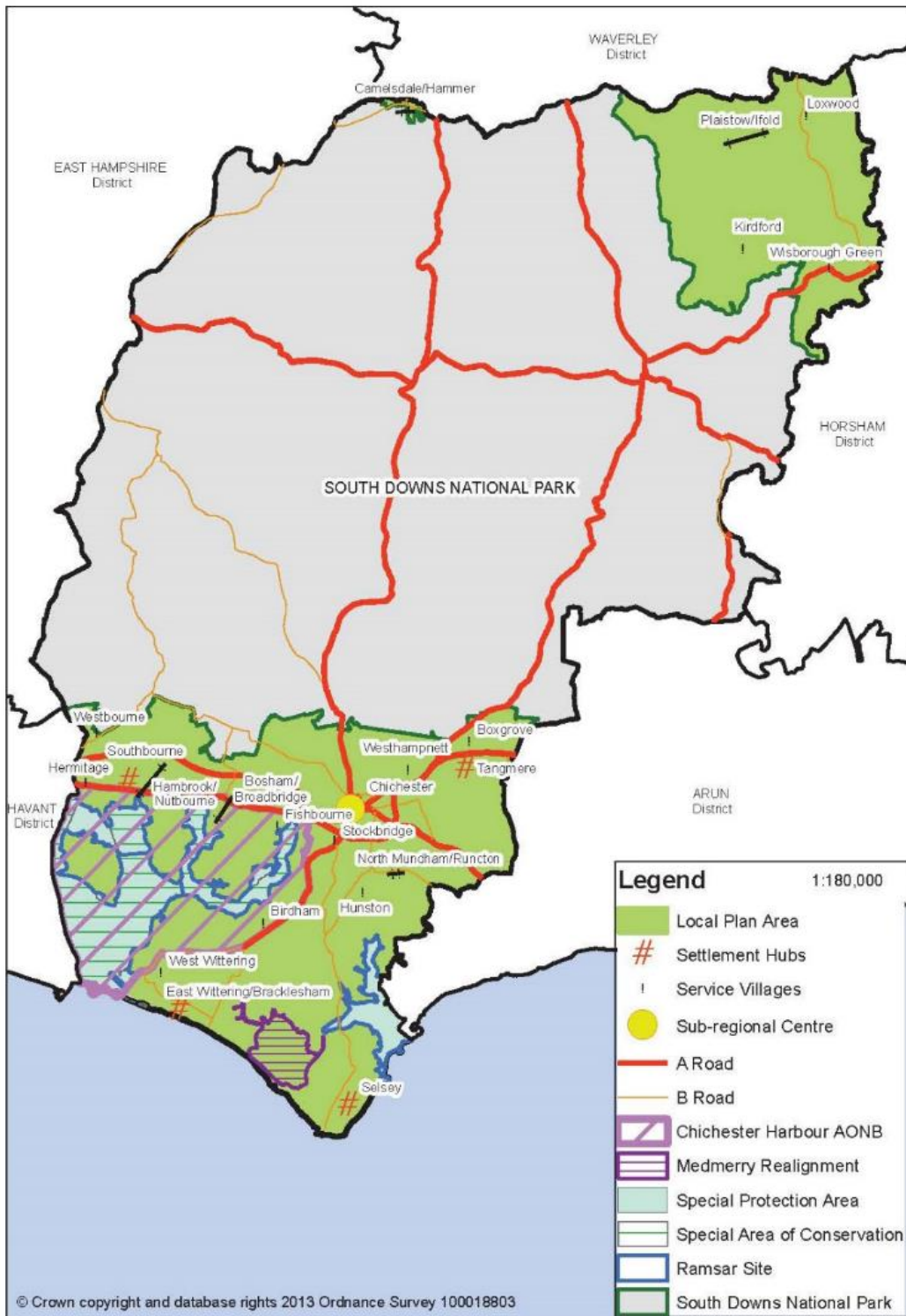
#### **Chichester Local Plan Key Policies 2014 - 2029**

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 regards 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".

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.

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 the Tangmere Road, providing a 'north-south' link through the future village. There are few other physical constrains 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 pace 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 Pagham 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.

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 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. 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 GI 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 District Local Plan 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 that are not replaced by the TNP will be used by the local planning authority to consider and determine planning applications.

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**

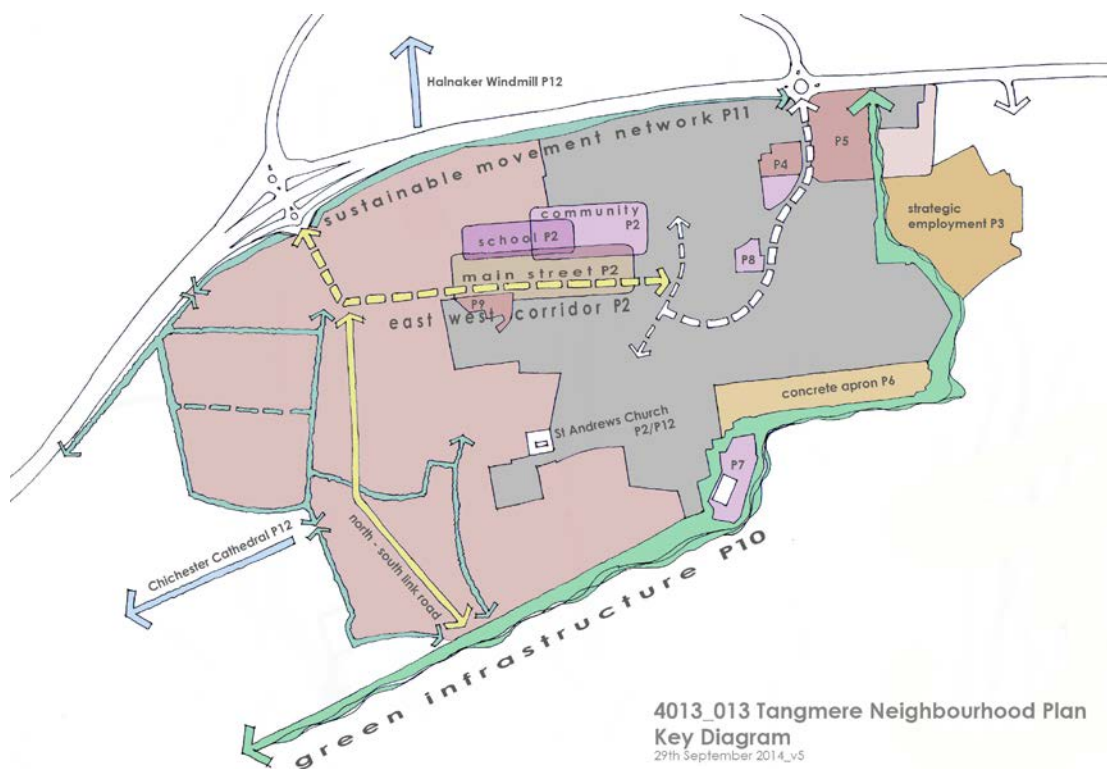
***Development proposals within the Settlement Boundary, as shown on the Policies Map, will be supported, provided they are consistent with other policies of the development plan.***

***Development proposals outside the built up area 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 two decades. It therefore supports the strategic development needs of Chichester District as is consistent with the NPPF's expectations of neighbourhood planning (Para 16).

4.9 The policy provides for the proposed Tangmere Strategic Development Area (TSDA) of the CLPKP (Policy 18) and acknowledges the status of the village in the defined settlement hierarchy of the district. The proposed Settlement Boundary (as provided for by CLPKP Policy 2) is therefore defined to reflect how the village will appear in 2031. 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 As a result, the TSDA and part of the proposed Tangmere Strategic Employment Area (TSEA) and adjoining land are shown within the Settlement Boundary. In neither case will this result in a weaker development management regime, as Policy 2 of the CLPKP makes clear that development must respect the setting, form and character of the settlement and ensure good accessibility to local services. Elsewhere in the TNP, policy provision is made to create and retain significant open spaces within the TSDA and to protect the land within the TSEA for employment uses only.

4.11 Similarly, the Settlement Boundary also 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.

4.12 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 Area (TSDA) 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 11, including the creation of the 'East-West Corridor' and the 'North-South Link Road' of road, footpath, cycleway and bus routes as shown on the Policies Map;*
- 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;*
- 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 periphery of the TSDA, 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 10. 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 Transport Network as set out in Policy 11; and*
- iv. In Character Area 1 around the Main Street and East West Corridor, as shown on the Policies Map, 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';*
- v. In Character Area 2 adjoining the southern boundary with Tangmere Road, as shown on the Policies Map, 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 10. 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 Transport Network as set out in Policy 11;*

- vi. In Character Area 3 adjoining the western boundary, as shown on the Policies Map, 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 protects, reinforces, integrates and provides for the long term management of the existing and Tangmere Green Infrastructure Network of Policy 10, including existing hedgerows, tree belts and individual trees where practicable;*
- vii. In each design zone Character Area, affordable homes will be generally provided in line with development plan policy though there will be at least 40% of that provision made in the form of intermediate housing tenures;*
- viii. In each design zone Character Area, some homes will be delivered as serviced plots on suitable sites to be made available for custom build homes;*
- ix. The development layout and buildings will sustain and enhance the significance of the character and setting of, and views to, St. Andrews Church;*
- x. The development layout will contribute to creating and sustaining the Tangmere Green Infrastructure Network of Policy 10 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 11;*
  - b. the retention of Saxons Meadow as a natural green space;*
  - c. the creation of a new nature conservation area, comprising suitable means of managing public access to create and sustain biodiversity value;*
  - d. a Community Orchard/Garden/Allotment in the broad location shown on the Policies Map;**

- e. *a Structural Landscape Belt around the 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 11;*
  - f. *a new Public Park in the broad location shown on the Policies Map, 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 11; and*
  - g. *a planning obligation to transfer to the Parish Council the freehold of all the Tangmere Green Infrastructure Network within the site, together with an endowment fund of a scale sufficient to enable its ongoing management in perpetuity.*
- xi. *There will be approximately 2.4 hectares of land allocated for a new Two Form Entry Primary School in the broad location shown on the Policies Map;*
  - xii. *There will be a new Community Facility ('Community Facility No.1') provided in the broad location shown on the Policies Map to serve the existing and new communities that:*
    - a. *will comprise rooms and facilities to service indoor sports activities; and that*
    - b. *will comprise a planning obligation to transfer to the Parish Council the freehold of Community Facility No.1, together with an endowment fund of a scale sufficient to enable its ongoing management in perpetuity;*
  - xiii. *There will be a new Community Facility ('Community Facility No.2') provided in 'Village Main Street', as shown on the Policies Map, to serve the existing and new communities that:*
    - a. *will comprise rooms and facilities to service 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 that*
    - b. *will comprise a planning obligation to transfer to the Parish Council the freehold of Community Facility No.2, together with an endowment fund of a scale sufficient to enable its ongoing management in perpetuity;*
  - xiv. *Commercial uses on the site will be provided in 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, some or all of which may be delivered with dwellings on upper floors;*

- xv. The development layout has regard to the need to safeguard minerals deposits within and adjoining the site, as shown on the Policies Map; and*
- xvi. There will be S106 contributions made to the following prioritised list of infrastructure projects, subject to viability:*
  - a. traffic calming schemes on Tangmere Road, Meadow Way and Malcolm Road, and a new Puffin crossing adjacent to the junction of Tangmere Road and Malcolm Road;*
  - b. additional land for burials in an enlarged St. Andrew's Churchyard;*
  - c. new car parking facilities for St. Andrew's Church;*
  - d. land to be made available for Community Groups to develop for suitable purposes;*
  - e. Improvements to existing and new Community Facilities identified during the Plan Period;*
  - f. other schemes identified in the Community Survey.*

4.13 This policy serves to fit between Policy 18 of the CLPKP and the Masterplan for the Tangmere Strategic Development Area (TSDA) 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. However, the scope of this policy extends beyond the strategic allocation boundary of Policy 18 to include land in recreation and community use north of Malcolm Road, to which parts of the policy apply.

4.14 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 TSDA 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.

4.15 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 TSDA is suitable, available and achievable.

4.16 The policy contains three key spatial components – the Tangmere Sustainable Movement Network, the Green Infrastructure Network and the Character Areas – 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 an Environmental Impact Assessment (EIA) which should be submitted along with any planning application for the area.

4.17 The Sustainable Movement Network is fundamental to the 'One Village' vision and is provided for by Policy 11 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 TSDA 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 Key Diagram. 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 TSDA connecting the new A27 junction with Tangmere Road, subject to the detailed transport assessment of the Masterplan.

4.18 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 TSEA to the east off City Way Fields (see Policy 3)
- the proposed public open space at Meadow Way/City Fields Way
- Spitfire Court (see Policy 8)
- The 'Village Main Street' (see below)
- The Recreation Ground

4.19 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 TSDA 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 TSDA. 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 TSDA will contribute to achieving the 'Corridor'.

4.20 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 TSDA, where new commercial uses, the primary school, the sports hall and new community facilities will be located in close proximity to the Recreation Ground. It is anticipated these uses will clustered around a new public space through which all forms of transport will have access but which will give pedestrians priority use.

4.21 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 TSDA 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.

4.22 The Tangmere Green Infrastructure Network is provided for in Policy 10 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 TSDA and the presence of significant existing natural assets on the site mean that it will play a major part in creating the new 'Network'. Provision is made by policies 52 and 54 of the CLPKP as the TSDA meets the requirements to deliver green infrastructure and open space, sport and recreation facilities respectively.

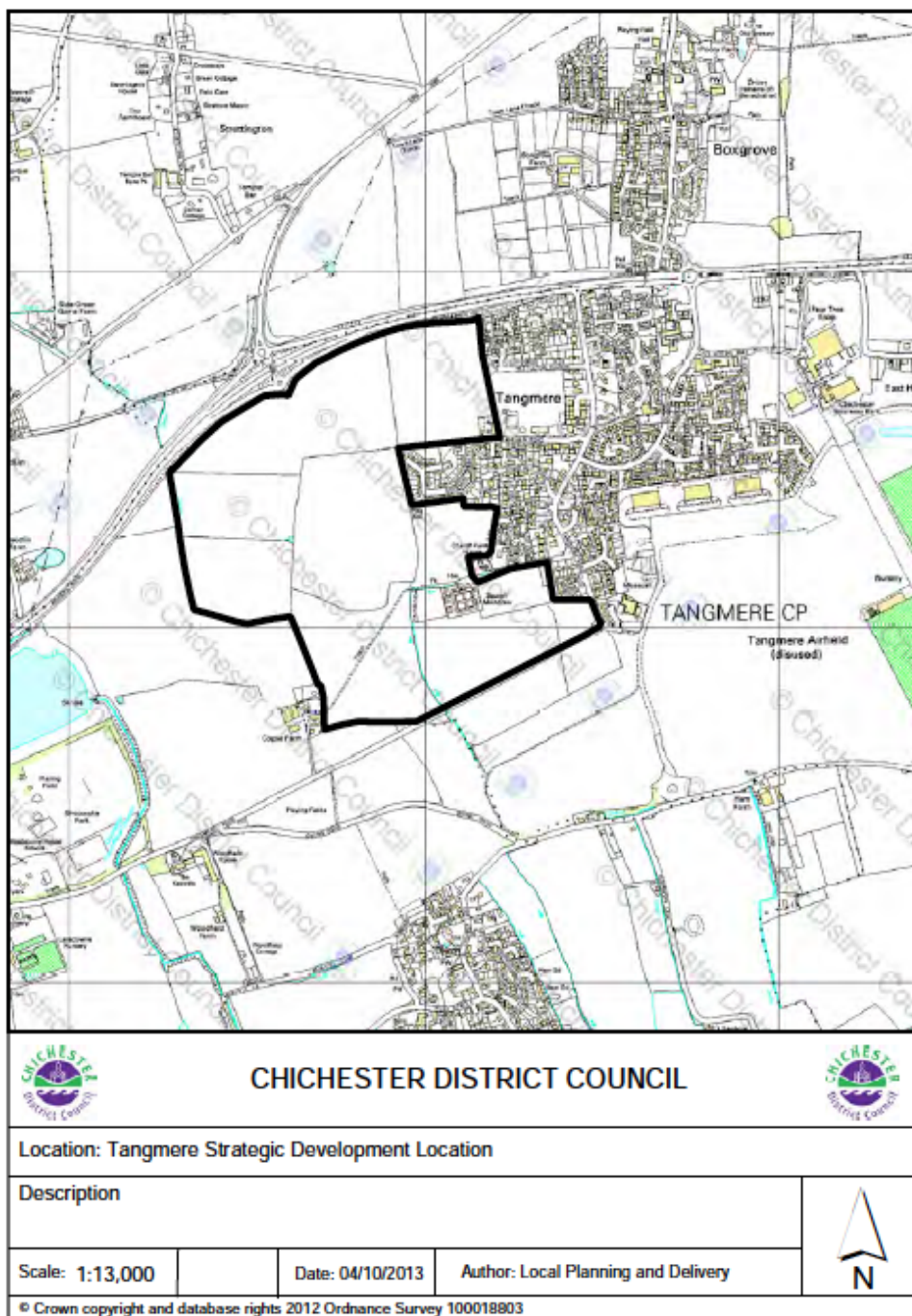
4.23 The policy requires a series of specific provisions are made in this respect. Firstly, it proposes that a nature conservation area is established in the TSDA to enhance the biodiversity value of the area. Secondly, it requires the retention of the special character of the Saxon Meadow natural green space. Its role in providing the setting to the listed St. Andrew's Church requires the land is left undeveloped. The ecological network map shows the field bordering a number of known habitats and the field is likely to have its own biodiversity value.

4.24 Secondly, the policy requires the provision of a Community Orchard/Garden/Allotment. The Policies Map 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.

4.25 Thirdly, the policy requires the provision of a Structural Landscape Belt within the TSDA to separate the closest housing areas from the A27 to the north and the open countryside to the west and south. The buffer, around 25m in width, will provide sufficient noise and pollution attenuation in respect of the A27 trunk road and will enable to TSDA 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'.

4.26 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 Policies Map 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. As with all the other 'Network' assets within and outside the TSDA, the policy requires that the Park is transferred to the Parish Council with an endowment fund to enable its ongoing management.



4.27 The policy includes design principles for housing development and identifies three character areas for the purpose of shaping the distinctive character areas of the housing to be delivered. This responds to the NPPF (Para Tangmere Neighbourhood Plan: Pre-Submission Plan October 2014

58) and Policy 33 of the CLPKP by acknowledging the importance of avoiding an homogenous 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 to the Design Zones.

4.28 The policy also establishes key design principles in respect of development at the TSDA (as well as elsewhere within the village – see Policy 12) having to protect the setting of, and key views to, St. Andrew’s Church. The Church is not only an important part of the social fabric of the village but its tall tower and spire are a prominent feature 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 TSDA are framed and protected.

4.29 The policy requires the TSDA 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 TSDA to play a key role in widening the demographic profile of the village by rebalancing its mix of housing stock.

4.30 In addition, the policy requires that serviced plots are provided within each character area to enable the delivery of custom-build homes. This accords with the NPPF (Para 50) and reflects national trends in the growing demand for custom build homes. It does not prescribe specific numbers or types. Rather, the Masterplan will assess the local demand for custom-build and it will evaluate the delivery model options, for example selling plots to individuals or to groups or a combination of both.

4.31 The policy requires that land is allocated in the TSDA, as part of the ‘Village Main Street’, for 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 TSDA will require the provision of a one form entry school. However, the TSDA 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 this will require 2.4 Ha of land in line with Government school design guidance and the policy expects the school will play an integral role in the ‘Village Main Street’. 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.

4.32 The policy requires the provision of at least one - Community Facility No.1 - and possibly two - Community Facility No.2 - new facilities, which will address a current under-provision in the village and meet the needs of the new population. 'No.1' will complement the existing community centre by providing one or more rooms suited to indoor sports and large community events, with ancillary services. 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.

4.33 The 'No.2' facility may form an extension to the existing community centre on Malcolm Road or be a new building in the 'Street'. Again, the precise location and specification of this building and any external space/car parking requirements will be determined in the Masterplan. For both facilities, the policy requires that the buildings and any ancillary land are transferred to the Parish Council with an endowment fund to secure their ongoing management.

4.34 The CLPKP Policy 18 requires that the Masterplan has special regard to the defined County Minerals Safeguarding Area, which falls partly within and adjoins part of the south and west of the TSDA. This TNP policy restates that requirement in respect of the development layout, which will be a matter for the Masterplan to address.

4.35 Finally, the policy identifies a number of infrastructure projects requiring a financial contribution from the TSDA. Each project directly addresses likely infrastructure capacity issues arising from the significant growth of the village as a result of the TSDA. The projects have not yet been specified in any detail or costed though they are in priority order. The determination of which projects will be delivered through the TSDA will be made in the Masterplan and subsequent planning obligations.

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

***Proposals for the extension and new development of employment uses on land designated by the Chichester development plan as the Tangmere Strategic Employment Area will be supported, provided that they also make provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 10.***

***Proposals that will lead to the loss of existing employment land and buildings in the Parish to other uses will be resisted.***

***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.***

4.36 This policy complements Policy 19 of the CLPKP in promoting the use of



land within the defined Tangmere Strategic Employment Area (TSEA) for new employment uses and protects and promotes the use of employment land elsewhere in the parish.

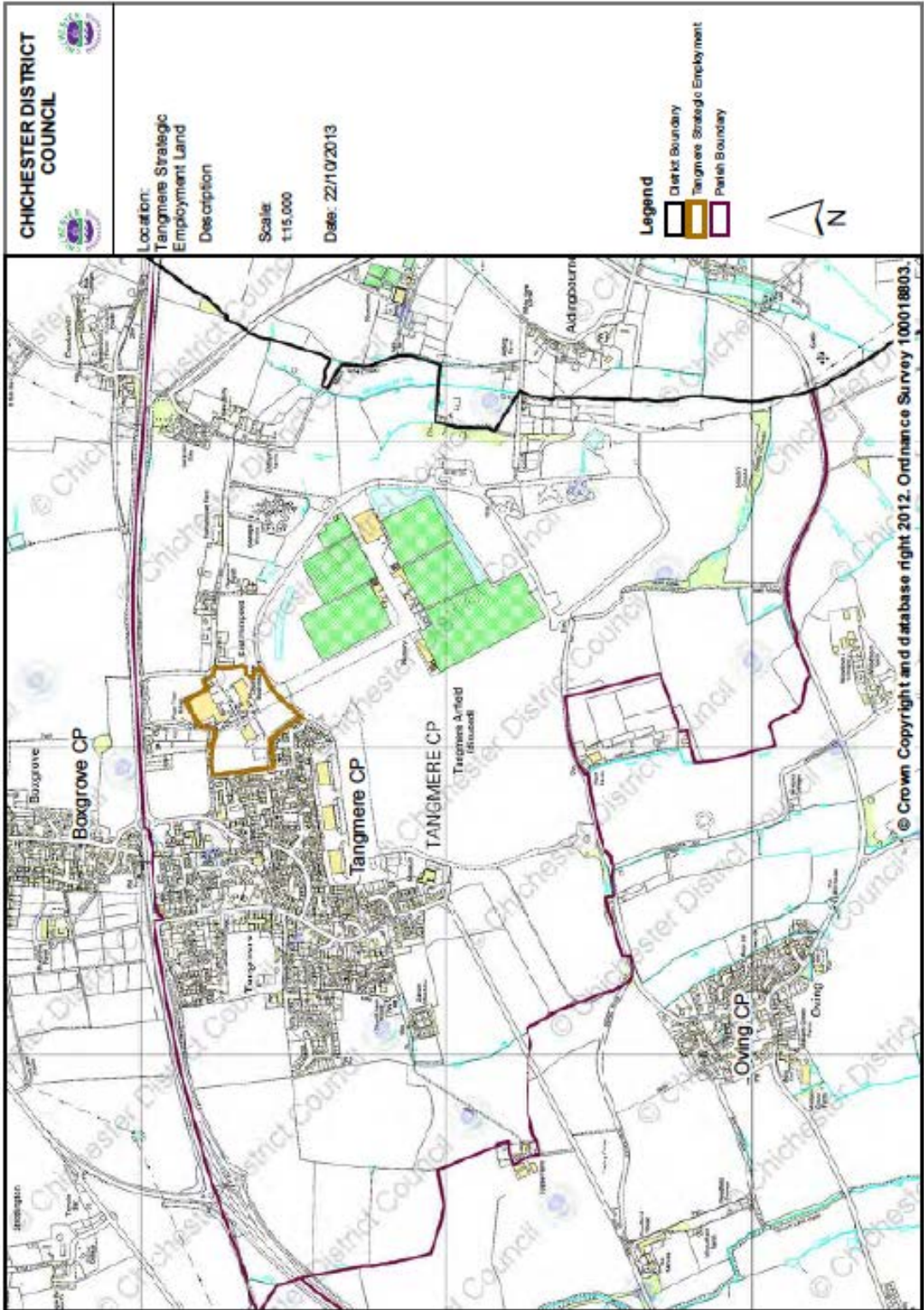
4.37 The CLPKP acknowledges that the proposed scale of housing growth of Tangmere requires a significant corresponding increase in employment provision. It accepts that the TSDA is not appropriate for such uses and therefore allocates the existing cluster of employment uses on City Fields Way, and vacant 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.

4.38 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 10 of the TNP.

4.39 In doing so, the Parish Council will liaise with CDC and the landowner in due course to evaluate the benefit of it proposing a Neighbourhood Development Order, under the Localism Act 2011, to encourage investment by lowering planning risks and costs.

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

4.41 In addition, the policy protects all the land in the TSEA and Parish from a change of use to other non-employment uses, either through planning applications or through applications for prior approval, if a change of use is determined as permitted development. Should there be an indication of a demand for changes of use to housing then the Parish Council will request CDC seeks appropriate ways of removing those permitted development rights. In any event, the policy also expressly defines Use Classes A1-A5 (of the Use Class Order) not being defined as employment uses for the purpose of this policy.



#### **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 10;***
- iii. The site has vehicular access from Bishops Road only;***
- iv. The scheme layout and design respond to the close proximity of rear private gardens adjoining the site; and***
- v. The replacement Primary School of Policy 2 is operational prior to a planning consent being implemented.***

4.42 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.

4.43 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 TSDA, 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.

4.44 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.

4.45 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, 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 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***
- iv. The scheme makes provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 10.***

4.46 The policy supports in principle the development of vacant land at The Yews for housing use. The site now falls within the Settlement Boundary, which has been redefined to take account of the planning consent on the adjoining larger site at Meadow Way and of the TSEA.

4.47 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.

4.48 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. The operating hours of the new museum buildings and uses are the same as those of the current museum operations;***

- iv. Additional car parking spaces are provided and retained in accordance with adopted car parking standards; and*
- v. The scheme makes provision for contributing to creating and sustaining the Tangmere Green Infrastructure Network of Policy 10.*

4.49 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.

4.50 The land identified for this purpose lies to the rear of the existing site and is used for allotments controlled by the Parish Council. The 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.

4.51 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 adhere to current operating hours and to provide sufficient additional car parking spaces in line with the West Sussex Car Parking Guidelines 2010.

4.52 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: Tangmere Airfield**

***Development proposals for housing on the Tangmere Airfield, as shown on the Policies Map, will be resisted.***

***In the event that it is not possible to implement Policy 6 on the land shown on the Policies Map, proposals to implement the provisions of Policy 6 on that part of the Tangmere Airfield adjoining the current museum will be supported, provided the same policy constraints apply.***

4.53 This policy resists proposals for housing development on the Tangmere Airfield including land identified as the 'Concrete Apron' in the 2014 Chichester Strategic Housing Land Availability Assessment. The airfield lies outside the defined Settlement Boundary of Tangmere and, given the scale of housing development already consented in the village and by the CLPKP and other policies of the TNP there is no requirement for any additional land to be allocated in the plan period.

4.54 However, the policy also makes provision for the potential extension of the adjoining Tangmere Aviation Museum. The preferred option for the extension is provided for in Policy 6 of the TNP. If it is not possible to implement that policy, then land on the Airfield may also be appropriate, provided the same development principles outlined in Policy 6 in respect of scheme design are adhered to.

#### **Policy 8: Spitfire Court**

***Proposals for a change of use of buildings comprising Spitfire Court, Jerrard Road, as shown on the Policies Map, to a D1 and/or D2 non-residential institution, assembly and/or leisure use will be supported, provided that:***

- i. The scheme can demonstrate that it will lead to less than substantial harm to the significance of the heritage assets on the site;***
- ii. It can be demonstrated that the public benefits of the scheme will outweigh any harm to the significance of the heritage asset;***
- iii. The amenities of local residents are not harmed;***
- iv. Car parking spaces are provided and retained in accordance with adopted car parking standards;***

***Proposals for the re-use of the building for social and community uses must demonstrate they are viable through a robust and realistic Business Plan requiring that:***

- v. the scheme will comprise rooms and facilities to service 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 that***
- vi. will comprise a planning obligation to transfer to the Parish Council the freehold of the buildings, together with an endowment fund of a scale sufficient to enable its ongoing management in perpetuity.***

4.55 This policy supports the change of use of the Grade II listed buildings at Spitfire Court from residential to particular types of non-residential institution or assembly/leisure uses that will deliver significant public benefits.

4.56 The buildings form part of the former airfield and date from 1920 and was listed (as 'The Spitfire Club') in 1986 for its historical interest as the remaining administrative building of RAF Tangmere. The building was converted into a number of affordable homes some years ago and has retained its historical external appearance and garden area to Meadow Way as its setting.

4.57 The buildings are well suited to other non-residential uses to encourage a greater understanding of the role of RAF Tangmere in shaping the more recent

history of the village. They may also provide a more longer term viable option for investing in the maintenance of the buildings and their setting that the financial constraints of managing affordable homes for rent. The village is not deficient in its affordable rented housing stock so the loss of such homes here will have no material impact in this respect.

4.58 Given their original purpose and use, the conversion to these new uses should be technically possible without causing substantial harm to the significance of the buildings. However, the as a designated heritage asset, the NPPF (Para 134) requires that even if there is less than substantial harm caused by a scheme it must still demonstrate its public benefits will secure its optimal viable use and outweigh any harm. For clarity, the policy restates this requirement and also requires a scheme to take account of the amenities of adjoining residential properties and car parking in line with the West Sussex Car Parking Guidelines 2010.

#### **Policy 9: Land to the West of Malcolm Road**

***Development proposals for the open land to the west of Malcolm Road, as shown on the Policies Map, 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; and***
- iii. the layout of the scheme retains some of the existing open space.***

4.59 This policy supports the use of land currently used as amenity land in the ownership of CDC for development that will contribute to delivering the 'Village Main Street', of which it will be a part.

4.60 The land lies between the TSDA and existing properties in Malcolm Road. For the proper and comprehensive planning of the TSDA it is therefore important that this land is considered as part of the TSDA 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 TSDA Masterplan.

4.61 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.

4.62 Finally, given the amenity value of the land to homes in Campbell Road and Malcolm Road, the policy requires that some land is retained as public open space and this should form a feature of the wider plans for the 'Street' area.

## **Policy 10: 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, as shown on the Key Diagram.***

***The Network comprises a variety of green infrastructure assets, including informal open space, 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 11.***

***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.***

4.63 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.

4.64 The existing ecological value of the parish is evidenced on Map A.2 in Appendix 1 to the CLPKP (shown below). It shows the variety of habitat features and indicates where ecological connectivity between fragmented habitats may be enhanced.

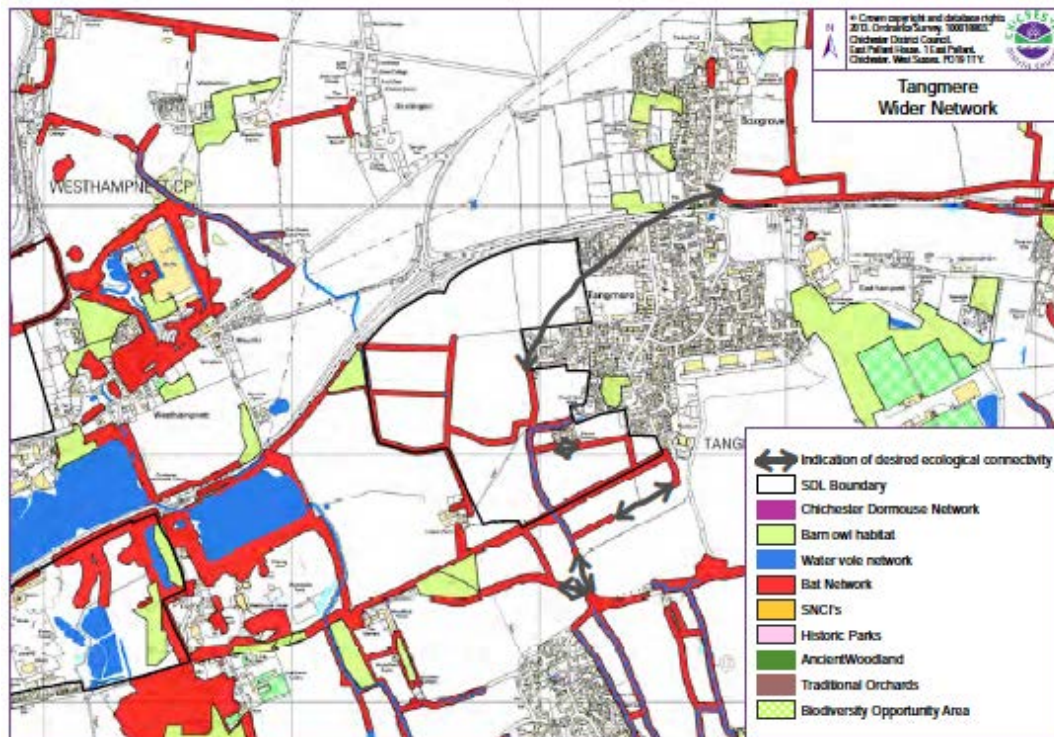
4.65 These features tend to follow existing hedgerows in the TSDA area as much of the rest of the open land in the parish has been actively farmed or used for airfield and horticultural purposes and has therefore no significant biodiversity value.

4.66 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 TSDA but the TSEA 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.

4.67 The policy does not prescribe exactly where the 'Network' will be delivered but the Key Diagram shows its broad extent. It shows that ecological connectivity around and through the village 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.



4.68 The policy also notes that the 'Network' coincides with the Tangmere Sustainable Movement Network of Policy 11 of the TNP as some green infrastructure assets will benefit from have multi-functional value for connecting people as well as habitats.



### Policy 11: 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 the Key Diagram.*

*The Network comprises:*

- i. Footpaths, bridleways and cycleways of strategic value within and beyond the Green Infrastructure Network of Policy 10 for promoting walking and cycling; and*
- ii. the strategic 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 travel plans with its objectives. All other development proposals requiring a transport assessment should also demonstrate how they impact on the Network.*

4.69 This policy proposes the creation of the Tangmere Sustainable Movement Network in and around the village as a network of footpaths, cycleways, bridleways, public transport routes and roads connecting people within the 'One Village' and to neighbouring communities further afield.

4.70 The 'Network' is not prescribed in detail but its key features are shown on the Key Diagram. The TNP, in its Policy 2 for the TSDA, has established 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.

4.71 The policy requires that proposals located in the vicinity of the 'Network' 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.

4.72 Finally, the policy, like Policy 10 of the TNP, notes that the 'Network' coincides Tangmere Green Infrastructure Network.

### **Policy 12: 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 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, as shown on the Key Diagram, will be resisted.***

4.73 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.

4.74 CDC is currently preparing a 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.

4.75 More specifically, the policy requires proposals to take into account the key views that are broadly defined on the Key Diagram. 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 commenced a review of the Conservation Area Appraisal for Tangmere. Once consulted upon and completed the revised Appraisal will be 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 4 of the TNP supports and complements the proposed designation of the Tangmere Strategic Employment Area 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 Area. 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 8. 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.

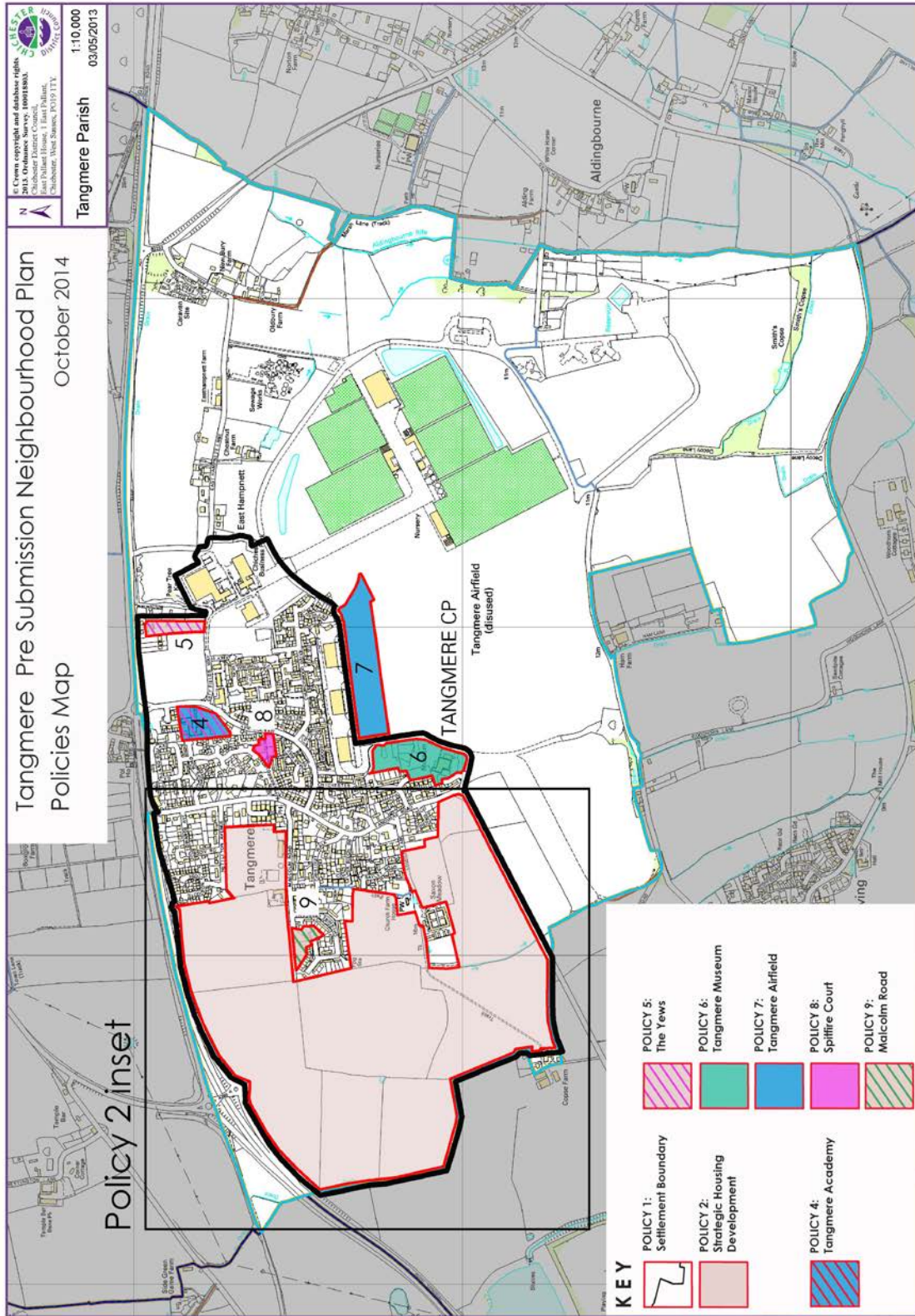
5.8 The Parish Council will wish to see sufficient infrastructure payments made by developers to fund local schools, health and utility services as a matter of course. However, it would like to express some preferences about contributions and spending in relation to other matters in the Parish.

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.

### Parish Land

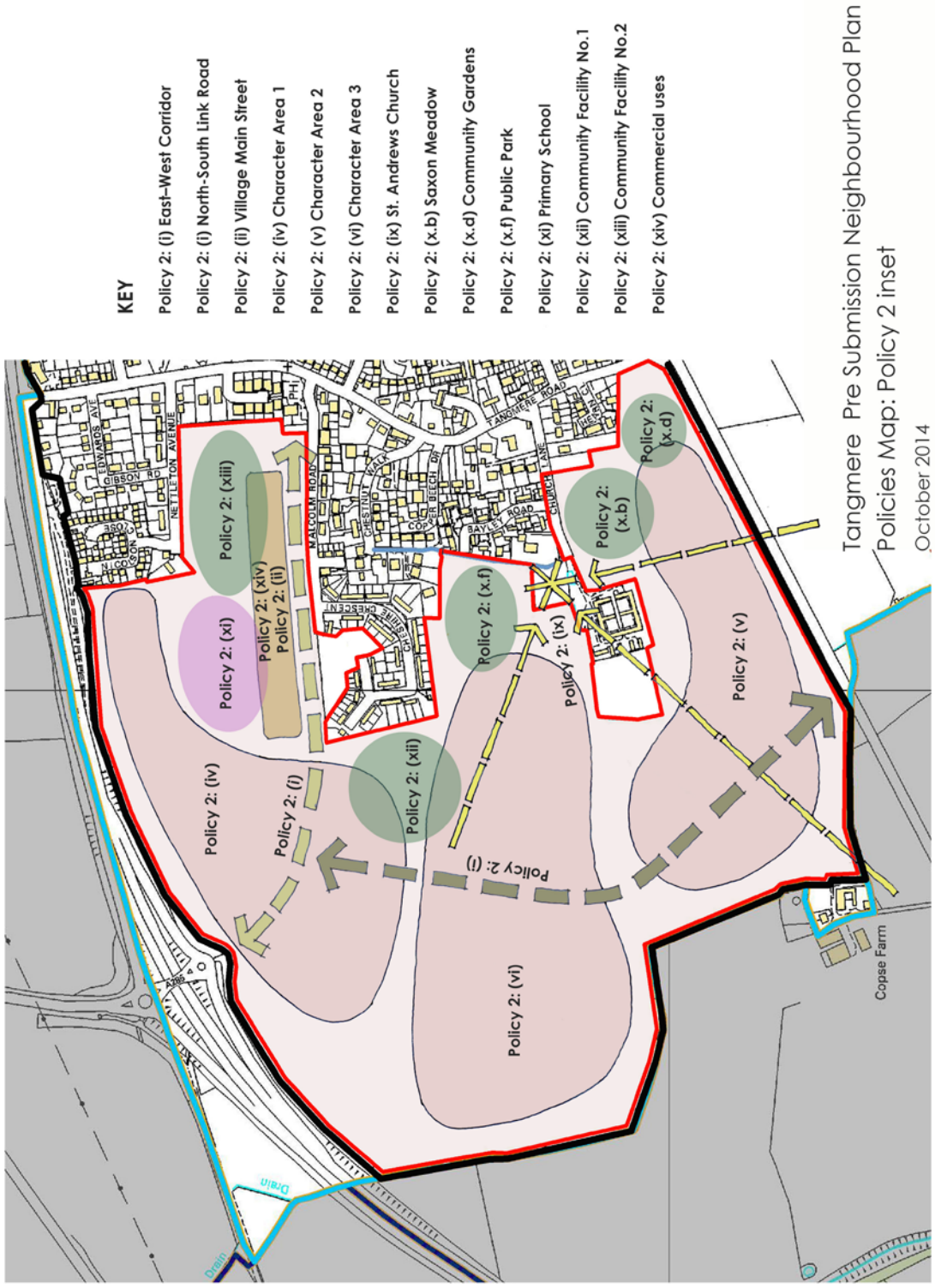
5.10 It is intended that land currently owned by Tangmere Parish Council, and specifically identified on the Policies Map, will continue in the same general uses during this plan period.

# Policies Map



Tangmere Neighbourhood Plan: Pre-Submission Plan October 2014

# Policies Map Inset



## 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 (2007)
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)