

Liz Pulley

From: Laura Kavanagh <[REDACTED]>
Sent: 28 May 2015 15:31
To: Valerie Dobson
Cc: Pam Pritchard; Nancy Waterhouse
Subject: Tangmere Neighbourhood Plan Regulation 16 Consultation
Attachments: Regulation 16 consultation response.pdf; Tangmere Neighbourhood Plan objection 21Nov2014.pdf

Dear Valerie

Please find attached our strong objection to the Tangmere Neighbourhood Plan consultation due the impairment of land under our ownership.

Kind regards

Laura

Laura Kavanagh | Planning and Land Assistant

A2Dominion Group

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A2Dominion South Ltd
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28th May 2015

Ms Valerie Dobson
Neighbourhood Planning Officer
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

Dear Ms Dobson

Tangmere Neighbourhood Plan 2014-2029, Regulation 16 Submission consultation.

I write to set out our comments on the Regulation 16 Submission Neighbourhood Plan for [REDACTED] Tangmere.

A2Dominion owns properties along Malcolm and Tangmere roads. We are concerned that the Plan's proposals will curtail the future development of both the land within our ownership and land which we maintain on behalf of others.

The land in question appears in the Tangmere Neighbourhood Plan under Policy 7. This policy stipulates that, with the exception of the garage block, the land currently owned by A2Dominion should be retained as amenity open space. The labelling of the land in this manner will restrict any future development use. We have been working for some time with Chichester District Council (CDC) regarding the development potential of this land and believe that the proposed restriction on our land will unjustifiably result in an inability to maximise the potential of this land and the surrounding area.

It is disappointing, that despite our previous comments and objections to the Clerk of Tangmere Parish on 21st November 2014, no direct contact has been made to request further comments on the updated Neighbourhood Plan. This has resulted in the use of land that is not in the ownership of the Parish, being restricted by the Parish. This decision will also have a detrimental effect on the value of land not owned by the Parish. A2Dominion

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INVESTORS
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Members of A2Dominion Housing Group Ltd (an exempt charity registered under the Co-operative & Community Benefit Societies Act 2014 Soc. No. 28985R, HCA Reg. L4240):

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- A2Dominion Treasury Ltd (Co. No. 06593682, registered in England & Wales)

are a willing developer within the Borough, able of providing much needed housing in the area. The labelling of the land in this manner will curtail future development, irrespective of tenure.

Point 4.50 requires that the land should be retained as amenity open space and “should form a feature of the wider plans for the ‘Street’ area”. This suggests it could be considered public space in future plans. This land is retained, at our own expense, for use by our tenants only. They have been given permission to use the land, at our discretion, for as long as we see fit within their tenancy agreements. We strongly object to proposals that suggest opening up this privately owned space for general use.

We would like to highlight our complete objection to the inclusion of this land within Policy 7 and with the nominated use of amenity open space.

A copy of our previous objection is attached for your information.

Yours sincerely



Laura Kavanagh

Planning and Land Assistant

A2Dominion Group

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Mr Greg Burt
Clerk, Tangmere Parish Council
The Village Centre
Malcolm Road
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PO20 2HS

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21 November 2014

Dear Mr Burt,

RE:TANGMERE PARISH NEIGHBOURHOOD PLAN, PRE-SUBMISSION POLICY P9.

I write to make clear our comments on the Pre Submission Neighbourhood Plan for Tangmere.

As owner of properties within Malcolm and Tangmere Roads we have concerns regarding the proposals that affect the future development potential of both land within our ownership and land which we maintain on behalf of others.


We have been working for some time with Chichester District Council regarding future development potential on this land which now appears in the Tangmere Neighbourhood Plan as **Policy P9**.

This land is not in the ownership of The Parish and therefore, we were surprised and disappointed that this land has been included without any direct contact and which restricts its future use by labelling within this document.

Point 4.62 suggests that this land is retained as public open space. **It is not currently public open space** but an area that our residents have been given permission to use within their tenancy agreements.

We would like to highlight our complete objection to inclusion of this land within Policy P9 and with the nominated use as public open space.

Yours sincerely



Mrs Nancy Waterhouse BSc(Hons) ICIOB
Assistant Development Director (South)
A2Dominion Group
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