



COUNTRYSIDE
Places People Love

TANGMERE

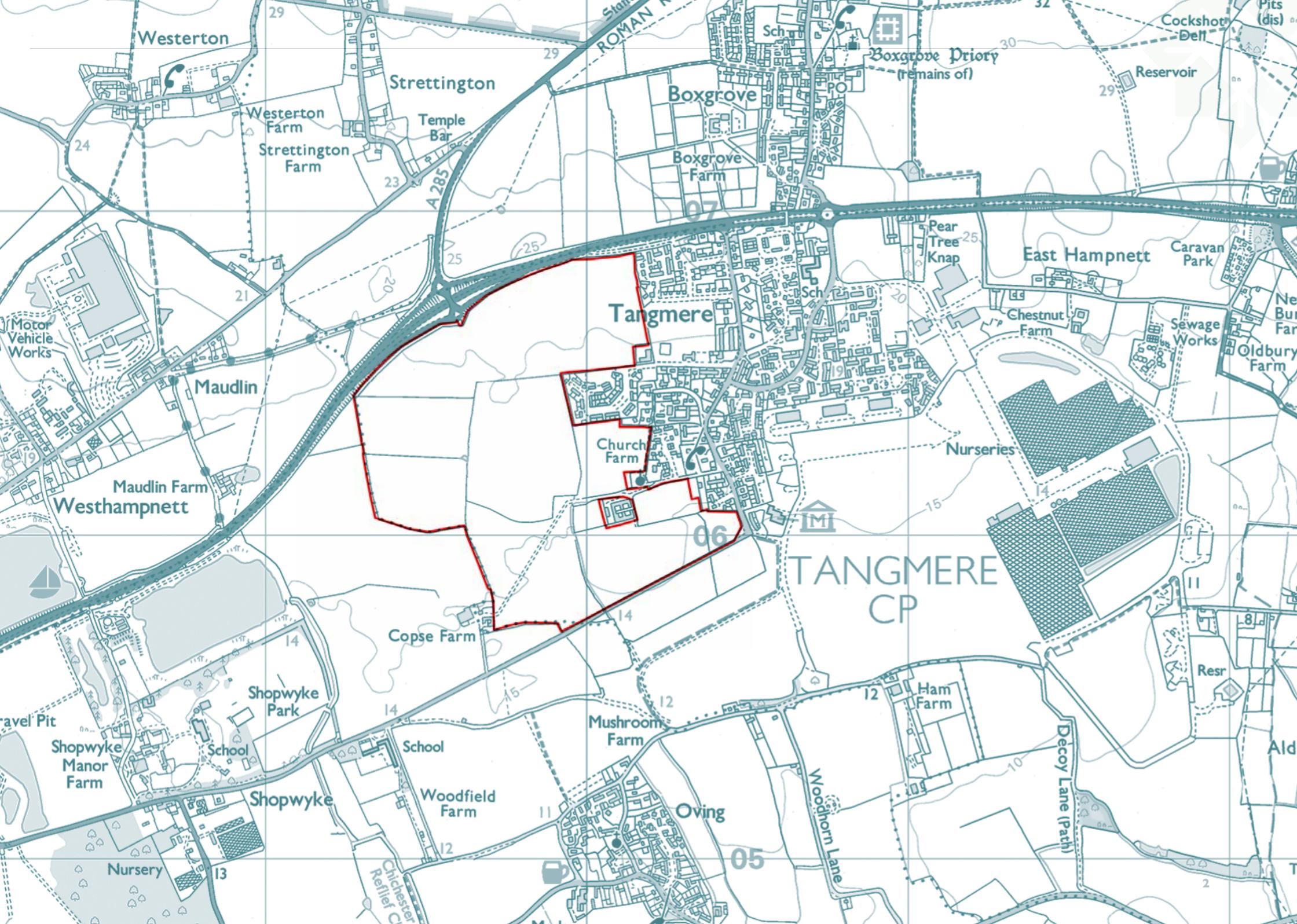
Strategic Development Location

Masterplan Document

November 2019



TERENCE
ROURKE



Westerton

Strettington

Boxgrove

Boxgrove Priory
(remains of)

Reservoir

Westerton Farm
Strettington Farm

Temple Bar

Boxgrove Farm

Pear Tree Knap

East Hampnett

Caravan Park

Tangmere

Church Farm

Nurseries

Oldbury Farm

Maudlin

Maudlin Farm
Westhampnett

TANGMERE
CP

Copse Farm

Mushroom Farm

Ham Farm

Shopwyke Manor Farm

Shopwyke Park

School

School

Woodfield Farm

Oving

Woodhorn Lane

Decoy Lane (Path)

Nursery

Chichester Refiller C

0 | INTRODUCTION

This document has been produced by Terence O'Rourke Ltd, on behalf of Countryside Properties (UK) Ltd.

The aim of the Masterplan Document is to explain and illustrate the essential place-making principles that will deliver a well-connected, lively, distinctive, sustainable and attractive environment for the new and existing community of Tangmere.

Purpose of this document:

This Masterplan Document been prepared to outline how the SDL can be brought forward and comprehensively developed for:

- Up to 1,300 new homes (including 30% affordable housing);
- An expanded village centre (comprising units suited to A1, A2, A3, A4, A5 and B1 (a));
- Community facilities;
- Education facilities; and
- Open space and green infrastructure.

The principle of development has been established by Policy 18 of the Chichester Local Plan and Policy 2 of the Tangmere Neighbourhood Plan. This document is a **stepping stone** between the Local and Neighbourhood Plan allocation and an outline planning application, and reflects the objectives of the Tangmere Masterplan Briefing Report.

This document sets out Countryside's **broad approach** to the future development of the Tangmere SDL and explains how this approach has evolved, including following extensive engagement with Chichester District Council, Tangmere Parish Council, the local community and other key stakeholders, as well as a range of technical site assessment work.

It solely focuses on the **key features** and **principles** of the scheme which have culminated in the **Framework Masterplan** presented in Section 3 (page 27).

A comprehensive suite of technical reports and parameter plans for the development will be submitted as part of the formal outline planning application in Spring 2020. This will include a full Environmental Impact Assessment of the proposals. Detailed design and layout proposals will then be considered as part of future Reserved Matters applications, once outline planning permission has been granted.

How to use this document:

- **Section 1** introduces the site, planning policy context and engagement undertaken to date
- **Section 2** summarises our analysis of the **existing site** and its surrounding context
- **Section 3** presents our vision and **Framework Masterplan** for the new development
- **Section 4** explains how the site will be **delivered comprehensively** and outlines the next steps in the planning and development process for the Tangmere SDL



INTRODUCTION

TANGMERE STRATEGIC DEVELOPMENT LOCATION (SDL)

The Tangmere SDL is located in West Sussex on the immediate west of the village of Tangmere, near Chichester. The SDL is approximately 76 hectares in size, and is located within Chichester District Council's administrative boundary.

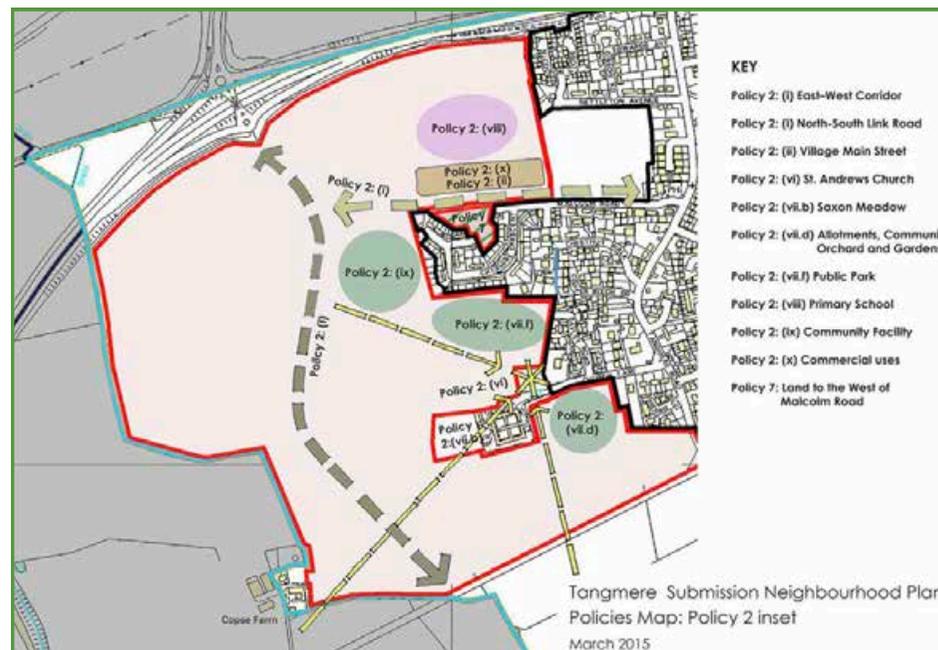
The Tangmere SDL is allocated for development by Policy 18 of the Chichester Local Plan: Key Policies (2014-2029) for development comprising 1,000 homes, community facilities and open space and green infrastructure. The emerging Chichester Local Plan Review 2035 proposes to increase this to 1,300 homes.

The Tangmere Neighbourhood Plan was 'made' in July 2016 and as such, forms part of the Development Plan for the District and sets out the vision for the village and a number of policies to achieve its objectives.

The Neighbourhood Plan seeks to ensure that the masterplan for the SDL respects and achieves the **'One Village'** approach and avoids creating separate or segregated new and existing communities.

These principles have been adopted by Countryside from the outset and can be summarised as follows:

- Respect and take full account of the relevant site and wider constraints, where appropriate, through a robust and proportionate technical assessment process;
- Be in accordance with the adopted Statutory Development Plan, which includes the 'made' Tangmere Neighbourhood Plan;
- Take proper account of the emerging Chichester District Local Plan Review, particularly in relation to the quantum of development to be achieved;
- Have regard to relevant local guidance, including the Tangmere Masterplan Briefing Report (2016);
- Be informed by the views expressed by key stakeholders and by the local community in Tangmere through planned and appropriate consultation, including close engagement with local representatives from Tangmere Parish Council.



NEIGHBOURHOOD PLAN OBJECTIVES

- TO BROADEN THE RANGE OF HOUSEHOLDS IN THE VILLAGE;
- TO PROMOTE NEW JOBS FOR VILLAGERS
- TO BUILD A STRONGER AND DIVERSE VILLAGE CENTRE
- TO WIDEN THE RANGE AND QUALITY OF COMMUNITY FACILITIES
- TO USE THE VILLAGE'S HERITAGE AND GREEN INFRASTRUCTURE ASSETS TO SHAPE THE FUTURE VILLAGE.

COUNTRYSIDE

Countryside has been appointed by Chichester District Council to work with them to bring forward the development of new homes and community facilities for the Tangmere SDL.

As an award-winning developer, with over 60 years' experience of building new homes and communities, Countryside prides itself on working in partnership with communities to create places that people want to be a part of. Countryside specialises in place-making and urban regeneration, and has earned a reputation for quality, sound governance and good management practices.

We are working closely with Tangmere Parish, Chichester District and West Sussex County Councils to deliver high-quality and sustainable new homes that will form part of the 'One Village' vision set within the Tangmere Neighbourhood Plan. This Masterplan Document is the next step in this process, and we will continue to engage with the councils, local community and key stakeholders as the planning and development process progresses over the years to come.



WICKHURST GREEN, HORSHAM, WEST SUSSEX



BEAULIEU, CHELMSFORD, ESSEX



INTRODUCTION

STATEMENT OF ENGAGEMENT

The Tangmere Neighbourhood Plan (2014-2029) has provided a clear policy framework for the SDL and has been the starting point in the preparation of this document, the evolution of which was then shaped by ongoing public and stakeholder consultation.

A number of design workshops and community events have also taken place, which, in combination with continuous liaison with the county, district and parish councils, have influenced the layout of the masterplan. The timeline below sets out the key dates and events in this process and the key outcomes arising from each event.





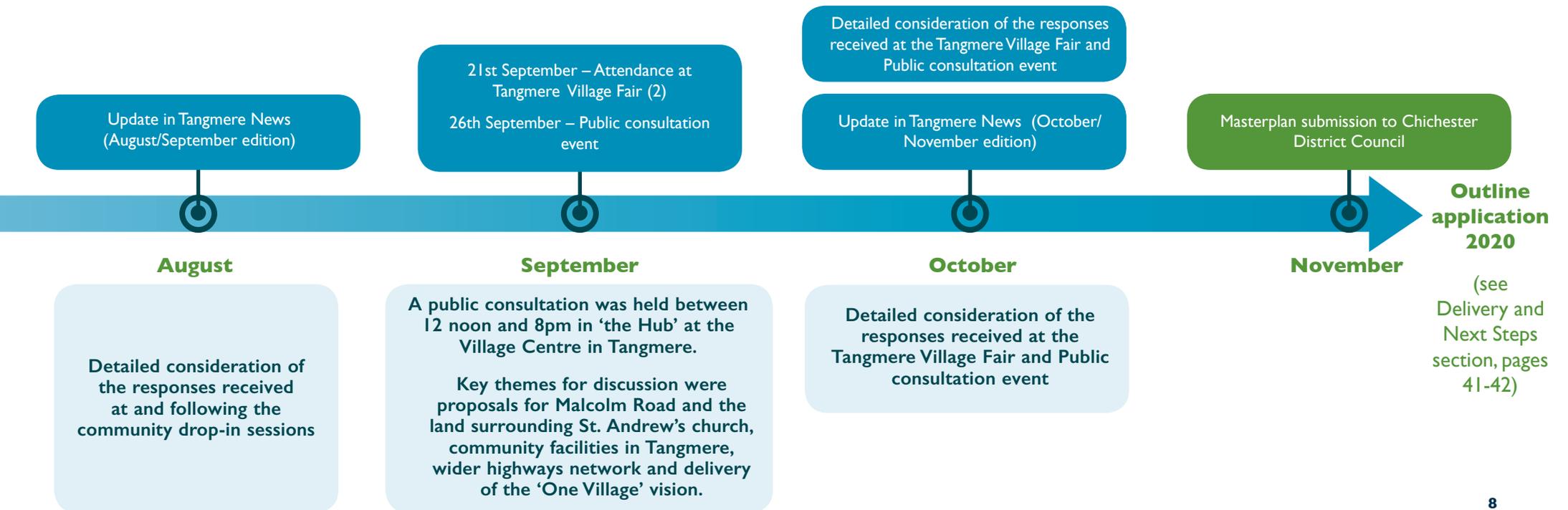
(1) Community drop in events were held over the course of two days in Tangmere Village Centre where members of the project team discussed the evolution of the Tangmere SDL Masterplan with the community. There were a total of 66 attendees at the three community drop in sessions.

Key themes for discussion were the position of access and spine road, proposals for open space, the wider highways network (including cycle ways) and facilities in Tangmere.

(2) Members of the project team hosted a stand at Tangmere Village Fair where Countryside spoke to members of the project team.

Key themes for discussion were service and facility provision in Tangmere, cycle and pedestrian networks, wider highways network and proposals for housing design and layout.

- Community engagement and consultation
- District and Parish Council engagement



02 THE EXISTING SITE IN CONTEXT

Establishing a clear understanding of the existing Site, its context and the planning and design policies associated with it is a fundamental and integral part of the design process. The following section sets out the contextual issues that have influenced and informed the evolution of the masterplan.





THE EXISTING SITE IN CONTEXT

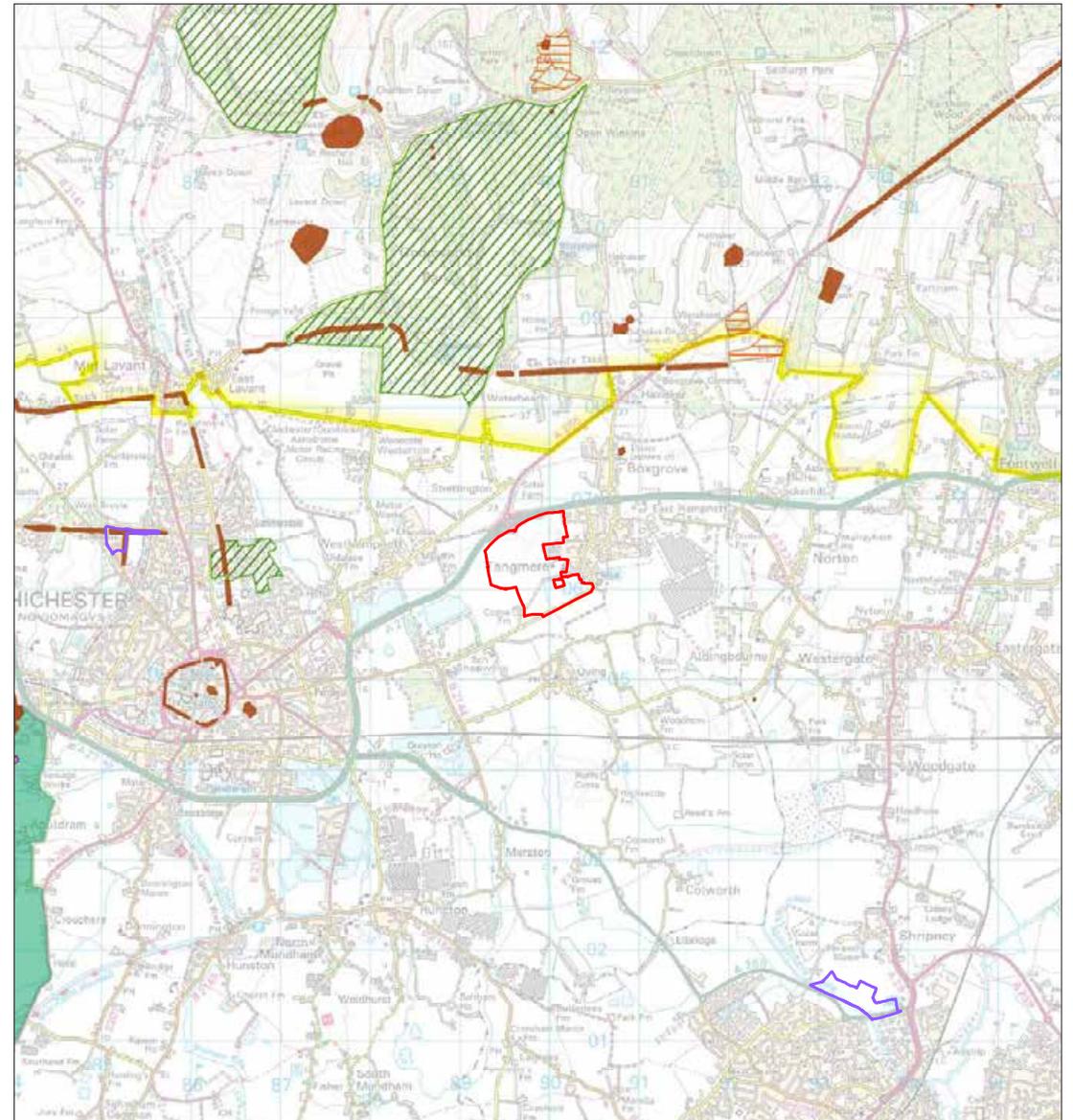
ENVIRONMENTAL CONTEXT

Baseline

In landscape terms, the Site lies within the Chichester Yapton Coastal Plain, which extends within the study area from the edge of Chichester city in the west along the northern edge of the Upper Coastal Plain as far as Norton. The coastal plain consists of mainly flat open landscape, which extends from the South Downs to the southern edge of the study area as far as Woodgate, North Bersted and North Mundham

A number of European designations are located within the wider surrounds of the Site, including Chichester and Langstone Harbour Special Protection Area (SPA)/Ramsar and Solent Maritime Special Area of Conservation (SAC) located 5.7km to the west, and Pagham Harbour SPA/Ramsar located 6.3km to the south-west.

	Key
Tangmere SDL	
Scheduled Monuments	
Registered Parks and Gardens	
Local Nature Reserve	
Site of Special Scientific Interest	
National Park	
Area of Outstanding Natural Beauty	



LANDSCAPE

The landscape has strong ties with the past; numerous historic landmarks punctuate the open plains and the elevated ridgeline of the South Downs.

Other elements of the landscape have degraded over time, particularly the field boundaries and climax vegetation which has significant potential for restoration.

There is limited woodland cover across the landscape and surface water is limited to a small number of man-made reservoirs and drainage ditches.

1. View south towards Oving from the Site

2. View towards the Site from Halnaker Windmill

3. View north towards the South Downs from the Site



THE EXISTING SITE IN CONTEXT

CULTURAL HERITAGE

Baseline

The Site and its surrounding area contains a rich cultural heritage resource of archaeological evidence, extant buildings and intact areas of historic landscape.

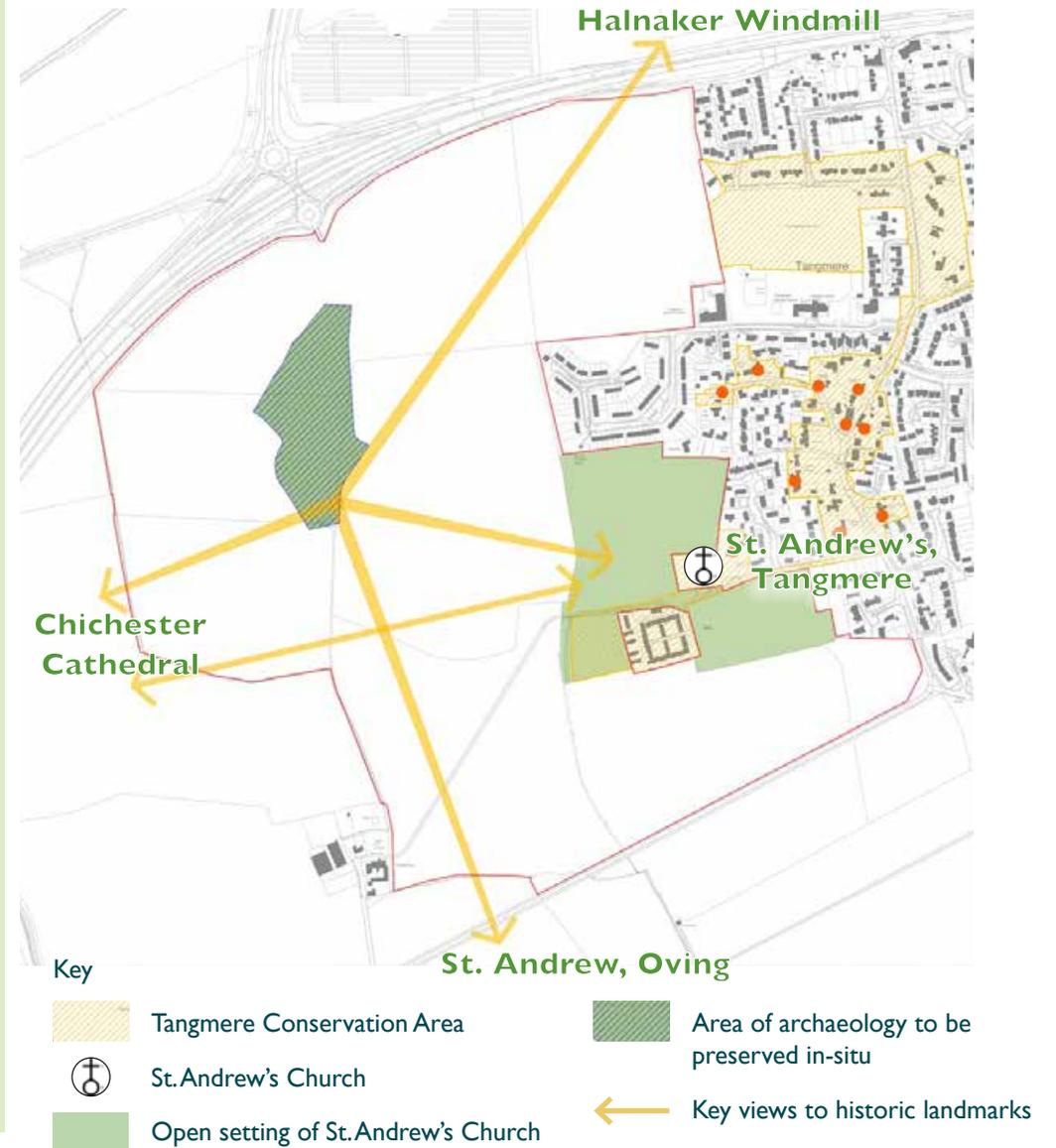
Part of the Site also forms the setting and contributes to the significance of several designated heritage assets, in particular the group at St. Andrew's Church and Church Farm at the south western edge of the village, which also includes the Tangmere Conservation Area.

Archaeological investigations have also revealed evidence of a former settlement datable to the Late Iron Age and continuing into the Roman period. The artefacts retrieved from these investigations indicate high status and are considered regionally significant.

As a consequence, a number of stages of specific site investigation and consultation have been undertaken, both for the on-site assessment of the archaeology resource and also in terms of the adjacent built heritage, in order to satisfactorily develop the masterplan for the proposed development.

Design brief

- Ensure that the masterplan preserves and celebrates long distance views of notable built heritage assets and landmarks in the wider landscape.
- Preserve the open setting of St. Andrew's Church and the Tangmere Conservation Area.
- Ensure that the design, size and configuration of the central community park will preserve part of the former Roman settlement in-situ, whilst providing views to church spires and Halnaker Windmill in the surrounding landscape.
- Reflect elements of the Roman settlement where possible, such as the alignment of identified trackways and roads within the new proposals.



Halnaker Windmill



Chichester Cathedral



St. Andrew, Oving



St. Andrew's Church, Tangmere



St. Andrew, Oving



THE EXISTING SITE IN CONTEXT

NATURAL HERITAGE AND BIODIVERSITY

Baseline

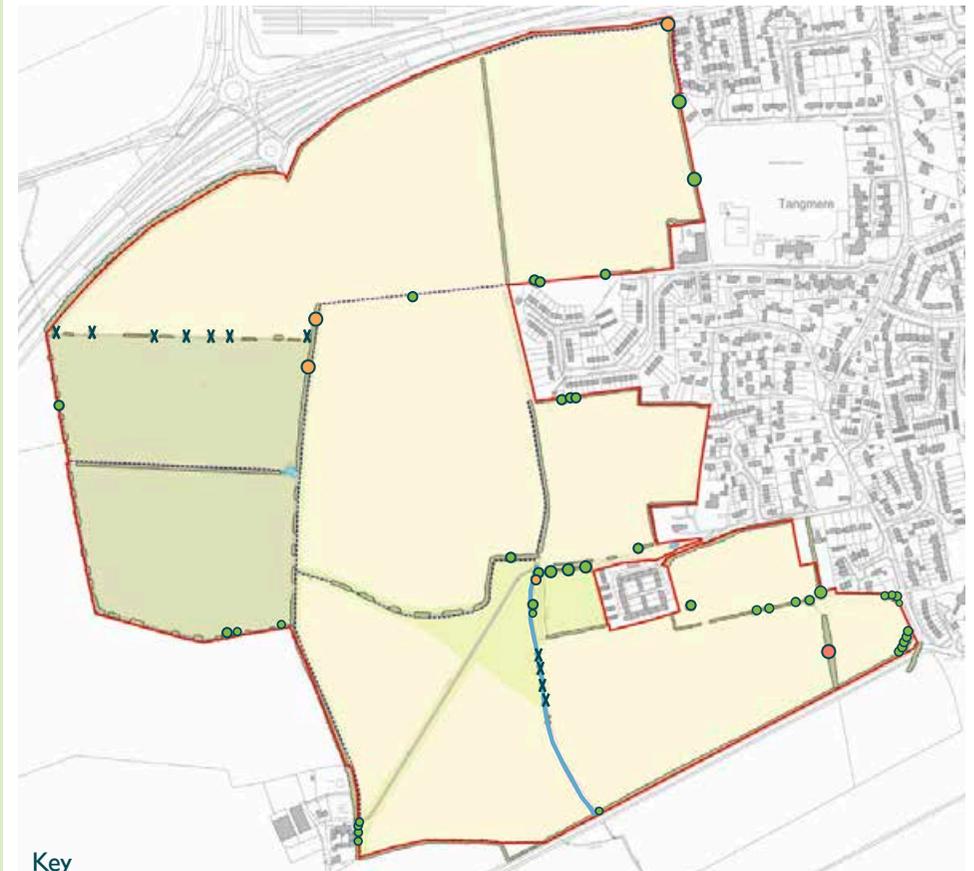
The majority of land within the Site is comprised of arable land, together with areas of improved grass leys, and a small amount of semi-improved species-poor grassland at the centre of the Site, and in the form of field margins. Generally, in terms of the habitats which are present, it is a poor site, there are no BAP/NERC S41 Priority Habitats represented, apart from 'hedgerows'.

Internal boundaries within the Site generally comprise ditches (both dry and wet) with varying degrees of intact hedgerow. A large number would be described as defunct with only occasional shrubs or short sections of hedgerow remaining. The ditch flora and field layer (grasses and herbaceous species) along the ditches are also relatively species-poor.

Species surveys have identified low populations of common reptiles in some field margins, and a moderately diverse suite of farmland birds.

Design brief

- Create new and enhanced habitats within a connected network of Green Infrastructure including native planting of local provenance which will maintain bat flight lines across the site, and create areas of wildflower and tussocky grassland which will provide new habitats on the site margins for reptiles and barn owls.
- Restoration of the existing ponds is proposed, together with infilling of gappy hedges, and the provision of bird and bat boxes.
- Enhance the Site's main watercourse to introduce naturalistic features typical of chalk streams and provision of new wetland habitats that will provide a range of opportunities for wildlife (integrated with the proposed Sustainable Urban Drainage Systems (SUDS)).



Key

	Arable		Hedgerow
	Improved grassland		Scattered Scrub
	Semi-improved grassland		Pond
	Tree		Wet ditch
	Tree with low bat roosting potential		Dry ditch
	Tree with high bat roosting potential		Bare ground

TREES AND HEDGEROWS

Baseline

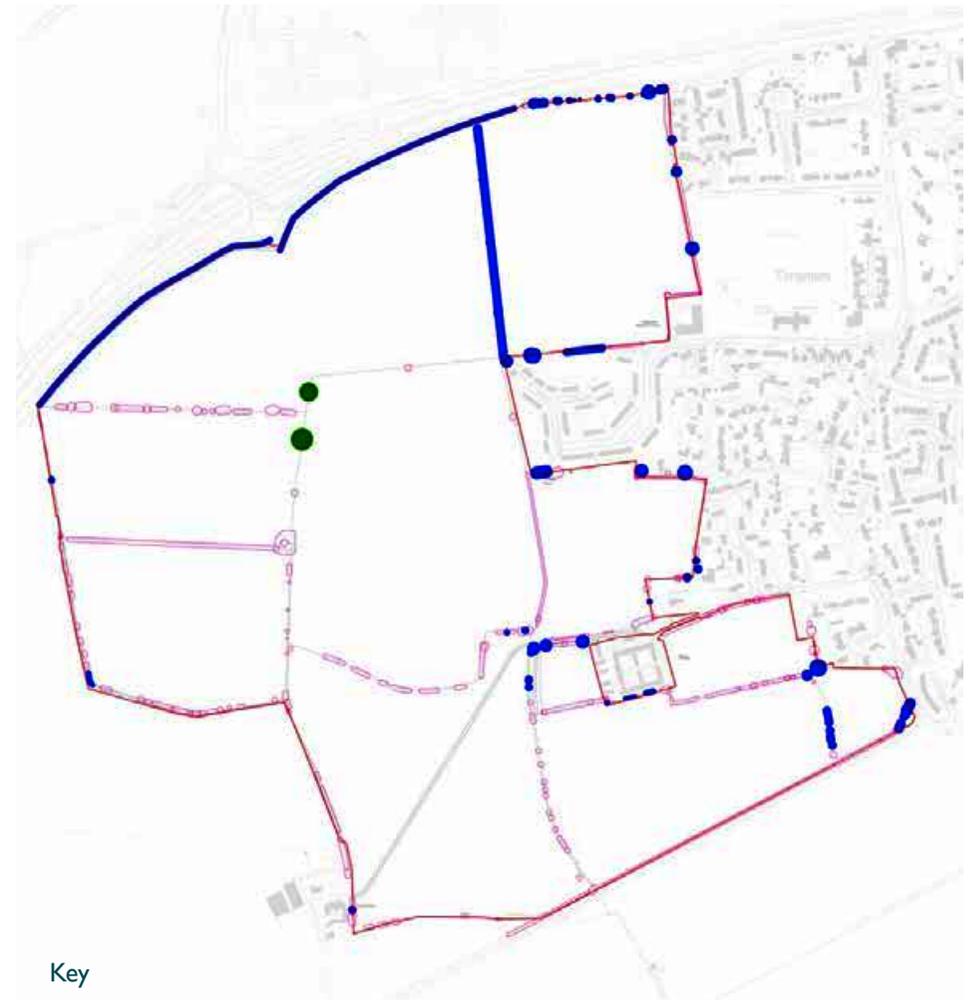
Vegetation on site is limited to existing field boundaries and is of mixed species, quality and condition. The majority of higher quality trees are located to the east at the margins of the Site and forming a strong belt of vegetation between the A27 and Tangmere Road.

Hedgerows are native and mixed, although these have become outgrown and gappy through mismanagement.

Our assessment considered each tree's physiological/structural condition and its remaining contribution to the landscape as greater than 40 years for A trees, greater than 20 years for B trees, at least 10 years for C trees and less than 10 years for U trees,

Design Brief

- Retain Vegetation on the boundaries of the Site, limiting removals to poor quality, dead or dying trees and to facilitate access.
- Augment gappy or outgrown hedgerows where retained.
- Retention of category A or B trees wherever possible.
- Explore alternatives for the removal of poor or defunct hedgerows and reinstatement of a cohesive network of vegetation corridors within the wider green infrastructure.
- Achieve a significant net gain in hedgerow and tree planting across the Site.



Key

- Category 'A' Trees (High)
- Category 'B' Trees (Medium)
- Category 'C' Trees (Low)

THE EXISTING SITE IN CONTEXT

TRANSPORT AND CONNECTIVITY

Baseline

Vehicular

The A27 (Arundel Road) runs along the northern boundary of the Site and is a Trunk Road which provides a strategic route between Southampton (via the M27) and Pevensey, linking the intermediate settlements of Portsmouth, Chichester, Worthing and Brighton.

Malcolm Road is currently a narrow two-way single carriageway route providing access from Tangmere village, with a 1m wide footway on the northern side, and property boundaries on the southern side at the heel of the kerb line.

Public transport

Tangmere Village is currently served by the number 55 bus, operated by Stagecoach and provides access to key local facilities, such as St Richard's Hospital and Chichester Bus Station where further connections to wider area can be made. Service 55 currently operates on a 3 buses per hour every 20-25 minutes.

The nearest bus stop is located on Tangmere Road, to the east of the site. There is an additional bus stop located at Gamecock Terrace which is the terminus and a lay-over point for the service 55.

Baseline

Pedestrian

As the existing site comprises of arable land, there is no existing formal pedestrian infrastructure throughout the majority of the Site, although it is well used as an informal leisure route for dog walkers. There is a single Public Right of Way (PROW) on part of the eastern boundary of the Site, connecting Chestnut Walk with Church Lane.

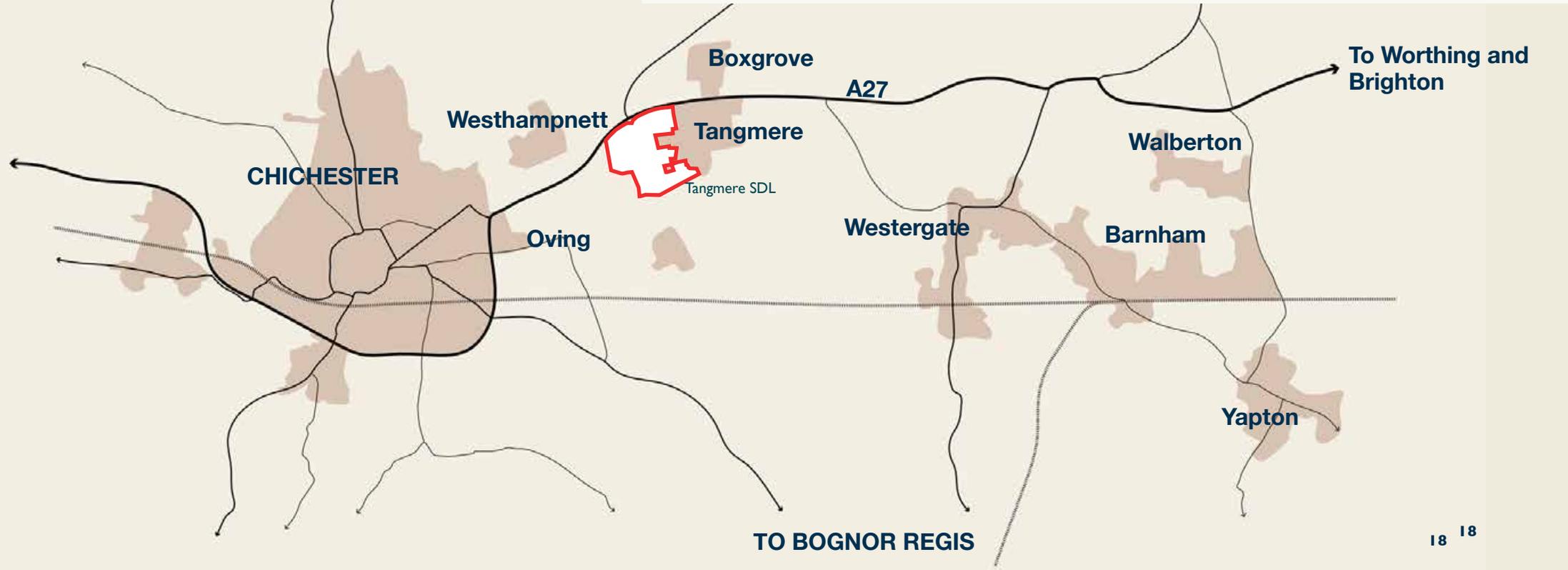
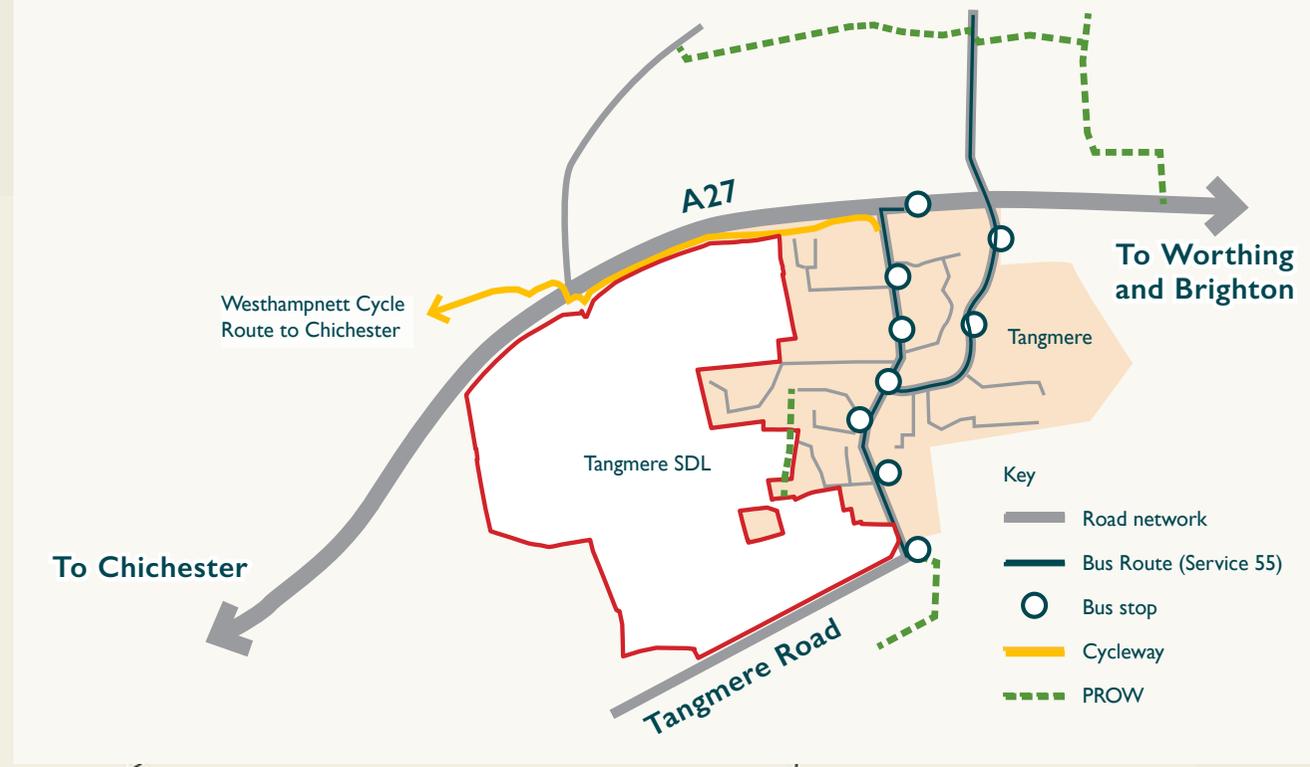
Cycle

A single segregated cycle route follows the northern boundary of the Site, adjacent to the A27 from Tangmere Road to Old Arundel Road, Westhampnett, crossing the A27 at the existing grade-separated junction.

Design brief

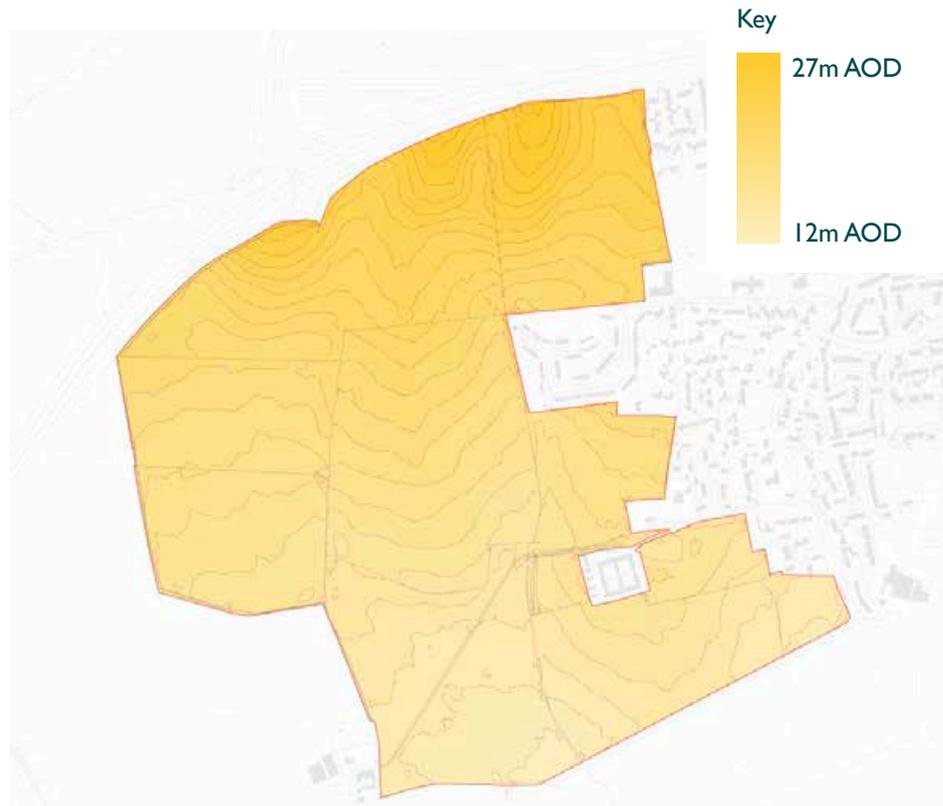
- In accordance with the Tangmere Neighbourhood Plan, the principal points of vehicular access to the proposed scheme should be from Tangmere Road and from the grade-separated junction on the A27.
- Explore access and traffic-free arrangements at the heart of the Village Main Street ensuring that the demands on free movement are balanced against the creation of a high-quality, safe and vibrant village centre.
- Consider extension of the existing commercially operated bus service which connects Tangmere to Chichester Bus Station, via Boxgrove and St. Richard's Hospital.
- Ensure that the internal highway network is designed to accommodate bus movements safely and efficiently.
- Identify a network of formal footway and cycleway provision, using both the proposed highway network, as well as the green grid to link the new and existing village with new community facilities and open space.
- Provide a shared pedestrian/cycle path along the new main spine road which is to be created running north-south between the A27 and Tangmere Road.
- Meet the requirement for off-site cycle connectivity by providing improvement to off-site routes that will encourage travel further afield including access to the National Park, as well as consider the delivery of improved cycle connectivity between Tangmere and Chichester Town Centre, including a potential route to the south of the A27.

TO SOUTH DOWNS
NATIONAL PARK



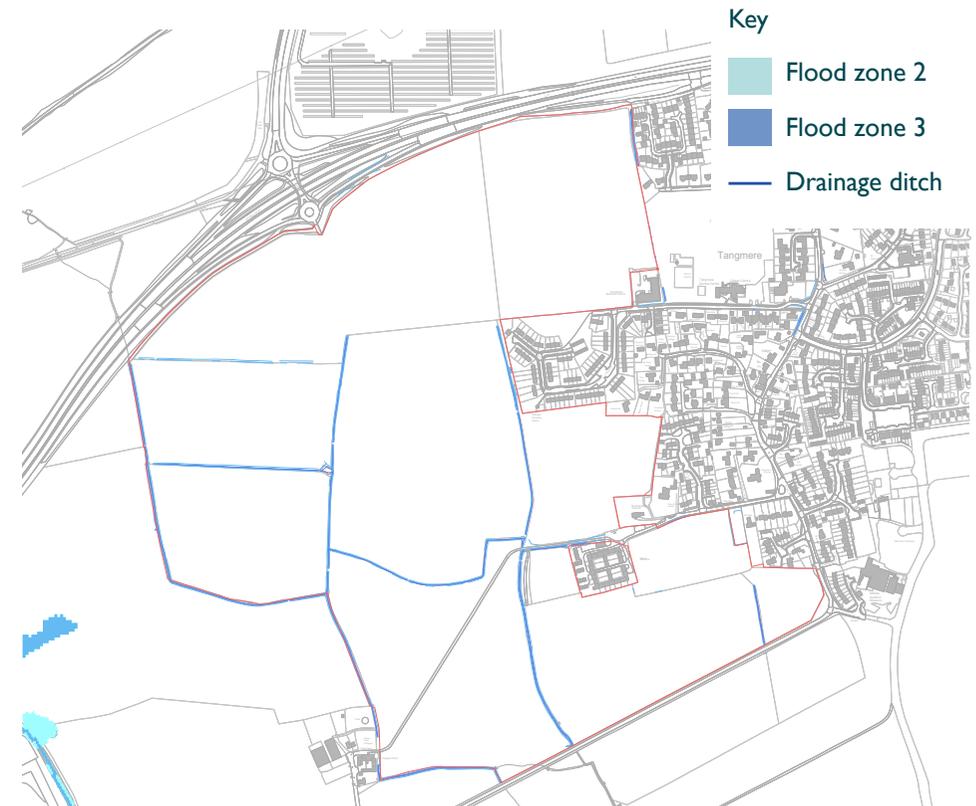
THE EXISTING SITE IN CONTEXT

GEOTECHNICAL AND UTILITIES



Topography

The Site is broadly level, characterised by a very shallow southerly aspect and ranging in elevation from 27m AOD adjacent to the A27, Arundel Road, to 12m AOD adjacent to Tangmere Road and the Site's southern boundary. There are a number of ditches and small topographical variations within the Site.



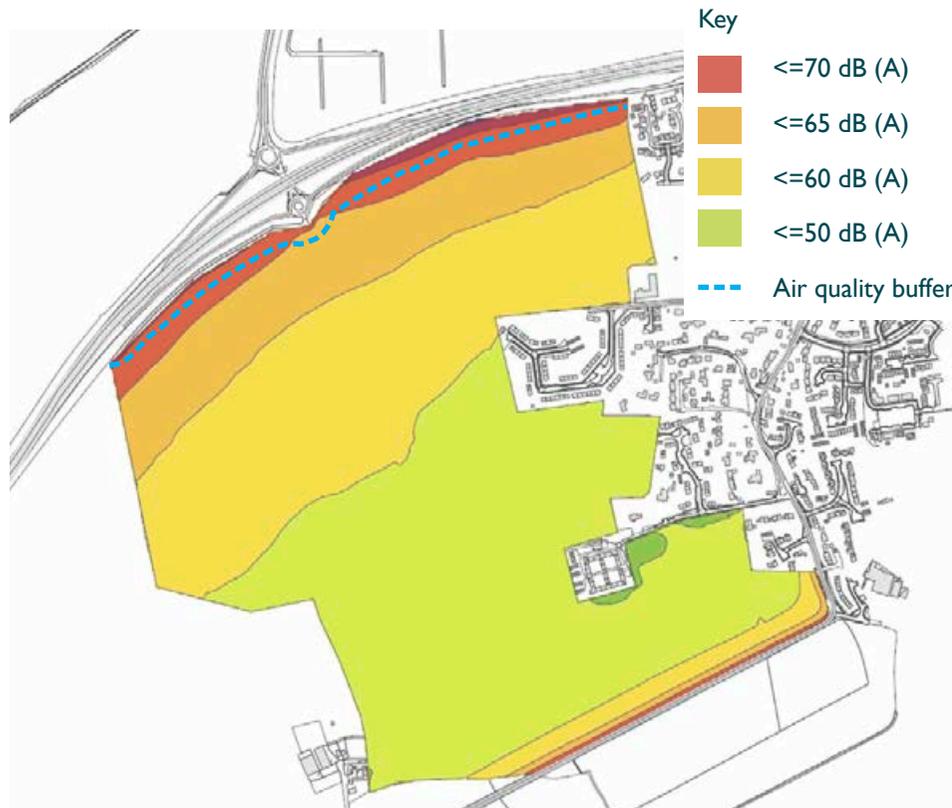
Flood risk and drainage

The existing surface water regime consists of a series of ditches that drain the Site via culverts under Tangmere Road, to the south of the Site.

The Environment Agency's Flood Map from Rivers and Sea indicates that the entire site lies in Flood Zone 1, the lowest risk of flooding. The EA's surface water flood map indicates two minor areas of high risk on the site, these follow existing ditch routes

and other areas of low risk in the central southern area of the site. These ditches outfall from the site via existing culverts under Tangmere Road to the south of the Site.

Groundwater levels are typically between 1m and 3m below ground level, whilst perched groundwater (caused by a localised seam of clay) present in the northern part of the site, was found to be shallower.



Noise and air quality

Noise levels in areas adjacent to the A27 and Tangmere Road are likely to exceed guideline levels. Concentrations of nitrogen dioxide and particulate matter have also been measured at increasing distances from Arundel Road (A27).

Mitigation measures will include considerate design of the Site layout and appropriate building massing together with sufficient landscape buffers in order to reduce exposure of future occupants and users of the Site to poor air quality and noise.



Utilities

The site is relatively unconstrained by utilities, although 2 electricity lines meet at the centre of the site. A medium pressure gas main runs parallel to Tangmere Road, within the site on the southern boundary. A new foul water main will run along the southern and western boundaries (to be

implemented by others) and an existing foul sewer also cuts across the site at Tangmere corner.

THE EXISTING SITE IN CONTEXT

COMBINED SITE CONSTRAINTS



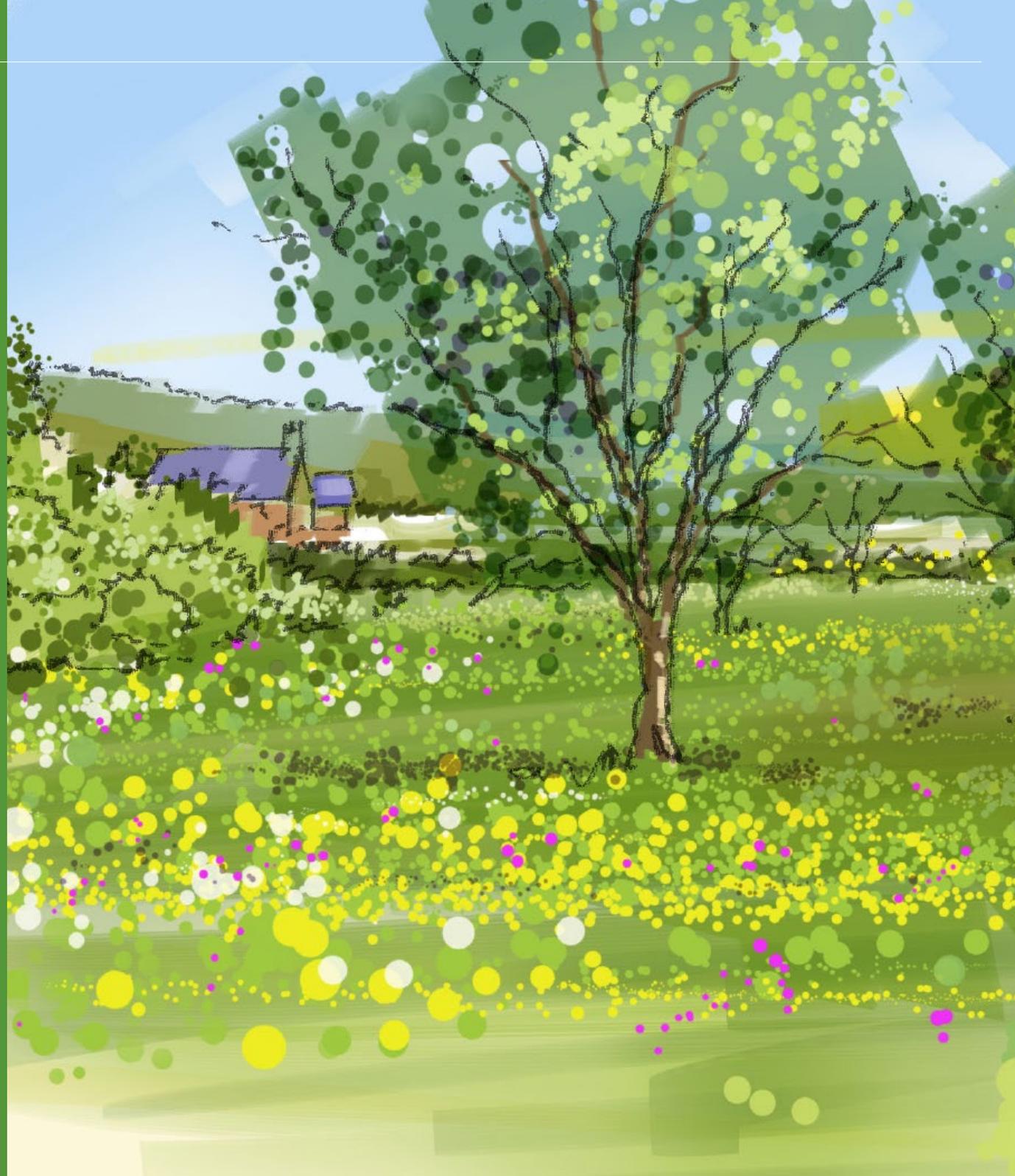
Key

- Listed building
- Conservation area
- Open setting of St. Andrew's Church
- ▨ Archaeological remains preserved in-situ
- ➔ View to historic landmark
- Existing vegetation
- Flood zone 2
- Flood zone 3
- Drainage ditch
- Foul water (existing and proposed)
- Medium pressure gas main
- Electricity
- ➔ Local centre with 5 minute walking distance



03 THE MASTERPLAN

The following section sets out our vision for the SDL, the principles and key components of the masterplan and demonstrates how the design and consultation process has sought to respond to the attributes of the Site and its wider setting in the context of the Local Plan and Neighbourhood Plan.





THE MASTERPLAN VISION

The vision for the Tangmere SDL seeks to deliver a comprehensively planned expansion which reflects and connects effectively with the urban fabric of the existing village and, importantly, provides a range of community facilities and amenities designed to foster the integration of the new and existing communities. The principle of vibrancy and integration is fundamental to the **'One Village'** vision.

The SDL masterplan aims to create an attractive place that responds positively to the context of Tangmere and with the community at its heart.

Our vision is to create a development of the highest quality, that builds on the identity of Tangmere and enriches the lives of the community whilst contributing to enhancement of the local natural environment.

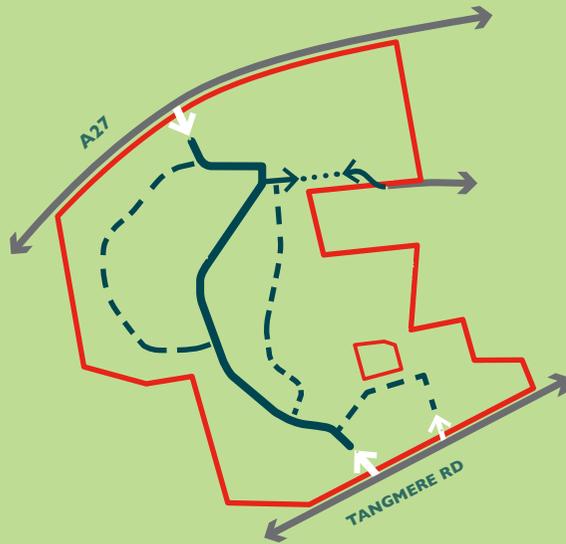


ONEVILLAGEVISION



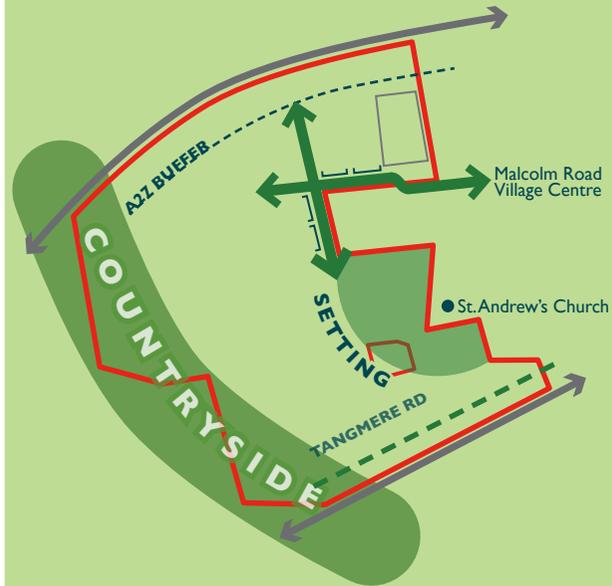
STRUCTURING PRINCIPLES

Access



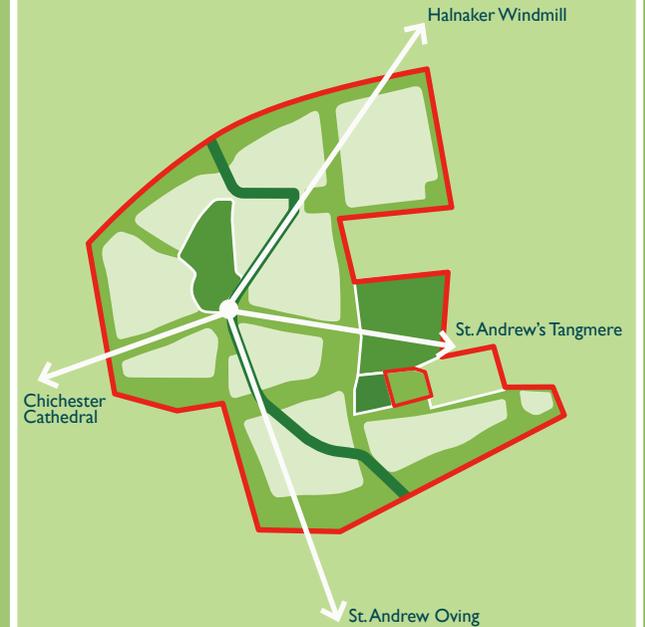
STRUCTURING PRINCIPLES

Edges



STRUCTURING PRINCIPLES

Views / corridors / key spaces



THE FRAMEWORK MASTERPLAN

The purpose of the masterplan is to provide a design framework within which Countryside will bring together an outline planning application for the Tangmere SDL.

It sets out the spatial arrangement of built development and associated green and blue infrastructure and will guide the Council and design team on the subsequent planning application.

The framework will be the subject of further refinement, through consultation and further testing and so there may be some variation in the precise location of land uses and road layouts in the subsequent submission of the outline application. Where this occurs however, it is anticipated that the broad arrangement and principles set out in the following pages will remain unchanged.

The masterplan will deliver:

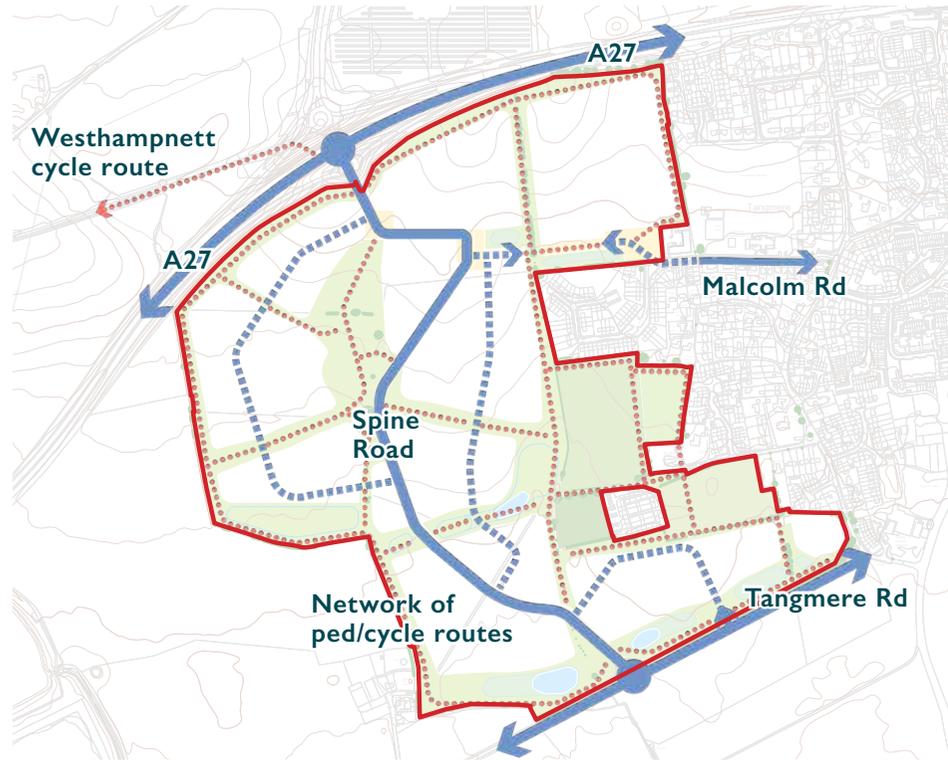
- 1300 mixed tenure homes of varied size and type, including 30% affordable housing
- A mixed use 'Village Main Street'
- A two form entry primary school including early years provision. The school site will also include additional land to be 'safeguarded' for future expansion to 3 forms of entry should this be required.
- Multi-modal accesses from Tangmere Road at the south of the Site and the A27 grade-separated junction at the north of the Site.
- Multi-functional public open space.
- A Network of pedestrian and cycle links including off-site cycleway improvements.

Key

-  Residential (37ha)
-  2 FE Primary School (2.4ha)
-  Safeguarded land for 3FE expansion (0.6ha)
-  Mixed Use Village Centre (0.5ha)
-  Informal Open Space (25.6ha) - Including Amenity and Open Space and Natural/ Semi-Natural Green Space
-  Parks, Sport and Recreation Ground (5ha)
 -  Parks
 -  Sport and Recreation
-  Allotments (2.9ha)
 -  Community Orchard
-  Primary infrastructure
-  Indicative alignment of secondary street
-  Key pedestrian / cycle links
-  Attenuation basins
-  Permanent water
-  Potential locations of a community building
-  Potential location of sports pavilion
-  Potential location for extension to existing graveyard



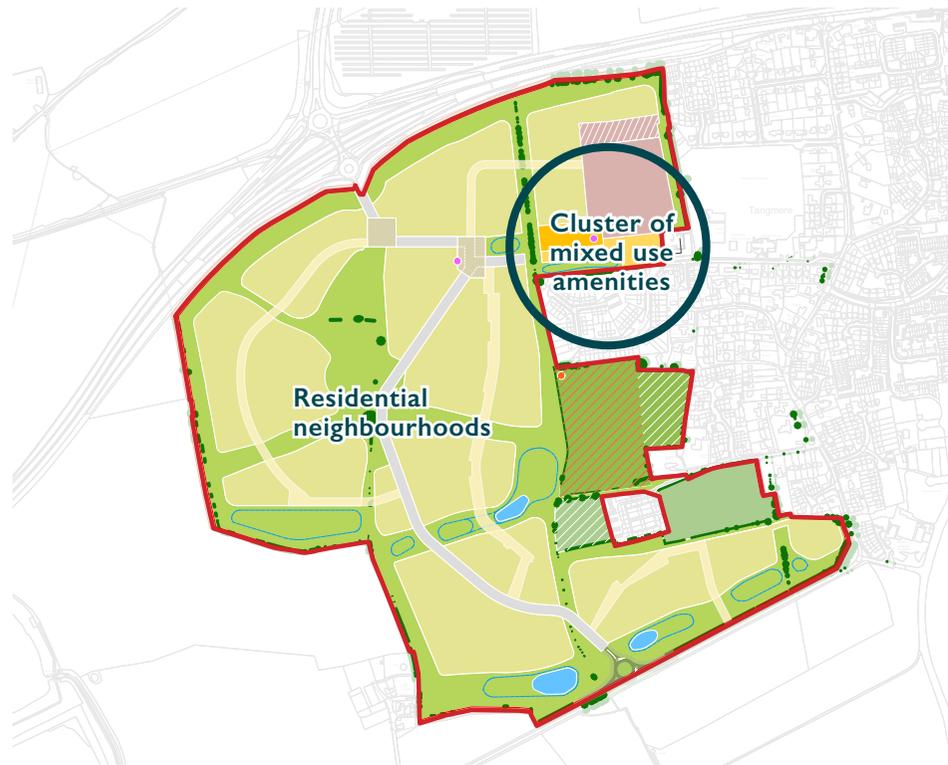
THE MASTERPLAN MOVEMENT



The movement strategy seeks to sustainably connect the Tangmere SDL with the existing village and the wider West Sussex context, benefiting new and existing residents. The strategy promotes active and sustainable travel options through safe and convenient access to public transport and pedestrian and cycle routes.

A new roundabout at Tangmere Road will provide a southern gateway to the site, connecting the spine road to the A27. This route will also support the extended bus service. Strategic pedestrian and cycle connections will connect the SDL with the existing village, importantly through the proposed village centre. A range of leisure routes permeate the site.

PRIMARY USES

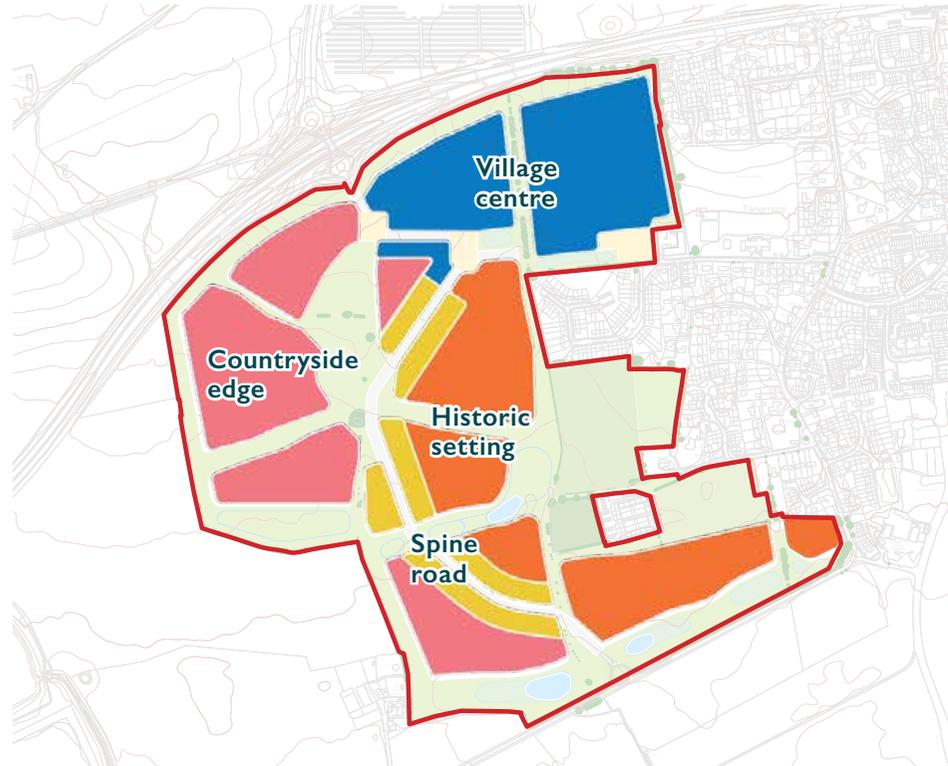


A range of facilities and amenities will accompany residential development at Tangmere. Supporting the aspiration for 'One Village,' the masterplan brings forward a village centre at Malcolm Road, which promotes a feeling of community within a pedestrian priority space.

A cluster of supporting community uses will be provided within the village centre. The new school sits adjacent to a new parade of shops, fronting the pedestrianised village square. A number of options for the location of the community centre have been provided. This space could accommodate community rooms, a cafe, library and indoor sports.



THE MASTERPLAN FORM AND CHARACTER



Variety in architectural form and character will be provided across the 1,300 homes in order to create a distinctive and attractive series of neighbourhoods. Character areas with unique qualities, responsive to their location, will deliver quality, legibility and interest within the townscape.

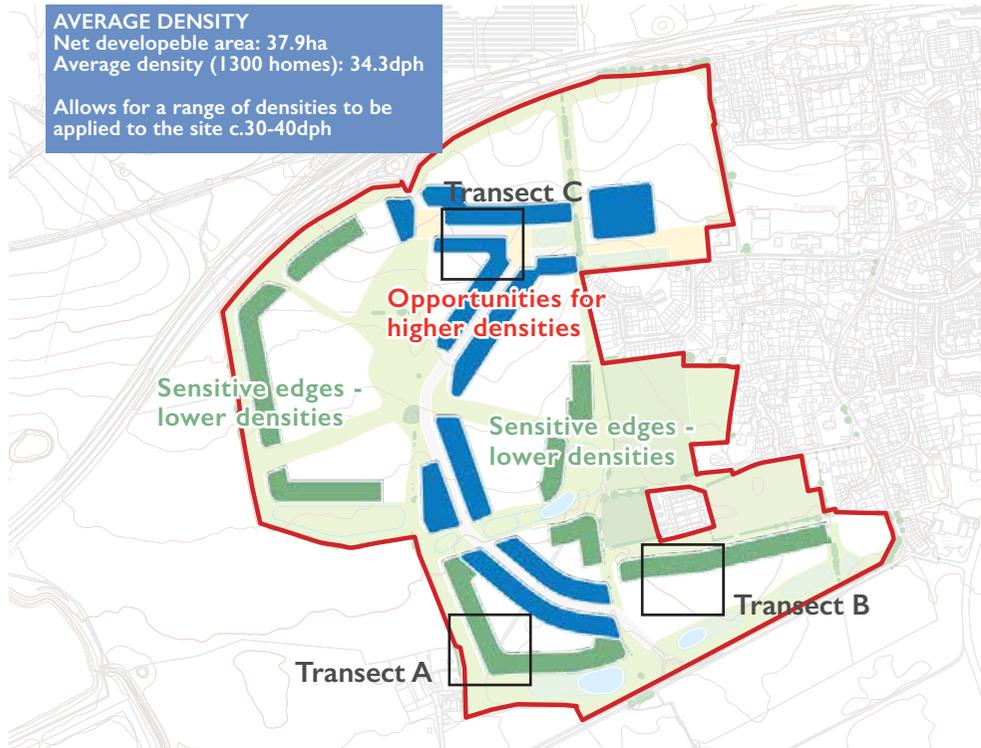
The masterplan proposes 4 character areas, which directly respond to features of the site of the masterplan. The character areas

are located; around the historic setting of St Andrew's Church, along the principal street, at the village centre and at the western countryside edge. Each will have a unique form and character.



THE MASTERPLAN

APPROACH TO DENSITY



TRANSECT A - TYPICAL ARRANGEMENT; LOW DENSITY EDGES



In order to help deliver variety, aid legibility and create a settlement that is responsive to its context, variations in density will be applied across the SDL. Various approaches to density will be taken where lower or higher densities may be appropriate.

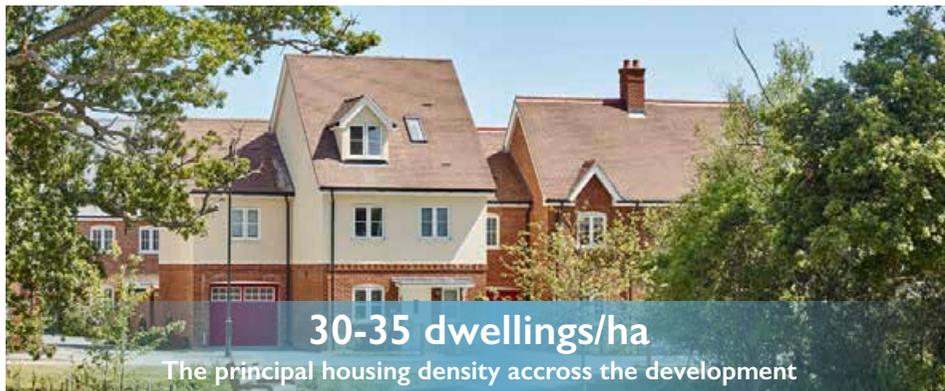
Areas of the site provide the opportunity to deliver increased density, whereas more sensitive locations require a lower

density and a more fragmented approach. The spine road and the village centre provide opportunities for increased density. Housing fronting the church and the open countryside to the west benefit from a feathered, lower density approach.

The approach to densities and character areas will be developed further in the DAS, in consultation with planning officers.



TRANSECT B - TYPICAL ARRANGEMENT; MEDIUM DENSITY



TRANSECT C - TYPICAL ARRANGEMENT; HIGHER DENSITIES



THE MASTERPLAN

GREEN INFRASTRUCTURE AND BIODIVERSITY

Open space is vital to the prosperity, health and social cohesion of the community; a core principle of the **'One Village' vision**. New green and civic spaces within the SDL will compliment and supplement the existing open spaces in Tangmere.

The landscape strategy aims to create a green parkland setting for the new homes and to deliver a multi-functional and high performance network of open space which diversifies the lives of the new and existing communities while enhancing natural habitats.

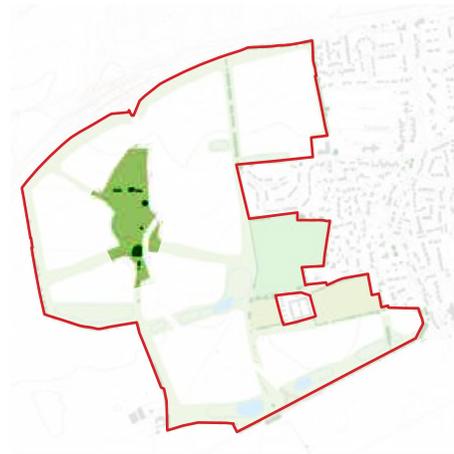
The landscape proposals will include a network of green infrastructure comprising areas of informal and formal open space and incorporating enhanced structural planting, naturalised surface water attenuation ponds, improved or new habitats and civic spaces within primary community hubs.

Overall, the level of public open space indicated on these plans exceeds the amount required under currently adopted standards (10.3ha), based on a development of up to 1,300 dwellings.



SAXON MEADOWS

A large area of multi-functional open space in the setting of St. Andrew's Church and the Tangmere Conservation Area. Saxon Meadows will include community orchards, sport, recreation, allotments and general amenity space maximising views of the church and connected via a series of green corridors to the developments principal amenities.



ROMAN FIELDS

A significant new central community park at the heart of the development, allowing views of Chichester Cathedral, St. Andrew's Church, Halnaker Windmill and the church tower at Oving. Roman Fields is designed to be naturalistic and highly tranquil, maximising views and connecting new residents of the SDL to the open countryside.



GREEN CORRIDORS

A series of semi-natural corridors providing a network of green pedestrian and cycle routes linking the primary green spaces to the new community hub, the wider Tangmere village and the countryside beyond. The green links will also connect a series of smaller incidental open spaces which could support play, community gardens and active pursuits.



COUNTRYSIDE EDGE

A naturalistic buffer will be created along the countryside and Tangmere Road edge of the SDL. The purpose of this green space is partly to create a new soft and attractive edge to the development and will include natural play, quiet walking and cycling routes together with significant areas of habitat enhancement.



PRINCIPAL SPACES

Saxon Meadows

Roman Fields



EDGES

Countryside Edge

Tangmere Road



GREEN CORRIDORS

Movement

Recreation

THE MASTERPLAN APPROACH TO SUSTAINABILITY



- 1 The development is in full accordance with the Neighbourhood Plan providing vitality and sustainability to Tangmere.
- 2 Capacity to deliver up to 1300 mixed tenure homes, including 30% affordable housing.
- 3 Foot and cycle paths, making access into and across the site safe and accessible by sustainable and active modes of travel.
- 4 Sustainable urban drainage systems are a feature across the site also providing ecological and amenity benefits.
- 5 A comprehensive green infrastructure strategy permeates the masterplan, providing carbon sequestration and climate change mitigation and adaptation benefits.
- 6 The sports pavilion will provide both a community and wellbeing focused facility for new and existing residents (location to be agreed).
- 7 A new two form entry primary school including early years provision.
- 8 A range of open spaces for the benefit of residents and ecology.
- 9 The village centre will provide residents with everyday services and facilities, acting as a hub for community activities.
- 10 Provision of work, play and educational facilities on site will reduce commuting and increase self-containment.
- 11 The development will enhance the existing services and facilities at Tangmere for local residents.
- 12 A Green travel plan will be provided to provide a range of measures to encourage a switch from private car to walking, cycling and public transportation.



Sustainable Travel

Implementing infrastructure to ensure that sustainable modes of travel are encouraged by new residents and users of the site will be an integral aspect of the development.

To facilitate this, **cycle storage** will be available within each dwelling and/or apartment block enabling new residents to safely and easily store their bicycles, making it a more convenient form of travel. This will align with the provision of **cycle paths**, as demonstrated on the masterplan.

Electric vehicle infrastructure will be available within each property to enable connection, encouraging the more sustainable option for private car use, with fewer emissions and improved air quality as a result.

Community electric vehicle charging points will be provided in the village centre with priority parking for those utilising electrical vehicles.

Bus travel will be subsidised for the first post-construction year, to encourage new residents to choose public transport over private car use.

The introduction of **high-speed fibre** to facilitate flexible home working and reduce the need to travel creating a reduction in journeys reducing CO² emissions.



THE MASTERPLAN

APPROACH TO SUSTAINABILITY

Sustainable Drainage

A range of **Sustainable Drainage Systems** will be implemented that minimise the risk of flooding, and include an allowance for climate change.

To **reduce water consumption** during occupation, buildings will aim to achieve high standards of water efficiency through the inclusion low flow fittings and fixtures. The measures proposed are expected to reduce domestic water consumption to 110litres per person per day, in line with local policy expectations.

Water butts will be provided for homes with access to a private garden to encourage **rainwater harvesting**.

Sustainable waste management will form an integral aspect of the development during both construction and operation, in accordance with the requirements of the waste hierarchy.



Energy and carbon

The design of new homes will be adaptable for the future and incorporate **smart energy systems to facilitate energy efficient use.**

The development will commit to the use of **sustainable construction materials**, including sustainable timber, with due consideration given to the whole life cycle of materials to reduce the embodied carbon of the development.

The development will be built in accordance with the outcome of the **Future Homes Standard** consultation, ensuring a higher energy efficiency standard, which will focus on both increased fabric standards and the provision of technologies such as Solar PV systems.

Design measures may include:

- The promotion of passive solar gains and maximisation of natural daylight;
- Natural ventilation to reduce the risk of overheating;
- High performance glazing to reduce heat loss and promote and optimise solar gain; and
- The use of renewable energy generating technology, with a range of measures to be considered as

technologies advance over the course of construction.

The density proposed will provide flexibility to allow detailed design of future residential parcels to be optimised to maximise solar gains and the use of renewable technologies where necessary.

A **smart meter** will be provided for each dwelling to enable residents to actively manage and reduce their energy use.



Examples of how solar gain can be maximised

- 1 Properties orientated within 30 of north on east-west streets, maximising solar gain at Peak times; garages located to north of properties.
- 2 Maximum number of detached and staggered housing on north-south streets to avoid overshadowing.
- 3 Maximising morning and evening sun for properties on north-south streets.
- 4 Maximising glazing on southern facade for properties with a north facing frontage.

04 DELIVERY AND NEXT STEPS

The Tangmere SDL plays a significant role in addressing the need for new housing across the District and makes a significant contribution to the objectives of the Local Plan. In particular:

- Delivering the vision for the East-West Corridor;
- Assisting with the need to relieve pressure on Chichester city;
- Addressing local needs for both market and affordable housing; and
- Providing enhanced amenities and services for existing and future residents of Tangmere.

The Framework Masterplan is a stepping stone between the Local Plan allocation and the outline planning application. It is imperative that development of the Tangmere SDL comes forward comprehensively in order to provide certainty over delivery of the infrastructure requirements for the planned residential development. This will ensure that the necessary infrastructure can be delivered in a cohesive and co-ordinated manner.

It is therefore intended that the scheme will be delivered via a single outline planning application. Piecemeal development would be prejudicial to the proper future development of the Tangmere SDL, and would not accord with the policies in the adopted Local Plan or the 'made' Neighbourhood Plan.





NEXT STEPS

Once the masterplan has been endorsed by Chichester District Council, the next steps for the development will be to:

- **Prepare and submit the outline planning application** – This will include the results of a full Environmental Impact Assessment and the detailed technical assessments required to support the final version of the masterplan as well as details of the site access points and a series of ‘parameter plans’ which will indicate factors such as the general height and density of the proposed built form.

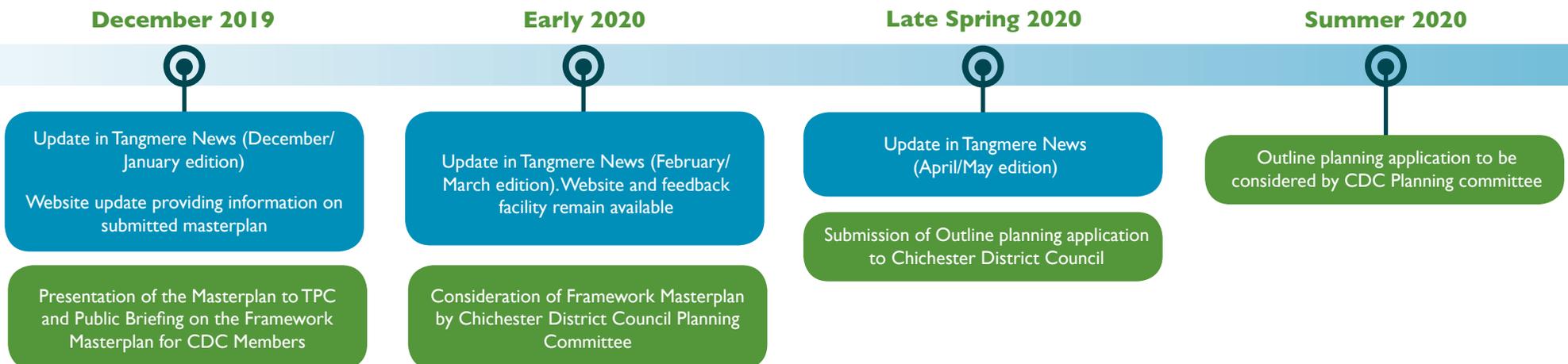
- **Prepare and submit reserved matters applications** – Following outline planning permission, the Tangmere SDL will be built in phases, each requiring a reserved matters consent application setting out the detail of the layout, scale, appearance and landscaping; these applications will need to be approved by Chichester District Council and be in accordance with the outline planning permission. The first reserved matters application(s) will likely relate to the key strategic infrastructure, including the north-south link road, principal areas of public open space and strategic landscaping.

The Site preparation works associated with the development of the Tangmere SDL will be phased, with initial works anticipated to commence in 2022 (based on estimated timescales to complete the Compulsory Purchase Order process). This enables infrastructure and construction to commence in 2022 and completed over an anticipated period of 10-12 years (2032-2034), subject to market conditions. We would expect the first homes to be completed within 12-18 months of starting on Site.

It is anticipated that the north-south link road would be delivered at an early stage of the development, with the exact

timing and triggers for the delivery of all key strategic infrastructure (such as the primary school and principal areas of public open space) to be determined as part of a Section 106 legal agreement in due course, linked to the outline planning permission.

Countryside will continue to engage with Chichester District Council, the local community and other key stakeholders throughout the planning and construction process, in order to bring forward the comprehensive delivery of the Tangmere SDL in an environmentally sensitive and sustainable manner.





2021

2022 and beyond

Ongoing community engagement and consultation on detailed proposals

Discharge planning conditions and preparing initial Reserved Matters application(s)

Commence infrastructure and construction

APPENDIX A

CHICHESTER LOCAL PLAN: KEY POLICIES (2014-2029) - POLICY 7

Clause	Requirements	Design response	Planning stage
1	Include an indicative development layout and phasing and implementation plan	This masterplan document includes an indicative layout which will form the basis on a more comprehensive illustrative masterplan, phasing and implementation plan	OPA
2	Incorporate high standards of urban design and architecture that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment	Strong placemaking principles are embedded in the master plan which aim to complement and enhance the village of Tangmere. Detailed design will be determined as part of future reserved matters applications, once outline planning permission has been granted.	All
3	Make effective use of the Site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape	A strategy for densities and building heights has been established to reinforce placemaking and aid legibility. Appropriate densities will be proposed to reflect the village location and ensure space is available to provide a strong landscape setting and ample public open space and local facilities.	OPA
4	Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness	The landscape assets of the site , such as attractive views towards landmarks, have been incorporate and respected as part of the layout. Careful consideration will be given to the design and layout of the new homes to ensure they create a high quality, attractive environment for residents and complement the surrounding area	All
5	Plan for integrated development, providing for a mix of housing that addresses the range of local housing needs, and encourages community cohesion	The masterplan will deliver a comprehensive range of building typologies and tenures, thereby ensuring a mixed community.	OPA
6	Reduce the need for car use and encourage sustainable modes of travel, including provision for public transport, cycle routes, footpaths and bridleways	The movement strategy seeks to sustainably connect the Tangmere SDL with the existing village and the wider West Sussex context, benefiting new and existing residents. The strategy promotes active and sustainable travel options through safe and convenient access to public transport and pedestrian and cycle routes.	All
7	Create a network of permeable and interconnected streets and public spaces	The scheme will integrate with its surroundings by reinforcing existing connections and creating new connections in accordance with the 'One Village' vision. The masterplan is based on the principle of permeable development blocks which provide high levels of connectivity for pedestrians and cyclists.	OPA
8	Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks	A bus service will travel along the spine road, to provide public transport connectivity within a short walk of all new homes. Options which are being investigated include the extension and re-routing of the existing 55 service, to provide direct linkage with Chichester via the hospital, as well as the possibility of connectivity with services linking to Barnham Rail Station.	OPA
9	Provide for timely delivery of physical infrastructure, including sewage connections and fibre optic broadband	The master plan has taken account of existing and future infrastructure needs, with a focus on future sustainability opportunities	OPA
10	Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities)	A comprehensive range of facilities will be provided for the benefit of new and existing residents alike. The proposal is based on delivering three interconnected strands; community cohesion, health and wellbeing and connectivity.	All
11	Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces	The scheme will include clearly defined and attractive public and private spaces in accordance with local plan policies.	All



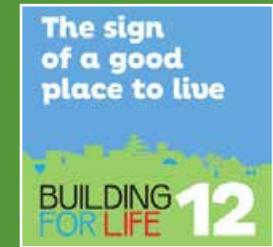
Clause	Requirements	Design response	Planning stage
12	Incorporate a green infrastructure strategy, providing an integrated network of greenspaces, taking advantage of opportunities for off-site links to the Coast, South Downs National Park and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development on EU designated sites;	The landscape strategy aims to create a green parkland setting for the new homes and to deliver a multi-functional and high performance network of open space which diversifies the lives of the new and existing communities while enhancing natural habitats.	OPA
13	Provide appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change	Sustainable urban drainage systems will be implemented that minimise the risk of flooding, and includes an allowance for climate change. They will become positive and attractive feature across the site, enhancing character and providing ecological and amenity benefits.	OPA
14	Assess the potential for including renewable energy schemes	Design measures for homes may include: <ul style="list-style-type: none"> • The promotion of passive solar gains and maximisation of natural daylight; • The incorporation of natural ventilation to reduce the risk of overheating, and; • The use of high performance glazing will reduce heat loss and promote and optimise solar gain. • A smart meter will be provided for each dwelling to enable residents to actively manage and reduce their energy use. 	All
15	Demonstrate a good understanding and respect for the natural environment, its heritage assets and their setting both within the Site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced	The scheme will be respectful of, and benefit from, the existing topography, landscape features and views towards key landmarks in the surrounding area found on site. This will include reinforcing existing natural features such as field boundary hedgerows, and creating opportunities for biodiversity net gain.	OPA

APPENDIX B

BUILDING FOR LIFE 12

Countryside's schemes fully embrace 'Building for Life' as a design tool. We carefully masterplan our developments to integrate new facilities so they can benefit residents, delivering necessary supporting infrastructure and placing an emphasis on landscape-led design.

Our scheme at St Michael's Mead, Bishop's Stortford, is cited in the 2018 Building for Life 12 standards as a best practice example and we will apply a similar approach at Tangmere.



Criteria:

1	Connections	The scheme will integrate with its surroundings by reinforcing existing connections and creating new connections in accordance with the 'One Village' vision. The Masterplan has been designed to be permeable for cyclists and pedestrians and serve to actively encourage sustainable modes of transport.
2	Facilities and Services	The development will provide an extensive variety of new community facilities, including local shops, a new primary school, employment opportunities and community centre as part of the new Village Main Street, along with new public open space, sports pitches, children's play areas, allotments and a community orchard.
3	Public Transport	A bus service will travel along the spine road, to provide public transport connectivity within a short walk of all new homes. Options which are being investigated include the extension and re-routing of the existing 55 service, to provide direct linkage with Chichester via the hospital, as well as the possibility of connectivity with services linking to Barnham Rail Station.
4	Meeting Local Housing and its Context	The development will provide a mix of housing sizes, types and tenures to address local housing needs, including a higher proportion of intermediate housing as promoted in the Tangmere Neighbourhood Plan.
5	Character	Careful consideration will be given to the design and layout of the new homes to ensure they create a high quality, attractive environment for residents and complement the surrounding area. The development will comprise a series of distinct character areas, taking inspiration from the local vernacular of Tangmere and the surrounding area.
6	Working with the Site and its Context	The scheme will be respectful of, and benefit from, the existing topography, landscape features and views towards key landmarks in the surrounding area found on site. This will include reinforcing existing natural features such as field boundary hedgerows, and creating opportunities for biodiversity net gain.



Criteria:

7	Creating well defined streets and spaces	The scheme will be led by a bespoke landscape strategy, with new soft and hard landscaping used to define and enhance key streets and public spaces. Spaces and streets will be framed by buildings that front them, creating positive relationships between built form and public realm and offering passive surveillance through overlooking.
8	Easy to find your way around	The scheme will be designed to incorporate legible neighbourhoods and to promote walking and cycling across the site and beyond. Buildings of landmark design will feature at key nodes to ensure that it is instinctively easy to find your way around.
9	Streets for all	New streets will be designed to encourage low vehicle speeds and to allow them to function as social spaces. All roads through the development will be designed to encourage vehicles to travel at 20mph for road safety, whilst also creating an environment where cycling and walking is prioritised.
10	Car parking	Resident, commercial, school and visitor parking will be well integrated into the development and wherever possible will be off-street to create a more attractive environment and to encourage other forms of travel.
11	Public and private spaces	The scheme will include clearly defined and attractive public and private spaces. A specialist body, such as the Land Trust (a national charity), will be appointed to manage and maintain public spaces, potentially in combination with Tangmere Parish Council, who have expressed an interest in managing the key areas of public open space.
12	External storage and amenity space	All new homes will comply with relevant design standards and guidance in respect of amenity/garden space, bin and recycling storage, vehicle and cycle parking and sustainability.



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