



Representation Form

Local Plan 2021 – 2039 Publication Stage

Ref:

(For official
use only)

The consultation on the Local Plan 2021 – 2039: Proposed Submission will run from 3 February 2023 to 17 March 2023. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplan

All comments must be received by 5pm on Friday 17 March 2023.

There are a number of ways to make your comments:

- Comment on the document on the internet using our online consultation website www.chichester.gov.uk/localplanconsultation (**Recommended**)
- Post a copy of this form to us at: Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY

How to use this form

Please complete Part A in full. Please note anonymous comments cannot be accepted, a full address including postcode must be provided.

Please complete Part B overleaf, using a new form for each separate policy or paragraph that you wish to comment on. Please identify which paragraph your comment relates to by completing the appropriate box.

For more information, or if you need assistance completing this form, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk or telephone 01243 785166.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

2. Agent's Details (if applicable)

Title

Mrs

First Name

Elsbeth

Last Name

Rendall

Job Title

Director

(where relevant)

Organisation

Address Line 1

[REDACTED]

Line 2	<div><div></div></div>	
Line 3	<div><div></div></div>	
Line 4	<div><div></div></div>	
Post Code	<div><div></div></div>	
Telephone Number	<div><div></div></div>	
E-mail Address	<div><div></div></div>	

Part B

Please use a new form for each representation that you wish to make. Please note anonymous comments cannot be accepted. Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at:

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

Name or Organisation: Elspeth Rendall

3. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text"/>	Policy	P11	Policies Map	<input type="text"/>
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input checked="" type="text" value="X"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input checked="" type="text" value="X"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Local authorities are required by law to preserve or enhance their Conservation Areas and part of that is to process is the production of a character appraisal to explain what is important about the area. I think that policy 11 has not been legally complied with as the council has failed in that its building plan fails to "preserve and enhance" its conservation area. In fact, far from being legally compliant, the council has ignored and disregarded the Character Appraisal carried out for it which concludes: "that the most significant features of the Tangmere Conservation Area are:

- Tranquil and rural character of the earlier historic core along Church Lane." (see relevant marked page from the Character appraisal) and extract from page 10 Tangmere Conservation Area (character appraisal and management proposals 2014)

The heritage of the "historic core" centres around the Saxon church (mentioned in the Domesday Book) and its immediate environs i.e. Saxon Meadow and the fields surrounding it and Saxon Meadow.

The commonwealth graves situated in St Andrew's Churchyard are of national importance and deserve to be surrounded with tranquillity and treated with respect. The links with WW11, the battle of Britain and Douglas Bader should be noted.

The views into and from Saxon Meadow include wide open farmland with vistas that include Oving Church Spire and Chichester Cathedral spires, as well as the South Downs. This farm land and the historic views within in both into and out of Saxon Meadow are worth saving and protecting for future generations. Indeed, the Saxon church of St Andrew's Tangmere has an historical link with St Andrew's Church, Oving which is situated along Church Lane in Oving. The fact that you can see the spire of the linked churches i.e from Oving you can see Tangmere church spire and vice versa is of import as there is an historical link between the two churches.

The rural nature of the historic tangmere around church lane, its wide open vistas and good arable farm land should be “preserved and protected” not destroyed. The plan is in total contrast this legal duty. The size, density and proximity of the buildings in a rural setting is unsympathetic and will destroy what I would have thought a conservation area was established to preserve.

For the reasons above the plan is also unsound.

See extracts and photos

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The plan needs to be moved away from the conservation area otherwise the Council will still be acting unlawfully. To protect and preserve the views, farmland and rural nature of historic tangmere, the conservation area needs to be extended to incorporate Tangmere and Oving.

The council should look to use brownfield sites rather than destroy greenfield sites of outstanding beauty – as recognised by the council itself by awarding part of the area (i.e, Saxon Meadow) with Conservation status. The council should prioritise using unused buildings within the city centre and urban sites which will then enable it to comply with its legal obligations under P11.

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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No, I do not wish to participate in hearing session(s)

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Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing sessions(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

This is an important issue and I would like my views to be heard and taken into account

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

east around what appears to be a communal space beside a north-south trackway that subsequently became Tangmere Road. The arrival of the Royal Air Force in the early twentieth-century led to significant growth, which continued into the post-war period and formed the catalyst for subsequent development.

The Character Appraisal concludes that the most significant features of the Tangmere Conservation Area are:

- Medieval and later post-medieval core of the village now largely surrounded by 20th century housing development;
- Historic buildings and boundary walls generally constructed of brick and flint;
- Long narrow front gardens, although regrettably many now converted to hard standings for car parking;
- Trees and green areas help to retain village atmosphere;
- High quality early-mid 20th century development to the north, including The Spitfire Club, which contrasts with more modern development
- RAF airfield to the south had a profound effect on the village's development.
- Tranquil and rural character of the earlier historic core along Church Lane.

1.3 WHY A CHARACTER APPRAISAL IS NEEDED

This document has been produced for Chichester District Council following consultation with the local community. Local authorities are required by law to preserve or enhance their Conservation Areas and part of that process is the production of a character appraisal to explain what is important about the area.

Part I of this document therefore defines the key elements that contribute to the special historic and architectural character of the Tangmere Conservation

Area 2: Church Lane and earlier medieval core.

Earlier medieval settlement indicative of a manorial arrangement centred on St Andrew's Church. A particular feature of this is the agricultural landscape at the centre of the village and its importance in expressing its rural situation.

Key characteristics:

- Distinctly rural quality of Church Lane
- Medieval core on the periphery of the modern village centre
- Flat landscape surrounding with long distance views to Chichester Cathedral and neighbouring church spires
- Views to the South Downs in the distance

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St Andrew's Tangmere



Allied and German war graves, St Andrew's Church

he died in 1806 his estates totalled 17,000 acres. He administered these estates very carefully and was easily the largest landowner in the area. The only other estate

building of a railway station at Drayton did something to relieve Tangmere's isolation and there was a telegraph office there.



View of the St Andrew's Tangmere from the fields

View from houses into fields Saxon Meadow - below



View with Oving church spire





