

# **TANGMERE AT THE CROSSROADS - 2004**

## **A brief guide to the village today**

### **How will Tangmere's future development be decided?**

Firstly, the Parish Council is consulting every resident on key issues –

- Can Tangmere absorb a large increase in our housing without losing our “peaceful rural village” atmosphere?
- Would there be an undue strain on our amenities – everything from pressure on our roads, drainage, public transport, and recreation facilities?

Secondly, once we have analysed your replies to our questionnaire, we will produce our Parish Plan. We then advise Chichester District Council which will decide where their allocation of 1,250 new houses will be built. This decision will be part of the Local Development Framework that is part of the West Sussex Structure Plan. The Parish Council will be consulted publicly on our views before the plan is finalised. This plan will be completed by 2007 and will show how the South East Region will develop over the next ten years until 2016.

**Your views from the questionnaire are vital!**

## **Tangmere's progress from Norman times to the 2001 Census**

For centuries after the Romans left, Tangmere remained a small village until it became a Royal Air Force defence base from 1917 until 1971. Since then the village has steadily grown and attracted residents who valued our rural situation, with good access to main roads and convenient for city amenities.

- The 2001 census records that we had 2,464 people – slowly increasing with the 70 or so houses built in the last four years. Our people are younger than those in Chichester – our average age is 33 and Chichester's is 43. Only one villager out of ten is over 60 years old – less than half the Chichester average.
- We have 3% unemployed, most of those working are employed outside Tangmere. Only 40 people of the 700 working in the Business Park live in our village.
- One in five of our residents is qualified to degree level or higher. We had 87 full time students aged 16-74. In 2003 130 students attended Chichester College, some part time.
- Villagers live in a variety of households. One person in five lives alone. Four out of ten homes have dependent children – twice that of Chichester.
  - 67% of homes are occupied by owners.
  - 8% are rented from the Council
  - 14% are rented from a Housing Association or social landlord.
  - 40% of households have two cars. 10% have no car or van.
  - There are on average 2.6 people in each household.
  - In every hundred homes 39 are detached; 28 are semis; 18 are terraced; 14 are flats.

### **In 2002 the Tangmere 'Village Design Statement' outlined the way forward for the village.**

In 2002 a couple of residents voluntarily compiled a comprehensive account of the village, its aspirations and hopes for the future. The Tangmere Village Design Statement (VDS) is on record in Chichester, and copies can be seen in Tangmere on application to the Parish Clerk. A video - "Focus on Tangmere" is also available.

*One of the authors, Mr. John Perry, has written a short summary for this briefing guide.*

- The VDS was drawn up from analysis of a survey from local; homes and businesses, social clubs, church, and pupils and staff of the village school.
- *Over one hundred replies were received.* Two thirds of respondents see the rural atmosphere - even down to the grazing sheep! - as why they value living in Tangmere. Many citing the peaceful air of the village as contributing to the comparatively trouble free existence of some five hundred young people in the community.

- One half of the respondents emphasize the preservation of fields around St Andrew's church as central to maintaining the calm nature of the village. Also important was respecting the war graves in the churchyard of Allied and German airman who died in the Battle of Britain and others who died in later operations from Tangmere.
- At the shutdown of RAF Tangmere in 1971 the village population was 840, it is now above 2,500. A rapid transformation in some thirty years, with many arguing that there has been insufficient time for a fully coherent community to have grown up and develop adequate facilities for young and old alike.
- 46% of respondents informed the survey group that lack of facilities and interests for young people were the chief failings of the village. There is felt to be a distinct need for a new centre to the village incorporating on one site a shop, or shops, a public house and community facilities. Removal of the present lone shop from its bottleneck position on the sole route through Tangmere would take out the continuing hazard of accidents to children, shopping families and car and lorry drivers.
- The village sewer system is under severe pressure and has seen massive piecemeal additions since 1971. This has resulted in a situation where further house building will require costly major investment to deliver adequate drainage. Serious prolonged flooding took place in 1994 and 2000.
- The VDS identifies some areas of 'brownfield' development sites where further homes, from starter flats and assisted purchase properties to houses with gardens large enough for trees to grow, could contribute to the life and prosperity of the village. This growth would need to be skillfully planned and phased in over many decades if costly social problems, seen across the country are to be avoided in Tangmere. Tangmere is proud of its heritage and contribution to the history of Britain.

***Ideas from our residents helped strengthen our Village Design Statement in 2002 – now we need to update. Please read our progress report and complete the questionnaire.***

### **Tangmere after the VDS - two years of progress:**

The Parish council, working with active groups within the community, is fostering a stronger community spirit among our very diverse village residents. The village has absorbed a considerable (and welcome) influx of mainly young families. We will need several years fully to develop our civic potential in terms of activity groups and village events. The Parish Council, responding to village requests highlighted in the VDS, has greatly improved recreational facilities, particularly for young people. The emphasis now is to ensure greater involvement by all age groups.

## **The Village Centre**

The Centre was extended in 2003 to provide a larger hall with a well-equipped stage. It seats 150 and is proving to be popular for many types of events. The Centre is used by as many as twenty activity groups whose numbers are increasing.

**A dedicated Youth area** is now provided for games, meetings and music. Refreshments are available.

**A new kitchen**, well equipped and capable of catering for a wide range of events, was grant aided and opened in 2004.

**Other rooms are available for hire**, together with changing rooms and showers.

**The parking area has been greatly enlarged**, with video surveillance cameras.

**A well-equipped skate park area** (grant aided) is already well used and attracts a wide range of young people. Competitions are being organised.

## **Sport and Recreation**

**Recreation field:** this is well maintained and at present is adequate for village use but could be utilized more in the winter.

**Cricket:** teams have good playing and changing facilities.

**A new cricket net area:** grant aided, has been opened and is encouraging existing players and Colts.

**Football:** little activity but use is improving.

**Tennis:** The tennis courts are open to all, need no booking, but at present are under-used.

**Children's play area:** a space net climbing frame has been added recently.

## **Tangmere Health Centre**

The existing Centre is too small for current needs and the Primary Care Trust has asked permission for a new facility. The Parish Council has suggested a site on brownfield land, which is still being considered.

## **Schools**

Tangmere has a successful primary school which is a major social resource and plays a vigorous part in village activities. A private nursery school is sited on Tangmere road.

## **Employment**

Several businesses are sited in the business park off Meadow Way. The new City Fields area has attracted three major employers, with Tangmere Airfield Nurseries located on the old airfield site. There has been some difficulty in attracting new employers to the site. Soon broadband facilities will be available in Tangmere which could overcome one perceived deficiency.

The present employment pattern highlights an opportunity for the village. Of the 700 people employed in the business parks only 40 live in the village. Many come from Bognor, Chichester, Emsworth and Selsey. The nursery employs most local people, about 25. Almost all employees drive in, or are bussed in privately.

## **St. Andrew's Church**

This Norman church is being repaired and restored after being struck by lightning. The Parochial Church Council is planning to install a toilet with disabled access as part of the renovations. The Church members play an influential part in village life, annual events like St Andrew's Fair are popular.

*The VDS underlined the requirement to ensure that land around St Andrews, with its war graves, should kept peacefully free of all development.*

## **Improving the Environment**

### **Derelict and underused brownfield areas**

West Sussex County Council has sold land containing the Fire Brigade workshop to developers which will provide up to 100 homes. They are likely to be primarily social housing. These houses may not count against Chichester's quota of 1,250 houses.

### **Drainage – surface water**

The rainwater drainage was found to be inadequate during the VDS research process. There is concern that new houses could be connected to the foul drainage system without regard for the overload.

## **Transport**

### **Roads and Traffic**

The A27 is likely to be upgraded, but the Village's needs vary from a footbridge to Boxgrove (preferably ramped for buggies) to better junctions at village access points and greater capacity.

### **Tangmere road**

The Parish Council has urged better traffic control – a traffic calming scheme is in the process of being implemented.

(See note regarding the siting of the shop)

### **Cycling**

The Parish Council is actively co-operating with WSCC to improve cycle tracks and implement government policy to increase use of cycles rather than cars. Pedestrians are also being given better footpaths, though some are overgrown.

### **Public transport**

The half hourly bus service is important, but there are criticisms from employers on the Business Park that it does not start early enough.

## **Amenities**

### **The Allotments**

The Allotments are popular and run to a high standard. Since the VDS was written, the allotment holders have improved facilities, aided by small grants from the Parish Council.

### **The Restaurant.**

Cassons, on the A27, provides quality lunches and dinners and is well supported.

### **The public house – the Bader Arms**

The VDS noted that this pub had not yet fulfilled its potential. The licensee has co-operated with the village at special events by offering car parking space, providing refreshments and a meeting room.

### **The Village Shop**

This is part of the One Stop chain which is owned by Tesco. It has widened its stock range and trimmed some prices. It is well used by villagers and passers-by alike. However, its siting was criticised in the VDS and there is a need to consider whether the shop can be relocated from the bottleneck of Tangmere Road to an alternative site offering short term car parking. There is competition from the nearest supermarket, Sainsbury's, just three miles away and the Esso garage which also sells some food items. There is a farm shop two miles away at Shopwyke.

### **The Garage.**

The Esso garage on the A27 stocks 'essential' food items.

### **The Aviation Museum**

This is a major asset to the village and is considering proposals to extend. The Museum holds regular public events and village organisations have taken part.

## **Crime and anti-social behaviour**

There has been an increase in petty crime, including substance abuse.. There is occasional vandalism and widespread dropping of litter. However, it is believed that improved recreational facilities will help reduce petty crime. A new community policing policy is in place which will see community wardens in Tangmere from December 2004. With support from local neighbourhood watch teams it is hoped that these measures will help deter some of the more anti-social behaviour.

## **Communication: keeping you informed:**

Our Parish Bulletin - Tangmere News - is issued regularly, with a dedicated editorial team and other volunteers who deliver to every residence in the Village.

**We thank them for their loyalty over several years.**

We hope that this briefing guide will help you to complete the questionnaire and please remember that **unless you return it your voice cannot be heard.**