

Appendix 2 – Tangmere Masterplan Evaluation

This appendix sets out the detailed provisions of two specific Chichester Local Plan policies (Policies 7 and 18) and Policy 2 of the Tangmere Neighbourhood Plan.

The detailed policies are set out in bold and each is then followed by an assessment setting out how the Masterplan seeks to have regard to the relevant requirements.

Chichester Local Plan Policies

Policy 18

Policy 18 of the adopted Local Plan is the starting point for assessing this proposed development. This policy allocates the Masterplan site for mixed development, comprising 1,000 homes, community facilities and open space and green infrastructure. It requires development to be master-planned in accordance with Policy 7, taking into account the site-specific requirements.

Proposals for the site should accord with the detailed requirements of Policy 18. These policy requirements are set out in bold below. The text that follows is an officer assessment of how the Masterplan complies with each of the Policy 18 criteria.

- **Be planned as an extension to Tangmere village that is well integrated with the village and provides good access to existing facilities.**

The masterplan includes a number of measures which seek to ensure that this objective is met. These include the proposed village centre, good access to it from both the East and the West and a number of proposed facilities being located either within or close to it. A robust network of pedestrian and cycle way links are proposed which should encourage easy movement between existing and proposed development.

- **Incorporate new or expanded community facilities (possibly including a new village centre) providing local convenience shopping. Opportunities will be sought to deliver enhanced recreation, primary education and healthcare facilities.**

The masterplan proposes a new village centre and the expansion of community facilities. It also includes options which would allow an expansion of existing community facilities or the provision of additional separate facilities to the west of the centre. Within the expanded village centre, provision has been made in the masterplan for additional facilities, including potential local convenience shopping. The masterplan also includes a generous provision of open space, including recreational facilities and a new two form entry school to the north of the proposed village centre. The need for potential healthcare facilities has not been identified at this stage but this is likely to be assessed as part of the Councils consideration of any future outline planning application.

- **Incorporate small scale business uses**

Within the proposed village centre, the masterplan makes provision for potential additional business and other uses.

- **Make provision for green links to the National Park and Chichester city. Opportunities should be explored for provision of integrated green infrastructure in conjunction with the other strategic sites to the east of the city**

A key and fundamental part of the masterplan is the proposed Green infrastructure network within the site. This could consist of a new central community Park at the heart of the development within what is referred to as Roman fields. In addition, multifunctional open space is proposed within the western part of the site and at the heart of the main residential development within the area to be known as Saxon Meadows. Made open spaces are linked by a series of semi-natural green corridors which will be used to provide for parts and cycle routes. Around the perimeter of the development, similar provision is proposed within the countryside edge.

The Masterplan also recognises the need to meet the requirement for off-site cycle connectivity to both Chichester to the west and the South Downs National Park to the north. It proposes improvements to existing off-site routes into Chichester and will consider two additional options, including possible additional routes into Chichester along the south side of the A27 and along Tangmere Road, to the south. West Sussex County Council is also considering improved cycle route connectivity to and from Barnham and the Tangmere Masterplan approach provides for this to be contributed to, as part of this development.

- **Protect existing views of Chichester Cathedral spire and reduce any impact on views from within the National Park**

The Masterplan has been developed after careful consideration has been given to these and other important cultural heritage features, such as Halnaker Windmill to the north and St Andrew's Church and the Tangmere Conservation Area. These important cultural heritage features have all been identified within the Masterplan as requiring careful consideration as more detailed proposals are developed in the future. Overall, the Masterplan approach and concept has been driven by the need to protect these important views and the design and location of open spaces have been developed accordingly. The scale of development proposed has been limited (mainly to no more than two storeys) so as to limit the potential visual impact from the South Downs National Park. Some further discussions will be needed with the SDNPA to consider their detailed concerns.

- **Subject to detailed transport assessment, provide primary road access to the site from the slip-road roundabout at the A27/A285 junction to the west of Tangmere providing a link with Tangmere Road. Development will be required to provide or fund mitigation for potential off-site traffic impacts through a package of measures in conformity with the Chichester City Transport Strategy (see Policy 13)**

The Masterplan proposes a primary access to the site from the existing A27 grade separated junction, with a spine road that then runs initially east (to link in with the existing village) and then south through the site, then connecting to a new roundabout on the Tangmere Road. In relation to mitigation, it is too early in the process at this stage to consider this in detail. However, the proposed Transport Assessment, which will support any future outline planning application, will deal with this matter.

- **Make provision for improved more direct and frequent bus services between Tangmere and Chichester city, and improved and additional cycle routes linking Tangmere with Chichester city, Shopwyke and Westhampnett. Opportunities should also be explored for improving transport links with the 'Five Villages' area and Barnham rail station in Arun District**

The Masterplan promotes active and sustainable travel options through safe and convenient access to public transport and pedestrian and cycle routes, both within and beyond the site. It also acknowledges the need for an enhanced bus service and makes provision for improved cycle links to Chichester City, by promoting improvements to the existing Westhampnett cycle route. It is also proposed to investigate the possibility of an additional route into Chichester along the south side of the A27, which, if deliverable, could improve links to Shopwhyke.

During the first year after construction, bus travel will be subsidised to encourage residents to use public transport. The situation in relation to possible links to Barnham has previously been explained (above).

- **Conserve and enhance the heritage and potential archaeological interest of the village, surrounding areas and World War II airfield, including the expansion or relocation of the Tangmere Military Aviation Museum**

Cultural Heritage features very early in the Masterplan. It acknowledges that the site and its surrounding area contain a rich cultural heritage resource of archaeological evidence, extant buildings and areas of historic landscape. A detailed archaeological evaluation has already been undertaken and the Masterplan makes provision for the protection of the most important areas, which will be contained within a proposed central community Park. The need to properly protect St Andrew's Church and the Tangmere Conservation Area is well recognised in the Masterplan, as is the need to protect long distance views of notable built heritage assets by proposing open spaces (particularly in the Roman Fields) in the most appropriate locations.

In relation to the Tangmere Military Aviation Museum, the Masterplan makes provision for the relocation of the nearby allotments (as required by Policy 6 of the Tangmere Neighbourhood Plan). In turn, this could assist with the longer-term enhancement of the museum.

Development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards

The proposed development will provide all the infrastructure that will be required to properly support it. The appropriate stage for considering such matters will be through the proper consideration of any future outline planning application. This will be supported by detailed technical studies, which would be used to help evaluate the overall acceptability of any future scheme. The Masterplan acknowledges the need for this and will not prohibit connection to the strategic network. It is likely that within the site, pipework will be installed around its perimeters, with soft landscaped areas and there is space for additional pumping stations or other facilities, as may be required.

Proposals for development should have special regard to the defined County Minerals Safeguarding Area. Preparation of site plans will require liaison with West Sussex County Council at an early stage to ensure that potential mineral interests are fully considered in planning development –

This is a matter for West Sussex County Council to consider, and discussions in relation to this matter are currently underway. It is anticipated that this will be addressed before any outline planning application is submitted.

Policy 7 - Master planning strategic development.

This Policy requires Strategic Development Locations (SDL) identified in the Local Plan to be planned through a comprehensive master-planning process. Its preparation should involve the active participation and input from all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties. A Masterplan should be developed before the submission of a planning application.

The Masterplan has been prepared after giving very careful attention to the requirements of Policy 7. It includes an appendix (A), which sets out the necessary policy requirements, the design response and the stage at which relevant information will be provided. Each of the 15 requirements and the design responses are set out in Appendix 2 to the Masterplan.

Clause 1 - Include an indicative development layout and phasing and implementation plan.

The Masterplan includes an indicative layout which has been developed over quite a long period of time and after consultation with the local community. In relation to possible phasing, the proposals are not sufficiently advanced at this stage to be precise. However, the Masterplan will be used to form the basis of future

comprehensive phasing and implementation plans, which are likely to be submitted and considered at the next outline planning application submissions stage.

At this stage, the Masterplan envisages development taking place over an anticipated 10 to 12 year period (2022-2034) and the first homes are expected to be completed some 12 to 18 months after a start on site in 2022. It is possible that the may be more than one housebuilder on site, but this is not settled at this stage.

Clause 2 - Incorporate high standard 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.

The need to respect the character of the landscape, the local heritage, nearby settlements and existing built development in Tangmere features strongly in the Masterplan. As has been explained, four different character areas are proposed, each of which is designed to pay due regard to the relevant local characteristics. For example, lower densities are likely to be proposed within the Countryside Edge and the Historic Setting. Equally, slightly higher densities will be considered within the Village Centre and along the proposed Spine Road.

Clause 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.

Following on from the above, 37.9 hectares of the site (just under 50%) is proposed to be developed for housing. The net density is proposed to be 34.3 dwellings per hectare, which is not considered to be an unduly high density. It is a density which, while delivering the anticipated 1300 dwellings, should also be capable of ensuring that a high-quality development will be delivered.

The overall net density is around 34.3 dwellings per hectare but the Masterplan proposes to vary this by suggesting the following three approaches to density:-

- Lower density - 25 to 30 dwellings per hectare. Typically proposed within the Countryside Edge and Historic Setting.
- Medium density - 30 to 35 dwellings per hectare. The principal average housing density that is expected to apply across the much of the proposed development, as a whole.
- Higher densities - 35 to 40 dwellings per hectare. Typically proposed within the Village Centre and along the Spine Road.

Clause 4 - Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness.

The Masterplan has been developed following a careful evaluation of a number of relevant considerations. These include local heritage assets, the character of Tangmere village and other important features that exist beyond the site. The key

driver here is the “One Village” vision which the Masterplan makes various references to. The Masterplan also includes possible approaches to housing density across different part of the site, with the objective of helping to create a settlement that is responsive to its context. These density approaches will be further developed, in due course. Overall, the proposed approach is one which is capable of creating a strong sense of place and one which will ensure that the proposed development should make a positive contribution to Tangmere.

Clause 5 - Plan for integrated development, providing for a mix of housing that addresses a range of local housing needs, and encourages community cohesion.

The Masterplan will help to deliver a comprehensive range of dwelling types and sizes and tenures, thereby ensuring a mixed community. The proposed approach and the suggested densities have been developed having regard to a suitable overall housing mix, which includes 30% affordable housing. As has been explained above, different approaches will be taken across different parts of the site in order to help deliver an attractive environment and, through the provision of footpath and cycleways, should encourage community cohesion.

Clause 6 - Reduce the need for car use and encourage sustainable modes of travel, including provision the public transport, cycle routes, footpath’s and bridleways.

The Masterplan sets out a proposed approach towards sustainability generally, including measures that will promoter sustainable travel, public transport, cycling and walking. Specific examples in the Masterplan that are designed to reduce the use of the car, in favour of more sustainable travel, include the provision of dedicated cycle storage for each dwelling, electric vehicle infrastructure being provided with each property, the provision of a communal electrical vehicle charging points within the village centre and subsidised bus travel for the first post construction year. Other measures, such as the provision of high-speed fibre Internet should also encourage increased homeworking and reduced travel.

Within the site, a comprehensive network of footpath’s and cycleways is proposed, along with enhanced cycle links to Chichester and potentially elsewhere. Such measures should further encourage more sustainable travel in the future.

Clause 7 - Create a network of permeable and interconnected streets and public spaces.

The Masterplan seeks to ensure that the proposed new development integrates well with its surroundings. This will be achieved by reinforcing existing connections and creating new connections, in accordance with the “One Village” vision. The proposed footpaths and cycle network have already been referred to in this report, but these also relevant. The Masterplan makes reference to a potential Movement Strategy, which seeks to sustainability connect the site with the existing village of Tangmere to the east and Chichester to the west. Within the development, a strong north-south link is proposed along the spine road. Furthermore, important links eastwards

towards Tangmere are proposed, along with secondary and tertiary routes that will all connect to facilitate integration and connectivity.

Clause 8 - Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks.

The principal access into the site is proposed from the north, with the spine road then proposed in a southerly direction towards Tangmere Road to the south where it will connect with a new roundabout. This will also incorporate appropriate links to the east to ensure that there is accessibility to the existing village.

At this stage, the potential effects of the proposed development on the strategic and local road networks have not been verified, but this work is in hand. A Transport Assessment (TA) is currently being prepared and this will be submitted with any future outline planning application. This will help identify measures that are needed to mitigate the impacts of the proposed development on the local highway network. West Sussex County Council, as highway authority, supports this approach.

Clause 9 - Provide for timely delivery of physical infrastructure, including sewage connections and fibre-optic broadband.

The Masterplan acknowledges the need for appropriate infrastructure to be provided to help support the proposed development. At this stage, however, precise and detailed provision has not been established or agreed, although a significant amount of work is currently being undertaken, in advance of the submission of any future outline planning application.

A section 106 agreement will be needed as part of any future outline planning application. This will include a variety of triggers that will be needed for the delivery of all of the infrastructure that is required to support the development. Examples will include drainage, affordable housing, appropriate highway improvements, education and community facilities, open space provision and other requirements, such as high-speed fibre-optic broadband and other sustainability measures.

Clause 10 - Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities).

The Masterplan considers the need for a range of additional community and other facilities to help support the proposed development. For example, employment opportunities are likely to be provided within the new village centre. In relation to community facilities, two options are proposed – either an expansion of the existing community centre or through the provision of separate additional facilities to the west of Malcolm Road.

Provision is made for local shops within the village centre, for a new two form entry primary school to the north of that area and for possible health facilities, if these are required.

Clause 11 - Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces.

The Masterplan includes a specific section relating to green infrastructure and the provision of open space. Four specific areas of open space provision are envisaged as follows:-

Saxon Meadows - This would be a large area of multifunctional open space, proposed within the setting of Andrew's Church and the Tangmere Conservation area. It will include sport and recreation facilities, allotments, a community orchard and general amenity space.

Roman Fields - This would be a significant new central community park, located at the heart of the development. It will allow views of Chichester Cathedral, St Andrews Church, Halnaker Windmill and Oving church tower. It is proposed to be a quiet and natural open space, which maximises views and connects residents with the open countryside.

Green Corridors - This will comprise a series of semi-natural corridors which will provide a network of green, pedestrian and cycle routes that will link to the main open spaces within the development as well as the wider Tangmere village and the countryside beyond.

Countryside Edge - This will form a natural buffer around the northern, western and southern boundaries of the site. Its purpose is to create a new soft and attractive edge to the development. It will include natural play areas, quiet walking and cycle routes, as well as significant areas of habitat enhancement.

Clause 12 - Incorporate a green infrastructure strategy, providing an integrated network of green spaces, 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 approach explained in some detail above in relation to clause 11 is also relevant here. The Masterplan recognises that open space is vital to the prosperity, health and social cohesion of the community - a core principle of the "One Village" vision. The landscape strategy aims to create green parkland setting for the new homes and to deliver a multifunctional network of open space, which diversifies the lives of the new and existing communities and also enhances natural habitats.

Clause 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 (SUDS) will be implemented to minimise the risk of flooding and the overall approach will include an allowance for climate change. They will become positive and attractive features across the site, enhancing its overall character and providing ecological and amenity benefits.

Measures are also proposed to retain existing ditches and to provide new chalk streams, wetland areas and attenuation ponds, particularly towards the southern end of the site within the Countryside Edge. Measures will also be introduced to help reduce water consumption and to achieve high standards of water efficiency. The measures proposed are expected to reduce domestic water consumption to no more than 110 litres per person each day.

Clause 14 - Assess the potential for including renewable energy schemes.

The design of new homes will be adaptable for the future and each home will incorporate smart energy systems to help facilitate efficient energy use. The development will also be constructed in accordance with the outcome of the current Future Homes Standards consultation, in order to help ensure increased fabric standards, higher energy efficiency standards and the provision of appropriate technologies, such as solar PV systems

Design measures have been incorporated into the Masterplan (see page 40) to demonstrate how proposed dwellings will be designed and orientated to promote the maximisation of passive solar gains and natural daylight. Dwellings will also incorporate natural ventilation, to help reduce the risk of overheating and the use of high-performance glazing to reduce heat loss.

Clause 15 – Demonstrate a good understanding and respect for the natural environment, its heritage assets and the setting, both within the site and in the wider locality, whether designated or not, and includes details of how the natural environment and heritage assets will be preserved, conserved and enhanced.

The Masterplan includes an assessment of both the natural environment and the local heritage assets, within the site and beyond. This assessment features early in the Masterplan and this will help ensure that the scheme will be respectful of, and benefits from, the existing topography, landscape features and views towards key landmarks in the surrounding area. This will include reinforcing existing natural features such as field boundary hedgerows, and creating opportunities for biodiversity gain.

In relation to the environment, section 2 of the Masterplan establishes a clear understanding of the existing site and sets out the conceptual issues that informed its evolution. This included important considerations such as the environmental context, landscape, the natural heritage and trees and hedgerows.

In relation to cultural heritage, the Masterplan acknowledges that both the site and the surrounding area contain a rich cultural heritage resource, which includes archaeological evidence, extant buildings and intact areas of historic landscape. A number of examples have already been referred to in this report. The Masterplan also includes four cultural heritage criteria against which any (future) Design Brief might be developed.

Overall, it is considered that the scheme will be respectful of the existing topography, landscape features and views towards key landmarks in the surrounding area. The

proposed approach will include reinforcing existing natural features such as field boundary hedgerows and creating opportunities for biodiversity gain.

Tangmere Neighbourhood Plan.

There is a “made” Neighbourhood Plan for Tangmere and this is an important and material consideration for relevant future planning decisions. The principal policy for considering this Masterplan is Policy 2.

Policy 2: Strategic Housing Development

Development proposals for housing and other uses on land designated by the development plan as the Tangmere Strategic Development Location (TSDL) and associated land, as shown on the Policies Map, will be supported, provided they accord with the following principles:

- i. The site layout makes provision for the Tangmere Sustainable Movement Network of Policy 9, including the creation of the ‘East-West Corridor’ and the ‘North-South Link Road’ including road, footpath, cycleway and bus routes as shown on the Policies Map and Concept Plan;***

Masterplan approach - It is considered that the proposed strategy, as set out in the Masterplan, generally makes the required provision for complying with the required movement strategy. It includes an East-West corridor, (to provide good access from the Spine Road to Tangmere village) a principal North-South link road (linking the main access from the A27 down to Tangmere Road to the south), a fully integrated network of footpaths and cycleways and the provision of enhanced and subsidised public transport,.

- ii. The provision of the ‘East–West Corridor’ includes the formation of the ‘Village Main Street’ as an extension of Malcolm Road into the site, as shown on the Policies Map and Concept Plan;***

Masterplan approach - The Masterplan approach includes an east-west corridor, which links to an enhanced village centre and a development which delivers a comprehensively planned expansion of Tangmere. The Masterplan promotes a village centre at Malcolm Road, which is designed to promote a feeling of community within a pedestrian priority space and a cluster of supporting community uses. Importantly, the Masterplan recognises the importance of land to the west of Malcolm Road being developed as an extension to the existing village, rather than as a potentially more isolated new development.

The Masterplan has evolved following extensive discussions on the options of Malcolm Road being a through route or one that is not. After detailed consideration, it has been concluded by Countryside that east-west connectivity is best achieved

with Malcolm Road being a no through route for vehicles, but open to pedestrians and cyclists. This matter is considered in more detail in paragraphs 11.3 to 11.9 of this report, as it has been raised by Tangmere Parish Council in its consultation response to the Masterplan.

iii. The character of housing development takes into account the following principles:

- a. Around the 'Village Main Street' and 'East-West Corridor' there will be an emphasis on the provision of housing types that are of a smaller size suited to starter homes and homes for downsizing and on establishing a layout that provides attractive, safe and accessible pedestrian and cycle links to the 'East-West Corridor', to the new Primary School and to the 'Village Main Street';***

Masterplan approach - In relation to housing types and sizes, it is a little too early in the process to be definitive. However, the Masterplan proposes variety in architectural form and character across the site, in order to create a distinctive and attractive series of neighbourhoods. It proposes four (4) character areas, including one based around the Village Centre and which will incorporate safe and accessible pedestrian and cycle links to connect all community uses. It also promotes sustainable access to and from the proposed new primary school and enhanced village centre.

- b. Toward the southern and western periphery of the TSDL, there will be an emphasis on the provision of housing types and built forms that help create an attractive rural edge to the settlement, including larger size family homes, and on establishing a layout that contributes to the setting and delivery of the Tangmere Green Infrastructure Network as set out in Policy 8. In establishing the layout, regard should be had to the high winter groundwater levels, with consideration given to providing ponds and water areas to create an effective flood protection scheme, forming part of a sustainable drainage system. The layout should also contribute to the setting, delivery, accessibility and safe use of the Sustainable Movement Network as set out in Policy 9;***

Masterplan approach - As already explained in this report, variety in architectural form and character is proposed, including to the west and south of the site, a specific character area, (the "Countryside Edge"). The Masterplan sets out the proposed approach to density for this area, which is expected to be at the lower end and in the order of 25-30 dwellings per hectare.

More generally, the Masterplan provides for a range of densities to be applied, which will vary between 25-30 and 35- 40 dwellings per hectare across the developable areas of the site as a whole. The Masterplan acknowledges that lower densities and a more fragmented approach will be required within the most sensitive locations within the site. The layout proposes good provision for the delivery of a green infrastructure network and the provision of adequate flood protection measures in the

most appropriate parts of the site. For example, permanent water features tend to be proposed within the southern part of the site.

- iii. Affordable homes will be provided throughout the site in line with Policy 34 of the Chichester Local Plan –Key Policies 2014-29 though there will be at least 40% of that provision made in the form of intermediate housing tenures;**

Masterplan approach - It is proposed to ensure that housing provision will be fully in accordance with current planning policy. This is envisaged to require 30% affordable housing provision. Of this affordable housing provision, 40% of this affordable housing element is proposed to be in the form of intermediate housing tenures and 60% affordable rented. The aim is to fully comply with the Tangmere Neighbourhood Plan.

- iv. Development will be dependent on the provision of infrastructure for adequate waste water conveyance and treatment to meet strict environmental standards;**

Masterplan approach - As has been previously stated at paragraph 8.3 (Clause 8), detailed infrastructure matters will be considered as part of any future outline planning application. However, the need for appropriate supporting infrastructure is fully recognised in the Masterplan. It is anticipated that detailed provisions will be submitted to support any future outline planning application.

- v. The development layout and buildings will sustain and enhance the significance of the character and setting of, and views to, St. Andrews Church and of the Tangmere Conservation Area;**

Masterplan approach - As also stated at paragraph 8.3 (Clause 3) above, the need for lower housing densities within or close to the more sensitive locations is recognised. One of the four character areas envisaged in the Masterplan is referred to as the “Historic Setting”. This is centred around the important St Andrews Church and the adjacent Tangmere Conservation Area. Lower density is proposed within this area, particularly when in close proximity to sensitive edges.

- vi. The development layout will contribute to creating and sustaining the Tangmere Green Infrastructure Network of Policy 8 and will specifically comprise:**

- a. the retention of existing hedgerows and other landscape features within and on the edge of the site that are of significant value to deliver biodiversity benefits and to form part of the Tangmere Sustainable Movement Network of Policy 9;**

Masterplan approach - The Masterplan indicates significant retention of existing landscape features (trees and hedgerows) and includes a specific section which deals with green infrastructure and biodiversity. It recognises that open space is vital to the prosperity, health and social cohesion of the community. The proposed

landscape strategy aims to create a Green Park and setting and to deliver a multifunctional and high-performance network of open space.

Proposals will include a network of green infrastructure, which will comprise areas of informal and formal open space and enhanced structural planting, naturalised surface water attenuation ponds, improved or new habitats and civic spaces within primary community hubs. It is noteworthy that, overall, the level of proposed open space within the Masterplan (around 33 hectares, including formal and informal open space, allotments and orchard) will quite significantly exceed the amount (around 10.3 hectares) that is actually required through existing adopted policies. This is a welcome element of the overall scheme.

b. the creation of a new nature conservation area, comprising suitable means of managing public access to create and sustain biodiversity value;

Masterplan approach - Four principal elements of new provision are proposed. To the south-east of the site “Saxon Meadows” would comprise a large area multifunctional open space, proposed allotments and a community orchard, which will be connected to a series of green corridors. To the north-west of the site, “Roman Fields” would be a significant new central community Park at the heart of the development and allowing views of Chichester Cathedral, St Andrews Church and other important local features.

More importantly in relation to nature conservation, a series of Green Corridors are proposed throughout the scheme, which would be semi-natural and would provide pedestrian and cycle routes for the link to the primary green spaces and the countryside beyond. These can also function as supplementary open space. To the north, west and south of the site, natural buffers are proposed within the “Countryside Edge”, which are designed to create a soft and attractive edge to the development, quiet walking and cycle routes and significant areas of habitat enhancement. Cumulatively, these latter two provisions, in particular, will help to deliver the Neighbourhood Plan vision for nature conservation, public access and biodiversity.

c. a Community Orchard/Garden/Allotment in the broad location shown on the Concept Plan;

Masterplan approach - Within the “Saxon Meadows” open space provision, a community orchard and new allotments (2.9 hectares) are proposed. This includes sufficient provision to potentially facilitate the relocation of the existing allotments at the Tangmere Military Aviation Museum. This is also referred to below in relation to Neighbourhood Plan Policy 6.

d. a Structural Landscape Belt around the north-eastern, northern, western and southern boundaries of the site of sufficient width to include a landscape amenity and a foot and cycle path along its entire length to form part of the Tangmere Masterplan approach –

Masterplan approach - As explained above, the proposed “Countryside Edge” along the northern, western and southern boundaries of the site will deliver what is required under this element of the Neighbourhood Plan policy. These will have sufficient width to accommodate footpaths, cycleways as well as other features such as natural water features and incidental open space.

e. Sustainable Movement Network of Policy 9;

Masterplan approach - The Masterplan includes significant opportunities for sustainable movement both within the site and beyond.

f. a new Public Park in the broad location shown on the Concept Plan, comprising sufficient space to include a children’s play area, a recreational area, sports pitches and an outdoor sports pavilion, all of which connect with the Tangmere Sustainable Movement Network of Policy 9; and

Masterplan approach - A new public open space, referred to as Saxon Meadows, is proposed within the development, as envisaged by this part of the policy. It also includes a mix of provision and will be well connected as a result of the proposed provision of key pedestrian and cycle links.

g. proposals for securing the satisfactory ongoing management of all the Tangmere Green Infrastructure Network within the site;

Masterplan approach - At this early stage of the process, it is premature to consider the issue of potential future management. However, there has been early engagement with Tangmere Parish Council and it is anticipated that this will continue in the future. The requirement to ensure appropriate ongoing management will be secured through any future Section106 legal agreement that might be linked to any future outline planning permission.

vii. There will be approximately 2.4 hectares of land safeguarded for a new Primary School in the broad location shown on the Concept Plan;

Masterplan approach - A site of 2.4 hectares is included within the Masterplan to accommodate a new two form entry primary school. This is proposed to be located to the west of the existing open space and the north of Malcolm Road. In addition, a further 0.6 hectares of land adjacent to the proposed school site is proposed to be “safeguarded” in order to facilitate possible future expansion or the relocation of the existing Tangmere Primary school Academy. This is also referred to below in relation to Neighbourhood Plan Policy 4.

viii. There will be a new Community Facility provided in the broad location shown on the Concept Plan to serve the existing and new communities and:

Masterplan approach - The Masterplan presents 2 possible options for possible locations for a new community building to the west of the existing village. The Neighbourhood Plan policy requires the provision of a new large community facility in a location to be determined in the Masterplan.

The recent consultation exercises identified that there are options as to what might be needed and as to how these additional facilities might be best provided in the future. The options are an expansion of the existing facility or the provision of a new facility altogether.

The Masterplan consequently suggests possible alternative locations, so as to reflect the fact that different options exist. Additional work will need to be undertaken in order to help identify how and what future community facilities might be best provided and needed in Tangmere. Tangmere Parish Council will have an important role here. At this stage, however, the Masterplan presents options for the provision of new facilities

- a. will comprise rooms and facilities to service large community events, including amongst others a Youth Club, Community Kitchen, an Artisan Local Market, a café and a room suited to early years childcare service provision; and***

Masterplan approach - Following on from what is stated above, the Masterplan suggests provision that will have the capability of providing all these types of facility (or any others that might be identified) as being needed or appropriate for Tangmere. The further work suggested above will again be important here.

- b. will include proposals for securing the satisfactory ongoing management of all the Tangmere Green Infrastructure Network within the site;***

Masterplan approach - As stated above, at this early stage of the process, it is also premature to consider and settle the issue of future management of the Green Infrastructure Network. However, there has been early engagement with Tangmere Parish Council and this will also continue in the future. As explained above, this may well be a matter for any possible future Section 106 Agreement.

- ix. Commercial uses on the site will be provided in the form of a small parade in the 'Village Main Street' to serve the convenience and local services needs of the existing and new residents and comprising a mix of units suited to A1-A5 and B1 (a) uses (subject to marketing evidence), some or all of which may be delivered with dwellings on upper floors.***

Masterplan approach - The Masterplan acknowledges the need for a mixed-use village centre to be provided and importantly safeguards 0.5 ha of land to help deliver it. Furthermore, a broad range of potential land uses are envisaged and provided for in the Masterplan. At this early stage, the detailed composition of such provision cannot be fully determined. This will evolve through the planning process

and in consultation with the local community. However, the Masterplan recognises the need to comply with this requirement.