

TANGMERE PARISH COUNCIL

Formal Response to 'Shaping the Future'

Core Strategy Issues and Options

1) Introduction

Tangmere Parish Council welcomes the opportunity to comment on this document as part of its overall submission of evidence for the Local Development Framework. Papers have already been submitted on Affordable Housing and Horticultural Development and these will be referred to in the text. Following the issue and analysis of the Village Questionnaire the Parish Council is in the process of producing a Parish Plan. This will be submitted to CDC as part of the LDF evidence and this response should be regarded as preliminary as the Parish's views may change over the coming months.

The Core Strategy should set general policies and the detailed land allocations should be covered in the document called 'Delivering Development Opportunities'. The Parish Council understands that this document will be the subject of a further consultation in the Spring of 2006.

2) Rules

The new planning system is designed to strengthen community involvement and to ensure that there is early consultation on planning matters. This means that Tangmere should be consulted long before schemes get to an application for Planning Permission. The whole process should be conducted in the open with all parties willing to share their views and aspirations.

The Parish Council understands that it has the opportunity to comment on the Draft South East Plan to SEERA. It has seen a copy of the Local Development Scheme and noted the revised timetable for adoption of the LDF.

3) Key Issues

Tangmere Parish Council agree that the key issues are:

- Housing
- Transport
- Environment
- Economy
- Community

These subjects are covered in the following sections and reference is also made to questions from the CDC Questionnaire.

4) Objectives of the Core Strategy (Question 1)

The Parish Council would like to support the objectives set out by CDC for the Core Strategy. In particular the need to create ‘Sustainable Communities’ which is a theme that comes from the highest levels of Government and was a key issue in the Examination in Public of the WSCC Structure Plan. The separate identity and character of villages should be protected and this is especially true for Tangmere with its historic connection to the RAF.

5) Key Facts

The key facts about Tangmere were set out in the Village Design Statement (previously submitted) and the Affordable Housing Paper but it is interesting to note the differences that relate to housing tenure:

Tenure	Chichester	Tangmere
Owner Occupied	71%	67%
Public Rented	15%	23%
Private rented	14%	10%

6) Housing

National Context

The Government wishes to promote sustainable patterns of development and it is clear that this requires the re-use of ‘Brownfield’ land and a focus on additional housing in towns and cities. Reducing the need to drive to work will be a key factor in reducing pollution and congestion on our roads.

Tangmere already has a balanced community with private housing, social rented housing, key worker housing and a site for Gypsies and Travellers. It is important that this balance is not upset by the new LDF or by the South East Plan when it becomes policy.

Regional Context

The Draft South East Plan does not set out housing allocations but the Sub Regional Studies have made reference to housing policy and possible ‘Strategic Locations’. It is interesting that one of the options in the Sub Regional Study was housing development at less than the current rate!

County Context

The adopted WSCC Structure Plan sets out housing requirements for previously developed land (Brownfield), large-scale greenfield sites and small-scale greenfield sites. After the Examination in Public the Inspector determined that the large-scale development should be ‘at Chichester’ but the location should be the subject of the LDF.

The Structure Plan supports higher density housing to ensure that there are enough homes for small households. Tangmere Parish Council agrees that the mix of house types needs

to be changed and this is supported by the Parish questionnaire. There is a need for affordable housing but in Tangmere this means small houses or flats for sale. The WSCC target of 30-40% is for the district as a whole and does not have to apply to every development.

Local Context

CDC needs to produce a LDF that 'conforms' to this. In the future the LDF will have to conform to the South East Plan and to the Government aspirations for housing.

Brownfield Land

Tangmere still has large areas of brownfield land and this is the residents preferred location for any further housing. The Parish Council needs to see a draft of the Urban Potential Study if it makes reference to this village. The Parish Plan can then be used to decide which, if any, sites are developed for housing and which are retained for business, horticultural or leisure use. Just because brownfield land is available in Tangmere does not make it the right place to build houses. Sustainability and need will have to be proved by CDC.

Large Scale Greenfield Sites (Question 2)

The locational strategy says that development should reduce the need for travel and be focused in the larger settlements. As stated previously this does not include Tangmere, which the Government Inspector considered to be unsustainable due to its distance from Chichester. He concluded that the site should be 'at Chichester' and the Parish Council agrees! Residents of Chichester will obviously vote for Tangmere if they think this will reduce development in the City, however the greatest need for affordable houses and key worker houses is in the City.

The site-specific consultation in spring 2006 will have to consider the developing Sussex Coastal Sub Regional Study. It will be interesting to see the level of community involvement in that document.

Small Scale Greenfield Sites

Small-scale greenfield sites should be built where there is a need for affordable housing. The Housing Needs Study identifies a desire for housing in Chichester, Fishbourne and Midhurst. There may be opportunities to compulsory purchase greenfield land to allow lower cost housing to be built.

The provision of the oversized Medical Centre at Tangmere should not be used as an argument for greenfield development in that area. The Parish Council trusts that the decision to allow this facility will not influence any development proposals.

Density and Dwelling Size (Question 3)

Higher density housing has already been provided at Tangmere and it may be acceptable in the future if it is well planned and has adequate car parking. It has to be acknowledged that this is a rural village and people do use their cars to get to work.

The Parish Questionnaire clearly called for smaller houses suitable for young people and the Parish Council does not want to see affordable houses 'paid for' by the provision of more large detached houses. Some houses often have only one or two occupants and this is an inefficient use of scarce land. The concept of 'lifetime homes' seems to be flawed for the same reason. A retired couple, who needed a large house when their family were at home, may want to downsize when their children leave. The housing market surely needs the movement of people at different stages of their life to work efficiently.

Affordability (Question 4)

Tangmere Parish Council has already presented a paper on affordable housing to CDC. This should be revised in the light of the proposals at the Fire Depot Site and only the conclusions are repeated here.

The residents of Tangmere would like to see a better mix of properties in the Village with the majority wanting small owner occupied houses or flats. The proportion of social rented housing should not be increased and there are already sufficient key worker houses in the village to satisfy the local needs.

It is not acceptable to finance affordable housing by building more large detached homes. CDC needs to look at where the affordable housing can be provided in a sustainable manner. This means close to services and employment and it will certainly now include houses built on land made available by the Deputy Prime Minister at Graylingwell and the Barracks.

Beyond 2016

The LDF will need to be repeated in future years but it is too early to form a view now. It is not clear that the Sussex Coastal Sub Regional Study will conclude that more housing is needed in this area and the focus of development may well be transport hubs and major cities.

7) Transport (Question 5)

National Context

The key national policy seems to be to reduce the need to travel and this means building houses close to work and protecting existing business use allocations where they are sustainable.

The current proposals for the A27 will increase traffic joining at the Boxgrove Roundabout from Tangmere. This will present problems in terms of safety when combined with the overall objective of increased speed on the A27. The Parish Council would like to see rapid progress with the footbridge to Boxgrove and the extension of the

proposed 50mph speed limit to Tangmere. This would have benefits in terms of noise reduction and reduced pollution.

Regional Context

The focus of development in the final South East Plan may well be on transport hubs and larger cities such as Southampton and Portsmouth. The vision for a high quality transport system does not seem to be supported, however, by Government policies or expenditure.

Local Context

The Parish Council agrees that the focus of development in CDC should be within the larger settlements where houses can be built near to work and services. The Stockbridge Site is an obvious example of where sustainable development can help to fund road improvements for other local communities.

The provision of bus stops should not be linked to any deals relating to advertising! The Parish Council is still waiting for bus stops already funded by previous Section 106 funds.

8) Environmental Issues (Question 6)

National Context

The Government aims to establish sustainable communities, which will help to protect the environment. This includes the human environment which is affected by noise, vehicle and light pollution.

National planning guidance includes the protection of the built heritage. Tangmere Parish Council think that this should include the historic Battle of Britain Airfield and some of the remaining RAF buildings.

Local Context

The need to reduce travel has already been referred to and there are local issues with the revised Environment Agency Flood Maps.

9) Local Economy (Question 11)

National Context

The reuse of buildings should be encouraged and there have been examples of ex- RAF buildings being used to support the local economy.

Regional Context

Tangmere Parish Council strongly agrees that economic development should take president over housing. It has a unique opportunity to develop some of the brown field sites at Tangmere and these should not be wasted on short-term gains from housing.

County Context

The Structure Plan supports the development of appropriate economic development and we have several proposals that will be covered in the Parish Plan.

Local Context

The locational strategy suggests that business development should be focussed in Chichester. Tangmere already has a Business Park which has not reached its full potential under its current owners. The future of this land should be reviewed and the handicaps to development explored. It is strange that CDC feels that manufacturing employment sites have been over protected when the two most notable developments in this area have been Shiphams and Rolls Royce.

Horticultural Development

Tangmere Parish Council has already presented a paper on HDA's and only the conclusions are listed here. Tangmere Airfield Nurseries would like to expand but have been prevented by the refusal of the Church Commissioners to sell the required land despite it being zoned for Horticulture. The Parish Council would like to see CDC acquire this land by compulsory purchase to 'enable' the creation of more jobs. This may also require the purchase of the access road which is currently privately owned.

The restriction on cooked food should be retained in the HDA policy and the Parish Council understands that this will not restrict the current operation at Tangmere. Significant tree screens are required at Tangmere to improve the appearance of the Glass Houses and to reduce light pollution. The land for these screens can be purchased from the Church Commissioners and if it remains in public ownership it can be used for recreational and for habitat creation.

Tourism (Question 13)

A key element of the Tangmere Parish Plan will be support for the existing Tangmere Aviation Museum. This has the potential to become a Regional tourist attraction creating wealth and jobs. It will also help to preserve the historic Battle of Britain airfield for future generations. More details will be provided in association with the museum and WSCC who have offered an enlarged site for the museum.

Retail

The Tangmere Questionnaire clearly indicated that residents want a safer location for the village shop. Negotiations have begun with the owners of the shop and with landowners elsewhere in the Village. The provision of a Post Office has always been an issue especially because of the danger of crossing the A27 to Boxgrove.

10) Active Communities (Question 16)

Tangmere is already an active community and would like to preserve this along with its rural nature. The Village already has a village shop, a community centre, a medical centre, a garage and a thriving village school. The school has an after-school club and actively shares its facilities with the rest of the community. Sports equipment has been jointly funded in the village to the advantage of the school and the local sports clubs.

The village does not need new facilities paid for by building new houses but does require traffic-calming, improved policing, a footbridge over the A27 and an improved cycle network.