

Tangmere Parish Neighbourhood Plan 2014- 2029

Basic Conditions Statement

Published by Tangmere Parish Council under the Neighbourhood Planning (General) Regulations 2012

April 2015

1.Introduction

1.1 This Statement has been prepared by Tangmere Parish Council ("the Parish Council") to accompany its submission to the local planning authority, Chichester District Council ("the District Council"), of the Tangmere Parish Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

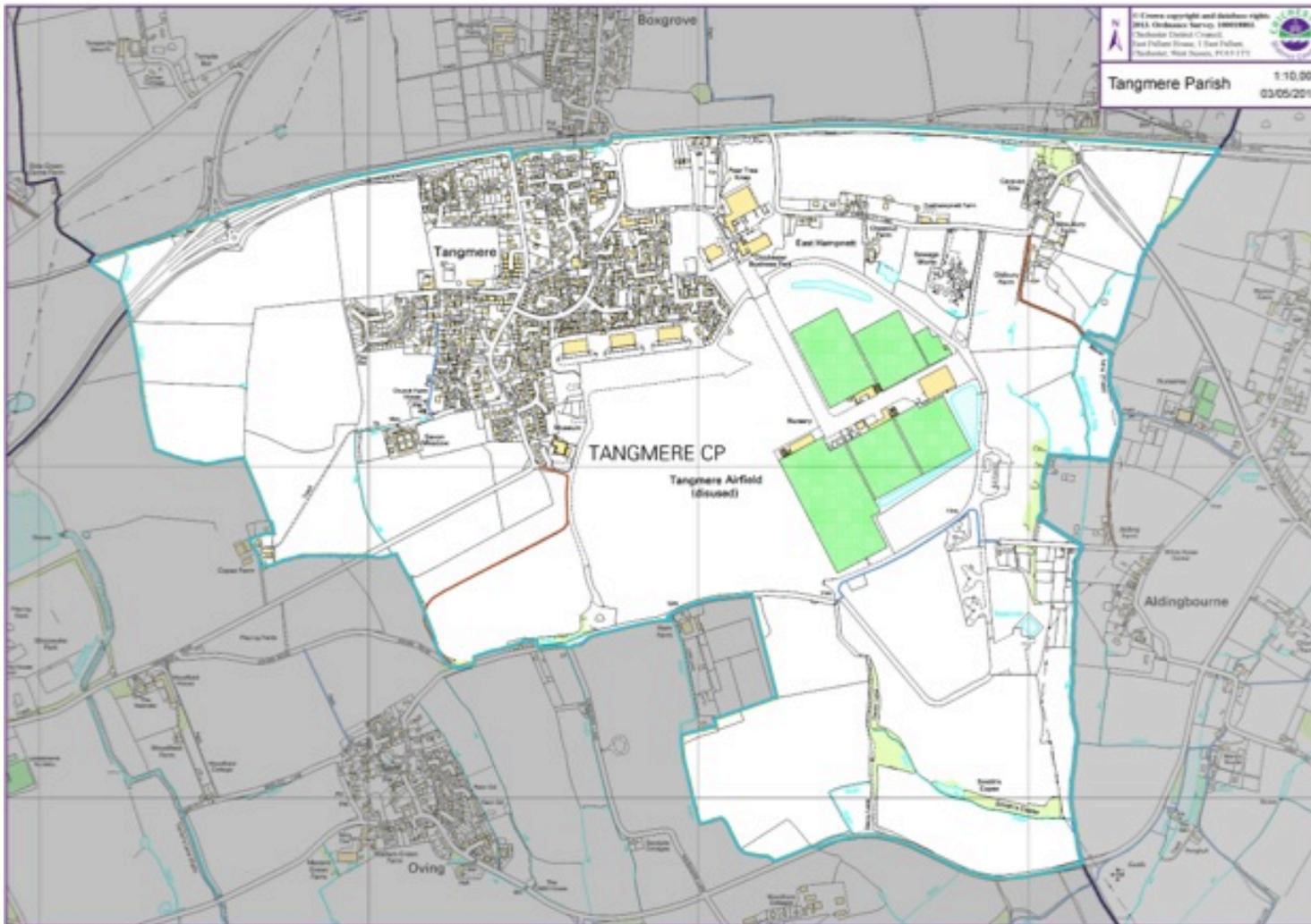
1.2 The Tangmere Neighbourhood Plan (TNP) has been prepared by the Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Tangmere, as designated by Chichester District Council (CDC) in July 2013.

1.3 The policies described in the TNP relate to the development and use of land in the designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2014 to 31 March 2029 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.



PLAN A: The Designated Tangmere Neighbourhood Plan Area

2. Background

2.1 CDC designated the TNP area on 23 July 2013, but the preparation of the neighbourhood plan did not start until early 2014 following the proposed strategic allocation in the new Chichester Local Plan: Key Policies Pre-Submission 2014-2029 (CLPKP) of 1,000 new homes to the west of Tangmere. This allocation forms a core part of the proposed spatial strategy of the new Local Plan. The main aim of Tangmere Parish Council, the qualifying body for preparing the TNP, has been to ensure that this allocation is integrated in a positive and sustainable manner with the existing village of Tangmere, and is articulated in the simple vision of 'One Village'.

2.2 The Parish Council formed a Steering Group comprising parish councillors and members of the local community and it was delegated authority to make day-to-day decisions on the Neighbourhood Plan. However, the Parish Council approved the publication of:

- the State of the Parish report in July 2014
- the Pre-Submission Neighbourhood Plan in October 2014
- the Submission Neighbourhood Plan in April 2015

2.3 The Parish Council has worked with officers of the District Council and the developer consortium of the CLPKP strategic allocation during the preparation of the Neighbourhood Plan. The positioning of the TNP in respect of the emerging development plan, which proposes to establish a clear policy framework for neighbourhood plans, has been the subject of an ongoing, positive liaison between the Parish and District Councils and the outcome is described in more detail in Section 5 below.

2.4 The TNP contains a small number of land use policies (in Section 4) that are defined on the Policies Map as being geographically specific and non-statutory proposals (in Section 5) that are included for its completeness. For the most part, the plan has deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications.

2.5 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the TNP allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the TNP as they fall outside its scope.

3. Conformity with National Planning Policy

3.1 The TNP has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the TNP has directly responded:

Para 16

3.3 The Parish Council believes the TNP is planning positively to support the strategic development needs of the district by supporting and refining major proposals in the new Local Plan for housing and employment development and the creation of a major new green infrastructure network.

Para 183

3.4 The Parish Council believes the TNP establishes a clear and very simple vision for the parish – ‘One Village’ - that reflects the view of the majority of the local community that future change must be planned and managed more successfully than previous growth in the village. The TNP has sought to translate this vision into planning policies to shape the masterplan and subsequent planning applications for the strategic allocation and other applications elsewhere in the village as part of the development plan.

Para 184

3.5 The Parish Council believes the TNP, as is highlighted below, is in general conformity with all the relevant policies of the CLPKP. Although it contains a series of other policies relating to valued community assets in the village, the main role of the TNP is to bridge the policy space between the CLPKP and the masterplan for the strategic allocation. This may not have been a purpose the Localism Act or the NPPF would have anticipated for neighbourhood plans but it is especially well suited to this context. The District Council has been able to use the TNP to demonstrate the suitability and viability of its Tangmere proposals at the recent examination of the CLPKP. The development consortium of landowners have also welcomed the TNP as a means of providing greater clarity on the policy intentions and demonstrating local community support.

Para 185

3.6 The TNP avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a Tangmere Parish context. Once made, the TNP should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
1	A Spatial Plan for the Parish	15, 110	<p>This policy establishes the key spatial strategy for directing future development proposals in the parish of which it is positive. The policy reflects the presumption in favour of sustainable development and will guide how the CLPKP strategic allocation will be delivered over the plan period, this is portrayed in the TNP's key diagram and is consistent with the Para.15 of the NPPF.</p> <p>The TNP is proposing a number of small modifications to the existing settlement boundary, e.g. including land proposed for residential development in Policy 5 of the TNP. The boundary will be redrawn once again through either a review of the TNP or a Supplementary Planning Document, to ensure the boundary correctly represents the built form of the Strategic Development Location. Through redrawing the Settlement Boundary, the policy is in conformity with Para 110 of the NPPF in respect of preparing a plan to meet the development needs and at the same time minimising detrimental effects to the natural environment through allocating appropriate sites.</p>
2	Strategic Housing Development	16, 35, 38, 47, 50, 58, 61, 70, 114, 126, 173	<p>This policy accords with that envisaged by the NPPF (para. 16) in encouraging neighbourhood plans to support the strategic development needs of the district.</p> <p>The policy also responds to the NPPF (para. 50) in respect of the proposed range of housing type and affordable provision. It further conforms with the NPPF (para. 58) in acknowledging the importance of place making, to create an appropriate mix of uses and in responding to the character of the surrounding areas. This policy accords with the NPPF (Para's 58 and 126) 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.</p> <p>This policy (and policy 10 in more depth) proposes a transport movement network to improve the access through and around the village and promotes sustainable transport modes. This is</p>

			<p>consistent with the NPPF (para. 35). By making provision for complementary facilities and services, like the school, and indicating where they should be located, the policy also conforms to the principles of the NPPF (para. 38 and 72).</p> <p>The policy aims to encourage integration between the old and the new neighbourhoods through its vision and spatial strategy as "One Village" in line with the NPPF (Para 61).</p> <p>The NPPF (para. 47) ensures that the need for market and affordable housing has been assessed to inform the policy and that it is consistent with the policies in the CLPKP on market and affordable housing. The Policy is in line with the NPPF (Para 70) in respect of planning positively to extend a cultural facility and to improve the facility in a sustainable manner. The layout and improved access to sports and recreation facilities proposed in this policy conforms to the NPPF (para. 73).</p> <p>This policy is consistent with Para. 114 in planning positively to create the Tangmere Green Infrastructure Network. It is also consistent with the NPPF (para. 173) as it ensures that the allocation for development is viable and deliverable in principles terms without being overly prescriptive in its details.</p>
3	Employment Uses	20, 114	<p>This policy conforms to Para. 20 of the NPPF as it proposes to help achieve economic growth in the village.</p> <p>This policy is also consistent with Para. 114 as it requires proposals in that area to support and contribute to the creation of the Tangmere Green Infrastructure Network.</p>
4	Tangmere Academy	50, 72, 74, 114	<p>The policy contributes to delivering a wide choice of high quality homes as set in the NPPF (Para. 50). It is supporting residential development on the existing school site in order to enable the school facility to relocate and combine with the new school on the Strategic Development Location of Policy 2. Not only will the site contribute to the supply of new homes in the village, but also the economic value generated will help finance the new school, which is a key component of the 'One Village' vision (and supports Para 72 of the NPPF). However, the Policy is an enabling policy only and does not require such a proposal to be implemented, which will be a decision of the school operator and the respective landowners.</p>

			The policy requires the retention of the playing field area as public open space as part of the Tangmere Green Infrastructure Network which further conforms to the NPPF (Para. 74 and 114).
5	The Yews, City Fields Way	50, 58, 114	The policy contributes to delivering a wide choice of high quality homes as set in the NPPF (para. 50). By setting out the layout and design for development on this site the policy conforms to the NPPF (Para 58) and it is also consistent with the NPPF (Para 114) in requiring the development scheme to contribute to creating the Tangmere Green Infrastructure Network of Policy 10.
6	Tangmere Aviation Museum	28, 70, 74, 114	<p>The policy is in line with the NPPF (para. 70) in respect of planning positively to extend a cultural facility and to improve the facility in a sustainable manner.</p> <p>It is also in line with the NPPF (para. 28) in respect of promoting tourism in rural areas. It takes into consideration the NPPF (para. 74) as it provides for a replacement site for the allotment land that is being used for extending the Museum and is consistent with the NPPF (para. 114) in supporting and contributing to the creation of the Tangmere Green Infrastructure Network.</p>
7	Land to the West of Malcolm Road	28, 38, 50, 114	This policy is taking a positive approach to creating a sustainable new Village Main Street in Tangmere and in promoting a mix of uses and key facilities that will be located within walking distance of most properties. The policy is therefore in line with the NPPF (para. 28 and 38). The policy further contributes to delivering a wide choice of high quality homes as set in the NPPF (para. 50). It is also consistent with the NPPF (para. 114) in supporting and contributing to the creation of the Tangmere Green Infrastructure Network.
8	Tangmere Green Infrastructure Network	35, 114	The policy sets out a strategic approach for the creation of a green infrastructure network as promoted in the NPPF (para. 114) and relates closely to the access and movement network proposed by Policy 10 and is therefore consistent with Para 35 of the NPPF.
9	Tangmere Sustainable Movement Network	35, 114	The policy adheres to the NPPF (para. 35) in respect of creating a safe and secure layout and in minimising conflicts between traffic, cyclists and pedestrians. It is also consistent with the NPPF (para. 114) in planning positively to create the Tangmere Green Infrastructure Network.

10	Design	58, 126	This policy accords with the NPPF (Para's 58 and 126) 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.
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4. Contribution to Sustainable Development

4.1 Through its screening opinion on the TNP, the District Council stated on 13 November 2014 that a Strategic Environmental Assessment (SEA) was not required as its policies have been framed within the context of the CLPKP, which itself had been subject to a full Sustainability Appraisal/Strategic Environmental Assessment. However, the TNP can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development.

4.2 The strategic objectives of the TNP comprise a balance of social, economic and environmental goals. The local community desires that the best aspects of the village – its quality local environment, its village shops, local employers and community facilities – are supported and enhanced in the coming years through effective development management.

4.3 The chosen policies are therefore intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals. Collectively, the policies demonstrate that the TNP will have strong social effects though both economic and environmental impacts score well too. Indeed, every policy will deliver a positive social outcome – the provision of new homes, the Green Infrastructure Network for example – and none will have a negative impact.

4.4 This outcome may be inevitable for Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then there may have to be clear and realisable social benefits they can accrue. But this will rarely be at an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or development plan.

4.5 The sustainability attributes of each policy are summarised in Table B below.

Table B: Neighbourhood Plan & Sustainable Development Summary

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	A Spatial Plan for the Parish	*	0	*	In focusing future development within the settlement boundaries, and in amending those boundaries in ways that minimise environmental effects, the policy achieves a net neutral environmental impact but delivers a social impact through the provision of new housing and community facilities. The core sustainability credentials of the strategic allocation of the CLPKP have been validated by its SA/SEA.
2	Strategic Housing Development	*	*	0	The core sustainability credentials of the strategic allocation of the CLPKP have been validated by its SA/SEA. The additional provision made for incorporating the Green Infrastructure Network into the allocation could be seen to deliver a net positive environmental impact, however as the village is to grow substantially and the use of car will increase, the environmental impact has been set as being neutral. The Village Main Street proposal and new public services will create new jobs for the village so the policy will have a positive economic effect.
3	Employment Uses	*	*	*	The policy promotes economic development for economic and social benefits but caveats that support in principle by requiring proposals to contribute to creating the Green Infrastructure Network, to deliver a positive environmental impact.
4	Tangmere Academy	*	0	*	The policy supports the redevelopment of the Tangmere Academy for residential uses and to retain the existing playing field as public space. This is in order to deliver an improved replacement of the primary school in a more sustainable location

					serving the whole future village. Therefore, the policy will deliver social and environmental benefits.
5	The Yews, City Fields Way	*	0	0	The allocation adjoins the existing settlement boundary and a consented housing scheme. The additional provision made for incorporating the Green Infrastructure Network will deliver a net positive environmental impact, however as the village is to grow substantially and the use by car will increase the environmental impact has been set as being neutral.
6	Tangmere Aviation Museum	0	*	*	The policy promotes the extension of the museum to increase its popularity with visitors. This will create new jobs for the village. The scheme will also contribute to the creation of the Green Infrastructure Network and requires that the existing allotments are re-provided before the scheme is implemented. The policy will therefore have positive economic and environmental effects.
7	Land to the West of Malcolm Road	*	*	*	The policy provides for a mixed use scheme comprising village centre and residential uses, given its prominent location on the proposed Village Main Street. It also requires the retention of some open space for local community benefit. It will therefore have positive social, economic and environmental benefits.
8	Tangmere Green Infrastructure Network	*	0	*	This new green infrastructure asset will deliver a range of social benefits (footpaths, recreation areas etc.) and will make an important contribution to delivering overall positive environmental impacts for Tangmere village.
9	Tangmere Sustainable Movement Network	*	0	*	This new movement network will deliver a range of social and environmental benefits (footpaths, cycleways, bridleways etc.). It will further promote a strategic local road network and promoting public transport services. These measures will make an important contribution to delivering overall positive environmental and social

					impacts for Tangmere village.
10	Design	*	0	*	In requiring good design standards to be achieved by development, the policy should deliver a social benefit by enhancing the distinctive character of the village.

Key: * positive 0 neutral - negative

5. General Conformity with the Development Plan

5.1 At this stage the current development plan for the area is/remains the adopted 1999 Chichester Local Plan. The current status of the development plan and the timing of its replacement during the preparation of the Neighbourhood Plan, has therefore made judging this matter challenging. The 1999 Local Plan could not have anticipated the existence of the Localism Act almost a decade later and so made no provision for translating generic planning policy into a distinct parish-based plan.

5.2 The Neighbourhood Plan has been prepared against the background of the 1999 plan. However, taking account of the advanced stage of the emerging Chichester Local Plan: Key Policies 2014-2029 (CLPKP) policies it has been necessary to take particular account of these emerging policies, not least in respect of Policy 18 of the CLPKP, which establishes Tangmere village as a strategic development location in the District to deliver 1000 new homes. The table below therefore has only made reference to the emerging Chichester Local Plan: Key Policies 2014-2029.

5.3 The CLPKP went through its final scheduled session on the examination on 3 December 2014 and the six weeks consultation period on the proposed modifications was completed on 19 Feb 2015. With the Inspector's Report expected in June 2015, the District Council remains confident that it will be able to adopt the CLPKP prior to the examination of the TNP. For this reason, and because the 1999 Chichester District Local Plan is out-of-date in providing any meaningful strategic policy framework that is not already provided by the NPPF, no reference has been made to that plan in this section.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title & CLPKP Policy No's	Commentary
1	<p>A Spatial Plan for the Parish</p> <p>Policies 2, 4, 5, 45 and 50</p>	<p>This policy acknowledges the development strategy and settlement hierarchy for Tangmere as a 'settlement hub' stated in Policy 2 of the CLPKP. The policy requires new development at Tangmere to be well-integrated with the existing village and its facilities. This policy also conforms to the policy in respect of reviewing the settlement boundary to allow for new development (i.e. in TNP Policy 5). Although not listed in Policy 5 of the CLPKP, the delivery of additional residential development in Tangmere that is provided for by the new boundary will contribute to the overall supply of homes in the East West Corridor over the plan period required of its Policy 4. Beyond the Settlement Boundary, the policy requires proposals to accord with CLPKP Policy 45 controlling development in the countryside.</p>
2	<p>Strategic Housing Development</p> <p>Policies 7, 8, 9, 18, 29, 33, 34, 38, 39, 47, 52 and 54</p>	<p>This policy serves to fit between the Tangmere strategic development location 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. The policy requires the scheme to deliver affordable homes in line with Policy 34 of the CLPKP.</p> <p>The policy is consistent with the CLPKP policies 8 and 52 in that it seeks to shape the new development to minimise the need for travel and encourages the use of sustainable modes of travel through its movement and green infrastructure networks. It also seeks to improve accessibility to key services and facilities through the proposed Village Main Street to create a new village hub in line with Policy 29 and it is</p>

		<p>consistent with Policy 9 in respect of setting out the likely priorities for community and other infrastructure needed to support a strategic allocation of this scale.</p> <p>The policy responds to the Policies 33 and 47 of the CLPKP by acknowledging the importance of maintaining and enhancing the character of the surroundings through considering the layout, density, size, form and scale of a development and of responding positively to the open countryside adjoining sites and to the existing village, and especially the nearby Conservation Area and Listed Building heritage assets.</p> <p>In promoting the Tangmere Sustainable Movement Network, the policy is in line with Policy 39 of the CLPKP as it improves the transport network needed to serve the new development and to help establish a new village centre to promote and improve the local economy. The policy also requires new open space provision in line with Policy 54 and the provision of new community facilities in line with Policy 38.</p>
3	<p>Employment Uses</p> <p>Policies 3, 19 and 52</p>	<p>This policy supports sustainable growth of the local economy through the provision of a flexible supply of employment land and mixed uses to cater for different economic sectors as stated in the CLPKP Policy 3. The policy also 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. Importantly, the policy also implements Policy 52 in requiring future schemes to contribute to creating the Tangmere Green Infrastructure Network.</p>
4	<p>Tangmere Academy</p> <p>Policies 4, 5, 33, 38, 52 and 54</p>	<p>The policy supports the redevelopment of land and buildings at the Tangmere Academy for housing uses, provided a replacement school is in operation prior to a planning consent being implemented. Although not listed in Policy 5 of the CLPKP, the delivery of residential on this site will contribute to the overall supply of homes in the East West Corridor over the plan period required of its Policy 4. The policy is consistent with Policy 38, which seeks to protect local facilities. It is also consistent with Policy 33 in term of proposing a scheme that fits in with the character of the area and with policies 52 and 54 in requiring the future scheme to contribute to creating the Tangmere Green Infrastructure Network.</p>
5	<p>The Yews, City Fields Way</p> <p>Policies 4, 5, 33</p>	<p>Although not listed in Policy 5 of the CLPKP, the delivery of residential uses on this site will contribute to the overall supply of homes in the East West Corridor over the plan period required of its Policy 4. The policy also conforms to Policy 33 in respect of requiring a well-designed residential scheme and with Policy 52 in requiring the future scheme to contribute to creating the Tangmere Green Infrastructure Network.</p>

	and 52	
6	Tangmere Aviation Museum Policies 30, 38 and 52	The policy conforms to Policy 30 of the CLPKP through promoting the extension of the Tangmere Aviation Museum as a valued tourism asset of the village and wider district. The policy is further 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. The policy also conforms to Policy 52 as it requires the future scheme to contribute to creating the Tangmere Green Infrastructure Network.
7	Land to the West of Malcolm Road Policies 4, 5, 18 and 29	This policy requires the site to be planned for alongside the Strategic Development Location of Policy 2, given its prominent location outside of that policy area but within the proposed Village Main Street. It will therefore complement the provisions of Policy 18 of the CLPKP and is consistent with the intentions of Policy 29 in creating a viable village centre for Tangmere, in which there should be a mix of village centre uses and residential uses. The proposal requires the retention of some open space for the benefit of local residents and Village Main Street users in line with Policy 54 in protecting valued open spaces. Although not listed in Policy 5 of the CLPKP, the delivery of some residential on this site will contribute to the overall supply of homes in the East West Corridor over the plan period required of its Policy 4.
8	Tangmere Green Infrastructure Network Policies 8, 52 and 54	The policy conforms to policies 52 and 54 of the CLPKP in promoting the creation of the Tangmere Green Infrastructure Network. It is also consistent with Policy 8 in that it coincides with the proposed sustainable movement network of TNP Policy 10.
9	Tangmere Sustainable Movement Network Policies 8, 39 and 52	<p>The policy is consistent with the CLPKP Policy 8 in that it promotes new development that is located and designed to minimise the need for travel and encourages the use of sustainable modes of travel through its movement network. The policy is further proposing to improve accessibility to key services and facilities through redevelopment and replacement. Lastly it accords with the policy in that it proposes transport infrastructure needed to support new housing, employment and other development identified in this TNP.</p> <p>In promoting the Tangmere Sustainable Movement Network, the policy is in line with Policy 39 of the CLPKP as it improves the transport network needed to serve the new developments. The policy also consists with Policy 52 as the TNP policy proposes the future scheme to create the Tangmere Green</p>

		Infrastructure Network of TNP Policy 9.
10	Design Policies 33 and 47	This policy requires all housing development proposals to reflect the character of the village in their design. It is in conformity with the CLPKP Policy 33, which requires development proposals to meet the highest standards of design and to respect and enhance the character of the surrounding area. The policy further adheres to policy 47 of the CLPKP in that it requires new development to recognise, respect and enhance the special interest and setting of designated heritage assets.

6. Compatibility with EU Legislation

6.1 A screening opinion was issued by CDC on 13 November 2014 (see Appendix) confirming that a SEA was not required in accordance with EU Directive 2001/42 on strategic environmental assessment, as it would not contain policies that may have significant environmental effects.

6.2 The Neighbourhood Plan Area does not fall within any European designated nature sites. However, a screening opinion was requested at an early stage of the TNP process to ensure that no Habitats Regulations Assessment (HRA) was required under the Conservation of Habitats and Species Regulations 2010 (as amended), which was also confirmed by the District Council.

6.3 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

Chichester District Council



Mr A Irwin
'Newlands'
Chestnut Walk
Tangmere
W Sussex
PO20 2HH

If calling please ask for: Andrew Frost
01243 534892
afrost@chichester.gov.uk

Our ref
Your ref

13 November 2014

Dear Mr Irwin

**Tangmere Neighbourhood Development Plan
Strategic Environmental Assessment (SEA) Opinion Screening Determination under
Regulation 9 and Schedule 1 of the Environmental Assessment of Plans and
Programmes Regulations 2004**

This letter addresses whether an environmental assessment of the Tangmere Neighbourhood Plan is required and as such whether it meets one of the basic conditions that a neighbourhood plan must meet in order to proceed to referendum: that it does not breach, and is otherwise compatible with, EU obligations.

On the basis of the contents of the Tangmere Pre Submission Neighbourhood Plan and subsequent consultation with the relevant statutory agencies in accordance with Regulation 9(2) of the Environmental Assessment of Plans and Programmes Regulations 2004, the following determination can be made.

The screening determination is that **an environmental assessment of the Tangmere Neighbourhood Plan is not required** due there being no adverse comments from the Statutory Consultees and for the reasons set out in the Criteria and response of screening which are attached as part of this letter.

As such it is the opinion of Chichester District Council that the Tangmere Neighbourhood Plan is in accordance with the provisions of the European Directive 2001/42/EC as incorporated into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004.

This decision has been based on the information provided. If the contents of the Plan are revised and/or there is a material change in the environmental characteristics in the locality (e.g. any additional nature conservation or other environmental designations), then the comments contained in this decision would need to be reconsidered in order to take account of the changes.

Yours sincerely

Andrew Frost
Head of Planning Services

East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY
Telephone: (01243) 785100. Fax: (01243) 776766. www.chichester.gov.uk. DX:30340 Chichester
Office opening hours at East Pallant House are: Monday – Thursday 8.45am – 5.10pm, Friday 8.45am – 5pm