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John Slater BA(Hons) DMS MRTPI
John Slater Planning

11 September 2015

Dear Mr Slater,

Draft Tangmere Neighbourhood Plan

Further to your recent request for clarification on certain aspects of the above, the Council, having consulted its advisers is pleased to supply the information as set out below.

Examiner Q1:

The extent of the Strategic Housing Area shown on the Neighbourhood Plan's Policies Map is not consistent with that shown as the Tangmere Strategic Development Location on Map 12.8 of the Chichester Local Plan. In particular the Medical Centre off Malcolm Road is excluded on the Local Plan map but is included on the red shaded area on page 39 of the Neighbourhood Plan. The other discrepancy is an overgrown parcel of land on the south side of Church Lane. It is included in the strategic housing area in the Local Plan but excluded from the boundary in the Neighbourhood Plan. I would be grateful if you could advise whether these are cartographical drafting errors or a deliberate divergence of policy between the adopted Local Plan and the Neighbourhood Plan. If it is the latter it would be helpful to understand the justification for the changes.

TPC answer:

The inclusion of the Medical Centre in the Neighbourhood Plan is a drafting error, and should be amended to accord with the Local Plan.

The overgrown area of land on South side of Church Lane is not in the ownership of any of the SDL Consortium members and was included in the new Policy 1 Settlement Boundary (map on p22). It could be developed separately without affecting the SDL's Master planning (i.e. it becomes a windfall site that could be delivered earlier).

Examiner Q2:

Policy 7 requires that the layout of the scheme for the area of open space known as Land



West of Malcolm Road -to retain land which is currently owned by A2 Dominions as amenity open space. The extent of the land in their ownership is not shown on the Policy Map and any reader of the plan or decision maker would not necessarily be aware which part of the site the policy is expecting not to be developed. This needs to be shown on the Policy Map. Is it possible to explain the rationale why the land in A2 Dominions ownership contributes to the amenity value of the homes in Malcolm Road and Campbell Road whilst the remainder of the land which appears to be in the ownership of Chichester District Council does not?

TPC answer:

The Policies Map should be amended to show the land to be retained as open space. Para's 4.49 and 4.50 explain the rationale for the policy treatment of the two different areas of land. Note the Policy 1 Settlement Boundary map (PDF copy attached for clarity) shows the boundary of this area which is labelled as Playground.

Examiner Q3:

I would welcome more detailed justification as to why the plan is putting the emphasis on smaller units on the parts of the site closest to the Village Main Street and the East - West corridor, particularly as this area will be close to the primary school.

TPC answer:

The emphasis on smaller unit's around the Village Main Street and the East-West corridor is mostly about accessibility: for downsizing where mobility and car ownership/use is likely to be more of an issue and would benefit most from proximity to amenities, and for starter homes which are likely to include young families where access to amenities with pushchairs and accompanied walkable school access for younger children would be of most benefit. The larger houses are more likely to have older children able to make longer, unaccompanied (non-car) journeys to school and amenities, as well as being more likely to have higher levels of car ownership.

Examiner Q4:

Does the Qualifying Body have any comments on the suggestion that the Policy Inset Map should be re-titled Concept Map?

TPC answer:

Agree to re-title as suggested.

Examiner Q5:

Regarding Policy 4 - Tangmere Academy - the policy refers to the development only on the parts of the site currently occupied by educational buildings and ancillary buildings and structures. From my site visit it appeared that there are buildings outside the area which is shown as being within the Settlement Boundary on the Policy map. Would it be possible to provide me with a larger scale plan showing the specific areas of the site which are being allocated as public open space?

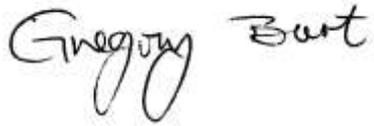
TPC answer:

The Policy 1 Settlement Boundary in relation to the school followed the 1999 Settlement

Policy Area boundary which excluded the temporary classrooms. As these structures have only temporary permission they were left outside of the new Settlement Boundary. The map that is shown under Policy 1 is a PDF document showing the specific areas of the site, which is attached as requested.

I do hope that this is of assistance.

Yours sincerely,

A handwritten signature in black ink that reads "Gregory Burt". The signature is written in a cursive style with a large, looped 'G' and a distinct 'B'.

G C Burt
Clerk to the Council