

THE TOWN AND COUNTRY PLANNING ACT 1990
AND
THE ACQUISITION OF LAND ACT 1981

CHICHESTER DISTRICT COUNCIL (TANGMERE)
COMPULSORY PURCHASE ORDER 2020

SUMMARY STATEMENT OF EVIDENCE

OF

HANNAH CHIVERS

Principal Planning Policy Officer

17 August 2021

1. INTRODUCTION

- 1.1 My name is Hannah Chivers and I am currently employed as a Principal Planning Policy Officer at Chichester District Council ('the Council').
- 1.2 I have been involved in the Tangmere Strategic Development Location Scheme ('the Scheme') since April 2019, working on progressing the scheme in conjunction with the Council's development partner, Countryside.

2. BACKGROUND TO THE ORDER LAND

- 2.1 The TSDL is allocated in the adopted Local Plan 2014-2029, and proposed for allocation in the emerging Local Plan Review.
- 2.2 The TSDL is critical to the delivery of the Council's housing target as set out in Policy 4 (Housing Provision) of the Local Plan. The housing target identified in the Local Plan falls short of the Council's objectively assessed need as identified in the 'Review of Objectively Assessed Housing Need in light of 2012-based Sub-national Population Projections' (August 2014).
- 2.3 The importance of the Scheme is reinforced through the proposal in the emerging Local Plan Review to increase the number of dwellings on the TSDL to a minimum of 1,300, and by the resolution of the Council to grant outline planning permission for up to 1,300 dwellings on the site.

3. PLANNING POLICY FRAMEWORK

- 3.1 The Scheme is being brought forward within the adopted and emerging policy framework of the Development Plan, and is in accordance with the objectives and policies of that framework.

4. NEED FOR COMPREHENSIVE DEVELOPMENT

Policy basis for comprehensive development

- 4.1 The Local Plan envisages comprehensive development of the TSDL to be coordinated and coherent.
- 4.2 Policy 7 (Masterplanning Strategic Development) in the Local Plan sets out the requirement for the strategic development locations to come forward through a comprehensive masterplanning process, prior to the submission of a planning application.
- 4.3 The adopted Local Plan and Tangmere Neighbourhood Plan, and indeed the emerging Local Plan Review, all identify various key infrastructure requirements (both on- and off-site) that the development of the TSDL is expected to deliver. These are summarised in paragraph 5.21 of the Statement of Case (**CD4**), and include on-site primary school provision; new or expanded community facilities providing local convenience shopping; small-scale business uses; provision for improved more direct and frequent bus services; and primary road access from the A27/A285 Temple Bar junction linking to Tangmere Road.
- 4.4 In my view the policy objectives of the Scheme may well not be delivered, and its potential benefits may not be maximised, in the event that the TSDL was to be brought forward in

'part' or 'piecemeal' fashion.

Need for comprehensive development

- 4.5 Section 4 of my Statement deals with the need for development to come forward in a comprehensive way so that infrastructure is dealt with in a cohesive and co-ordinated manner.
- 4.6 Piecemeal development would be prejudicial to the proper future development of the TSDL, would be less likely to deliver key supporting infrastructure, and would not accord with the policies in the adopted Local Plan or emerging Local Plan Review. Concerns in this regard include the following:
- 4.6.1 Highways, Access and Movement - There is a need to ensure a coordinated and connected approach to help ensure the delivery of the North-South Link Road, and public transport opportunities;
 - 4.6.2 Infrastructure and Services – surface water management and drainage infrastructure must service the wider Scheme and not just individual parcels;
 - 4.6.3 Community Facilities, Education and Open Space – the adequate provision of open space, education and community facilities across the site as a whole, in accordance with the Neighbourhood Plan, must be ensured;
 - 4.6.4 Environmental Impact - functional interdependence is required due to the TSDL's allocation, so if the site were to come forward via piecemeal development, a separate EIA could be required for each individual parcel or planning application, causing further delays and disruption to delivery;
 - 4.6.5 Housing Delivery - a piecemeal approach to the development of the TSDL may mean that more land is required for infrastructure provision, resulting in the risk that the TSDL does not come forward in a way that maximises housing delivery, and/or fails to provide the infrastructure outlined above as required;
 - 4.6.6 Planning Restrictions - the need for comprehensive development is also reinforced through the use of planning conditions which require a strategic approach to the delivery of the Scheme
- 4.7 To date, the Council is not satisfied that the landowners are able to work collaboratively to prepare and deliver the Scheme comprehensively and in accordance with the planning conditions for the Scheme.

5. PLANNING PERMISSION FOR THE SCHEME

- 5.1 An outline planning application for the Scheme (ref. 20/02893/OUT) was submitted on 6 November 2020 as follows:

“Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping stations(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the

secondary access at Malcolm Road.”

- 5.2 The comprehensive delivery of the TSDL Scheme on the Order Land is clearly articulated in Countryside’s outline planning application benefits from an endorsed Masterplan that complies with the relevant policies of the development plan. The Masterplan Document (CD17) was considered and endorsed by the Council’s Planning Committee in January 2020.
- 5.3 The outline planning application for the Scheme complies with adopted and emerging policy requirements, which I deal with in paragraphs 5.15 – 5.29 of my Statement.
- 5.4 The Council’s Planning Committee resolved (CD16) to grant outline planning permission subject to Highways England withdrawing a technical holding objection and subject to completion of a planning obligation. I discuss the outline planning application further in section 5 of my statement.
- 5.5 A draft Section 106 Agreement is currently being prepared, which will be signed and completed immediately following confirmation of the Order and the acquisition and transfer of land into Countryside’s ownership. It is currently intended that the draft Section 106 Agreement will be substantially agreed in advance of this inquiry.
- 5.6 The parties have now reached agreement with Highways England on draft planning conditions and on 15 August 2021 Highways England wrote to the Council to withdraw its objection.
- 5.7 Whilst the precise phasing is yet to be agreed, the permission for the outline application will be subject to a planning condition requiring the submission and approval of a Phasing Plan covering the entire site before development is able to commence.
- 5.8 Subject to confirmation of the Order, it is anticipated that the development of the new dwellings will take place over approximately a 10-12 year build out period subject to market conditions, commencing in 2022.

6. CONCLUSIONS

- 6.1 In my view, the core justification for the use of compulsory purchase powers is to deliver the comprehensive development of the TSDL with wider community benefits that will promote and improve the economic, social and environmental wellbeing of the area.
- 6.2 The Scheme is being brought forward within the adopted and emerging policy framework of the Development Plan, and is in accordance with the objectives and policies of that framework.