

Liz Pulley

From: Anna Gillings <anna.gillings@turley.co.uk>
Sent: 09 June 2015 21:22
To: Neighbourhood Planning
Subject: Representations to Tangmere Neighbourhood Plan - Submission
Attachments: Representations to Tangmere NP June 2015.pdf

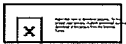
Dear Sir

Please find attached representations to the Tangmere Neighbourhood Plan, made on behalf of George Heaver in respect of land at Tangmere Corner.

I would be grateful for confirmation of receipt.

Kind Regards

Anna Gillings
Director



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Representation Form

Tangmere Neighbourhood Plan

The Neighbourhood Planning (General) Regulations
2012 - Regulation 16

Tangmere Parish Council has prepared a Neighbourhood Plan. The plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally.

Copies of the Tangmere Neighbourhood Plan and supporting documents are available to view on the District Council's website: <http://www.chichester.gov.uk/neighbourhoodplan>.

All comments must be received by 5:00pm on 11th June 2015.

There are a number of ways to make your comments:

- Complete this form on your computer and email it to: neighbourhoodplanning@chichester.gov.uk
- Print this form and post it to us at: **Neighbourhood Planning, East Pallant House, 1 East Pallant, Chichester PO19 1TY**

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Chichester District Council in line with the Data Protection Act 1998.

How to use this form

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination.

Please complete Part B overleaf, identifying which paragraph your comment relates to by completing the appropriate box.

PART A	Your Details
Full Name	Anna Gillings on behalf of George Heaver, in respect of land at Tangmere Corner, part of the Tangmere Strategic Development Land (see attached plan)
Address	Turley, 6 th Floor North 2 Charlotte Place Southampton
Postcode	SO14 0TB
Telephone	[REDACTED]
Email	A [REDACTED]
Organisation (if applicable)	Turley
Position (if applicable)	Director
Date	8 th June 2015

PART B

To which part of the document does your representation relate?

Paragraph Number	4.6	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Para 4.6 states that the Chichester Local Plan will be 'replaced' by the TNP. The TNP can not replace the Local Plan, but should be read along side, and be in general conformity with the Local Plan.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The text should state that "relevant polices of the Chichester Local Plan will still be used by the Local Planning Authority to consider and determine planning applications"

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.



PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy 2
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

In general terms Policy 2 is supported in that it allows for planning applications for 'housing and other uses' to come forward on land within the TSDL, where no other specific use has been identified on the Policies Inset map. This is significant improvement on the Pre Submission version and demonstrates the commitment of the Parish to respond to the concerns of the Key Stakeholders on previous drafts of the document. In this respect the Policy is supported. The Plan must continue to provide flexibility for planning application proposals to be prepared, based on evidence, views of the local community and the Environmental Assessment process as appropriate, albeit informed by the strategic guidance of both the Local Plan and TNP policy. It is correct that the TNP is not overly prescriptive in this regard.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

(Continue on separate sheet if necessary)

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy 2 iii (b)
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

Notwithstanding the support for the policy in general, this element of the policy states that within the southern area regard should be made to the high winter groundwater levels and that consideration should be made to providing ponds and water areas etc. As a full drainage strategy for the site has yet to be resolved, it is premature for the Plan to suggest that such 'ponds and water areas' will be required in this location. It may be that through detailed assessment work a different response to flood protection and drainage may be resolved, or that an alternative location is required. This principle is already recognised in the Plan at paragraph 4.14 which states that "the precise area and nature of development will be subject to the outcome of any necessary EIA". As such the policy is considered too prescriptive as currently worded.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The policy should be reworded in this respect to read "in establishing a layout in this area consideration should be given to the requirements of the drainage strategy and flood protection measures". Such wording allows for flexibility in form and location.

(Continue on separate sheet if necessary)

PART B

To which part of the document does your representation relate?

Paragraph Number		Policy Reference:	Policy 2 iv and para 4.28
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

This element of the policy seeks compliance with the Local Plan requirement for 30% affordable housing policy, but seeks a specific provision of intermediate tenure. Whilst this may reflect the local context currently, it is suggested the policy allows for flexibility to respond to changing demand of local need as it evolves and allows for the housing team at CDC to advise on an individual planning application basis.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

It is therefore suggested the policy includes "or as agreed with the Chichester Borough Council"

(Continue on separate sheet if necessary)

PART B

To which part of the document does your representation relate?

Paragraph Number	4.23	Policy Reference:	Policy 2 vii e and para 4.21
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

We note that policy 2 vii e requires a structural landscape belt, including along the southern boundary and this is reflected in policy 8. The principle of providing a linkage in this area is not disputed, albeit there is likely to be some flexibility necessary at application stage as to the exact route, as an entirely external footpath is unlikely to promote integration and a route through a housing development may provide a more appropriate response in promoting the 'one village' vision.

Further, 4.23 is imprecisely worded as it suggests the belt, or 'buffer' will be 25m in width. This is not necessary in all locations, and certainly not along the southern boundary as there is no adjoining use against which to 'buffer'. This paragraph should be revised.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Policy 2 vii(e) should be amended to delete reference to the 'boundaries' of the site, thus allowing sufficient flexibility for a structural landscaping belt to be provided 'around the site' but allowing for footpaths, cycleway etc to be delivered in a more flexible manner, still in accordance with the overall objectives of Policy 9.

This it should be reworded as follows "a comprehensive Structural Landscape Belt around the site of sufficient width to include a landscape amenity and a foot and cycle path to form part of the Tangmere Sustainable Movement Network of Policy 9"

Para 4.23 should be amended to delete reference to the size of the buffer as this will be dictated by the detailed EIA process.

(Continue on separate sheet if necessary)

PART B

To which part of the document does your representation relate?

Paragraph Number	Policies Map Insert	Policy Reference:	
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/opposition, or make other comments here:

For greater clarity this map should be expanded to include the whole of the TSDL, as it excludes the south eastern corner of the site (known as Tangmere Corner), which should be included.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Modification as suggested

(Continue on separate sheet if necessary)

