

Liz Pulley

From: Simpson, Ben <Ben.Simpson@carterjonas.co.uk>
Sent: 11 June 2015 06:17
To: Neighbourhood Planning
Cc: John Weir; Steve Culpitt; 'markluken@lukenbeck.com' (markluken@lukenbeck.com)
Subject: Representations to Tangmere Neighbourhood Plan
Attachments: Tangmere NP Reps 11_6_15.pdf

Dear Sir/Madam,

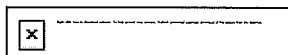
I attach representations to the Tangmere Neighbourhood Plan on behalf of my clients the Church Commissioners for England and Seaward Properties Ltd. I would be grateful for confirmation of the timely receipt of these comments.

Yours faithfully,

Ben Simpson

Ben Simpson MA MRTPI
Partner, Planning and Development

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11 June 2015

Dear Sir/Madam,

TANGMERE NEIGHBOURHOOD PLAN - SUBMISSION DRAFT PLAN MARCH 2015

I am writing to respond to the Pre-Submission Draft Neighbourhood Plan on behalf of The Church Commissioners for England and Seaward Properties Ltd. We have set out our comments against the relevant policies and paragraph numbers.

As with our previous representations, the content will already be familiar to you through the comments raised by us at the Steering Group meetings. In general terms we are content that the Neighbourhood Plan provides an effective policy context for the delivery of the Strategic Development Location, but we are concerned to ensure that the Neighbourhood Plan is fit for purpose and does not unnecessarily constrain the preparation of the masterplan for the Strategic Development Location.

4. Vision, Objectives and Land Use Planning Policies

Para 4.6 – As we commented on the Pre-Submission version, the second sentence of this paragraph refers to policies within the Neighbourhood Plan replacing policies in the Local Plan. This is incorrect. Policies in the Neighbourhood Plan cannot 'replace' those in the Local Plan but may supplement them where adopted.

Policy 1: A Spatial Plan for the Parish

This is a re-statement of strategic policy from the Local Plan regarding the principle of development within settlement boundaries and the approach to be taken to development restraint outside those boundaries. It is not appropriate or necessary to include within the Neighbourhood Plan. Instead it is suggested that a cross reference is inserted to policy 2 in the Pre-Submission Draft Chichester Local Plan.

Key Diagram

The boundary of the Strategic Development Location must accord exactly with the boundary within the soon to be adopted Chichester Local Plan. In particular, the medical centre on the western end of Malcolm Road should be excluded from the boundary, and land west of Saxon Meadow is included in the SDL boundary.

Policy 2 Strategic Housing Development

Thank you for incorporating many of our previous comments in the text of the revised policy. We have a few remaining points to raise for consideration by the Examiner.

Policy 2(v) – For clarity we suggest that any reference to custom built homes or self-build homes is removed, rather than stating that they will not be required.

Policy 2 (vii) – The policy unreasonably asks for all hedgerows and landscape features to be retained. This should be softened to say 'where appropriate' or 'hedgerows and landscape features of nature conservation value'.

Policy 2 (vii b) - Justification needs to be provided for seeking to restrict any development to the west of Saxon Meadow prior to the finding of detailed masterplanning studies. The policy is unclear about why it must remain 'open' and does not state what sort of use it should be put to.

Policy 2 (ix) – The text should state that “Land of up to 1ha will be provided for a new community facility.”. The supporting text to the policy should also be amended to refer to the provision of land, rather than the provision of the facility itself.

The supporting text should also make clear that potential items to be funded or contributed towards via a S.106 Agreement are community aspirations that will be sought subject to overall scheme viability and any CIL contribution that may be payable, and will be subject to the planning tests set out at paragraph 204 of the NPPF and Circular 05/2005: Planning Obligations (18 July 2005).

Conclusions

We hope that these comments are helpful as the Neighbourhood Plan is taken forward to Examination.

Yours sincerely,

A black rectangular redaction box covers the signature of Ben Simpson.

Ben Simpson
Partner

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