

Planning Compliance Statement

Infrastructure 2 - Reserved Matters Submission

Land adjacent to A27 Copse Farm, Tangmere
Road, Tangmere, West Sussex

November 2025

Turley

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Countryside Properties (UK) Ltd, part of the Vistry Group

02101

14th November 2025

1. Introduction

- 1.1 This Planning Statement is submitted on behalf of Countryside Properties (UK) Ltd, part of the Vistry Group, to Chichester District Council (CDC) in support of the second reserved matters application for infrastructure (IRM2) relating to land adjacent to A27 Copse Farm, Tangmere Road, Tangmere, West Sussex, hereafter referred to as 'the Site'.
- 1.2 The site is now known as 'Three Spires' following a site naming exercise.
- 1.3 The package includes:
 - Approval of reserved matters (layout, appearance, scale and landscape) pursuant to condition 3 of the outline planning permission (planning ref. 20/02893/OUT) granted 29th May 2025 for infrastructure works: package 2 (herein referred to as IRM2); and
 - Within this IRM2 submission details of future access for maintenance of any watercourse or culvert pursuant to the discharge of condition 9.
 - Corresponding phased discharge planning conditions which have been submitted concurrently to IRM2. These four submission packages seek to discharge the following conditions pursuant to the outline permission:
 - Condition Package 2A – Conditions 5, 24, 30, 31, 32, 33, 34, 35, 37 and 38 (Planning Portal Ref:14465439).
 - Condition Package 2B – Conditions 39, 40, 41, 44, 45 and 46 (Planning Portal Ref: 14465445).
 - Condition Package 2C – Conditions 14, 28, 29 and 38 (Planning Portal Ref: 14465452).
 - Submission of strategic conditions submitted on a site-wide basis – Condition 4, 26, 35, 36 and 50 (Planning Portal Reference: 14465361)
- 1.4 The statement is submitted to assist the local planning authority and third parties to fully understand the format and content of the applications and how they comply and satisfy the requirements of the outline planning permission.
- 1.5 The submission follows extensive pre-application discussions with CDC officers to agree the interpretation and requirements of the outline planning permission and to discuss the applications content and acceptability. Discussions have also been held with Tangmere Parish Council and West Sussex County Council. A public exhibition was also held on 22nd October 2025 to inform the community of the proposals, details of which are provided in the accompanying Statement of Community Engagement.
- 1.6 The application comprises the following documents:

Table 1.1: Reserved Matters Submission Documents

Plan / Document	Prepared by
Application Forms	Turley
CIL Form 1 (additional information) and CIL Form 2 (assumption of liability)	Turley
Covering Letter	Turley
Planning Statement	Turley
Location Plan (denoting extent of reserved matters submission)	Tor& Co
Block Plan	Tor & Co
Existing and proposed site sections, finished floor levels and site levels	Tor & Co
<i>Please refer to drawing schedule at Appendix 1</i>	
Design and Access Statement	Tor &Co
Statement of Community Engagement	Turley
Environmental Statement Validation Note.	Turley
<i>NB: This also includes technical notes in relation to:</i>	
<ul style="list-style-type: none"> • <i>Transport</i> • <i>Air Quality</i> • <i>Noise</i> • <i>Ecology</i> 	

One Village Vision

1.7 The vision for Three Spires at Tangmere, is set out in the outline planning application, which states:

"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."

1.8 This reserved matters submission seeks to bring this Vision to life.

Planning Statement Structure

1.9 The remainder of this Statement is structured as follows:

- Section 2: Site and Surrounding Area

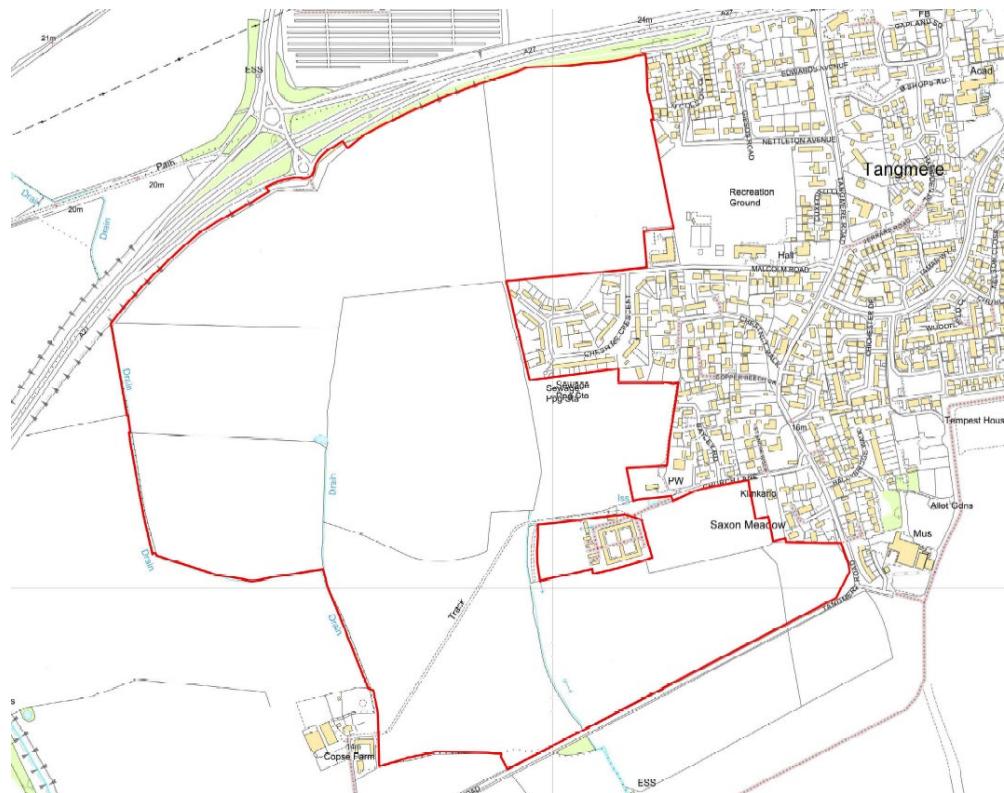
- Section 3: The Outline Planning Permission
- Section 4: The Proposed Development
- Section 5: EIA Compliance
- Section 6: Relevant Planning Policy Context
- Section 7: Assessment of Reserved Matters Proposals
- Section 8: Conclusions.

2. Site and Surrounding Area

Three Spires – Site Location

- 2.1 The site is located in West Sussex, adjacent to the western side of the village of Tangmere, near Chichester. The Three Spires site extends to circa. 76ha of formerly agricultural land. Internally the site is defined by a number of field boundaries which include hedgerows with some trees and sparse scattered scrub along ditch lines.
- 2.2 The village of Tangmere lies immediately to the east of the site, with the site running from the A27 to the north and then in a southerly direction around the existing village, adjacent to the Grade 1 Listed St Andrews Church, before reaching Tangmere Road.
- 2.3 The site is bounded to the north by the A27 Trunk Road, from which the principal access into the site will be located. The A27 is a Trunk Road which connects Southampton to the west and Folkestone to the east
- 2.4 Tangmere Road forms the whole of the site's southern boundary, running westwards as far as Copse Farm. The site's western boundary includes some existing hedgerows, and it then staggers slightly north-westerly, before reaching the A27. There is an established hedge along the southern boundary.
- 2.5 The site is generally flat and open, and a number of natural watercourses run through the site.
- 2.6 Within the site itself, there are no formally designated areas. The nearest Site of Special Scientific Interest (SSSI) is Hailnaker Chalk Pit, which is located approximately 2.7 km to the north-east of the site. A number of European designations are located within the wider surrounds of the site, including the Chichester and Langstone Harbour Special Protected Area and the Solent Maritime Special Area of Conservation, which lies 5.7 km to the west of the site. Pagham Harbour is located 6.3 km to the south.
- 2.7 The Site Location Plan of the consented outline planning application is provided below for context:

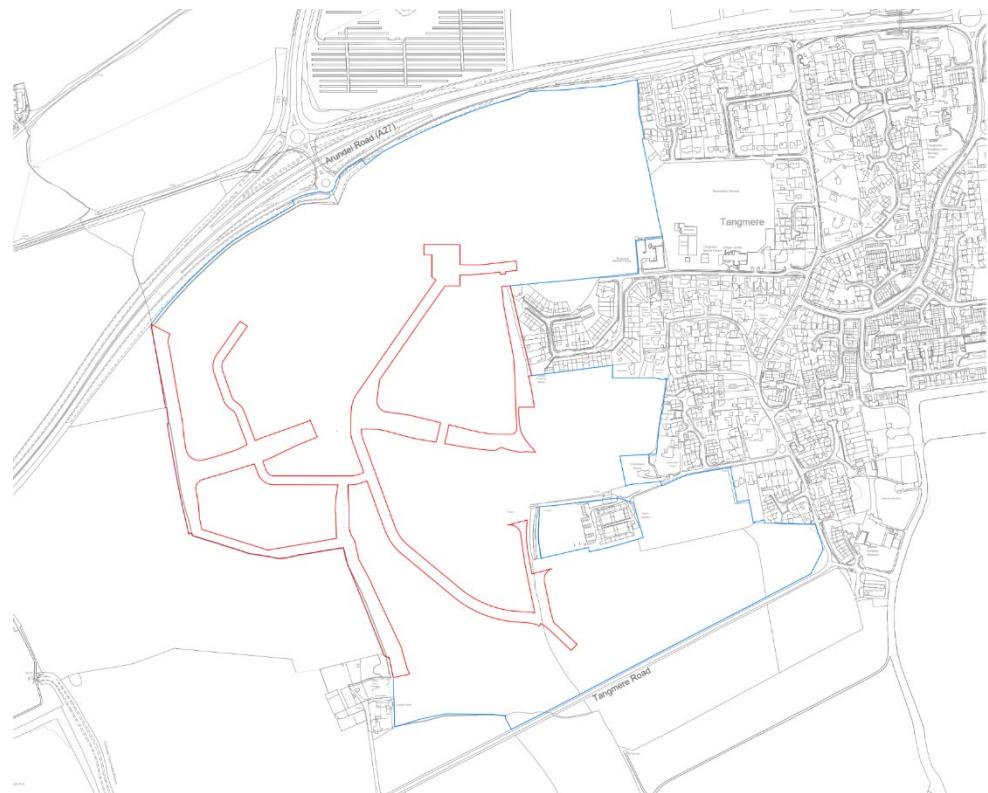
Figure 2.1: Extract of Site Location Plan 180620_TOR_001_C [not to scale]



The extent of the reserved matters site

2.8 The extent of this reserved matters submission is shown on the submitted site location plan (IRM2-XX-DR-L-P-009), see an extract of this plan below at figure 2.2:

Figure 2.2: Extract of reserved matters site location plan [not to scale]



2.9 The site comprises a series of parcels spread throughout the wider development plot, and principally comprises:

- The Arrival Square, a hub connecting the route from the principal access to the further spine road and village centre.
- The Western Boundary, a landscaped development edge with footpath.
- The Central Green Corridor, a landscaped swathe of open space with footpath connecting the sports pitches with the Roman Fields central open space.
- The Eastern Corridor, a landscaped cycle route connecting the village centre to the sports pitches and Tangmere Road.
- The southern Spine Road, connecting the arrival square to Tangmere Road and the Western Loop.

2.10 The reserved matters site extends to some 8.141 ha.

3. The Outline Planning Permission

Overview

3.1 The principle of the extension to the settlement of Tangmere was approved through outline planning permission 20/02893/OUT granted 29th May 2025.

3.2 The description of development was as follows:

“Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping station(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the secondary access at Malcolm Road.”

3.3 A signed Section 106 agreement accompanied the planning permission which contains several obligations and financial contributions. Those relevant to IRM2 include:

Relevant Section 106 Requirements to IRM2

Chichester & Langstone Harbours Recreational Disturbance Mitigation Scheme	Schedule 1 Part 2, Para11.1
Landscaping Plan for Open Space	Schedule 1 Part 2, Para2.1 Required as part of any RM application that includes open space.
Play Area Specification Plan	Schedule 1, Part 2, Para4

3.4 The outline permission has been amended through non-material amendment permission (reference 25/02460/NMA) granted on 11th September which changes the wording of planning conditions 8, 10 and 43 to add ‘that are not utility buildings’ and

3.5 The outline permission has been amended through non-material amendment permission reference 25/02536/NMA) to amend condition 2 to facilitate substantial accordance with the approved parameter plans rather than full accordance.

3.6 The permission as a whole is tied by condition 2 to a set of controlling development parameters that define the minimum and maximum amount, scale and form of all aspects of the development.

3.7 The permission approved up to 1,300 across the site as a whole, as defined by condition 7. The approved Land Use Parameter Plan also consented a mixed-use village centre and a primary school in the northeastern corner of the site.

3.8 The development parameters are approved as a set of 5 no. individual topic-based application drawings that were presented in the outline application documentation. All development pursuant to the outline permission should be in substantial accordance with the approved development parameters (as set out by condition 2 of the outline permission following consent of application reference 20/02893/OUT)). The parameter plans are:

- Land Use Parameters Plan – Ref. 002I-TOR-PP Rev 001M.
- Building Height Parameter Plan – Ref. TOR-PP-002 Rev L.
- Building Density Parameters Plan – Ref. TOR-PP-003 Rev 003I.
- Access Movement Parameters Plan – Ref. TOR-PP-004 Rev M.
- Open Space and Strategic Landscape Parameters Plan – Ref. TOR-PP-005 Rev Q.

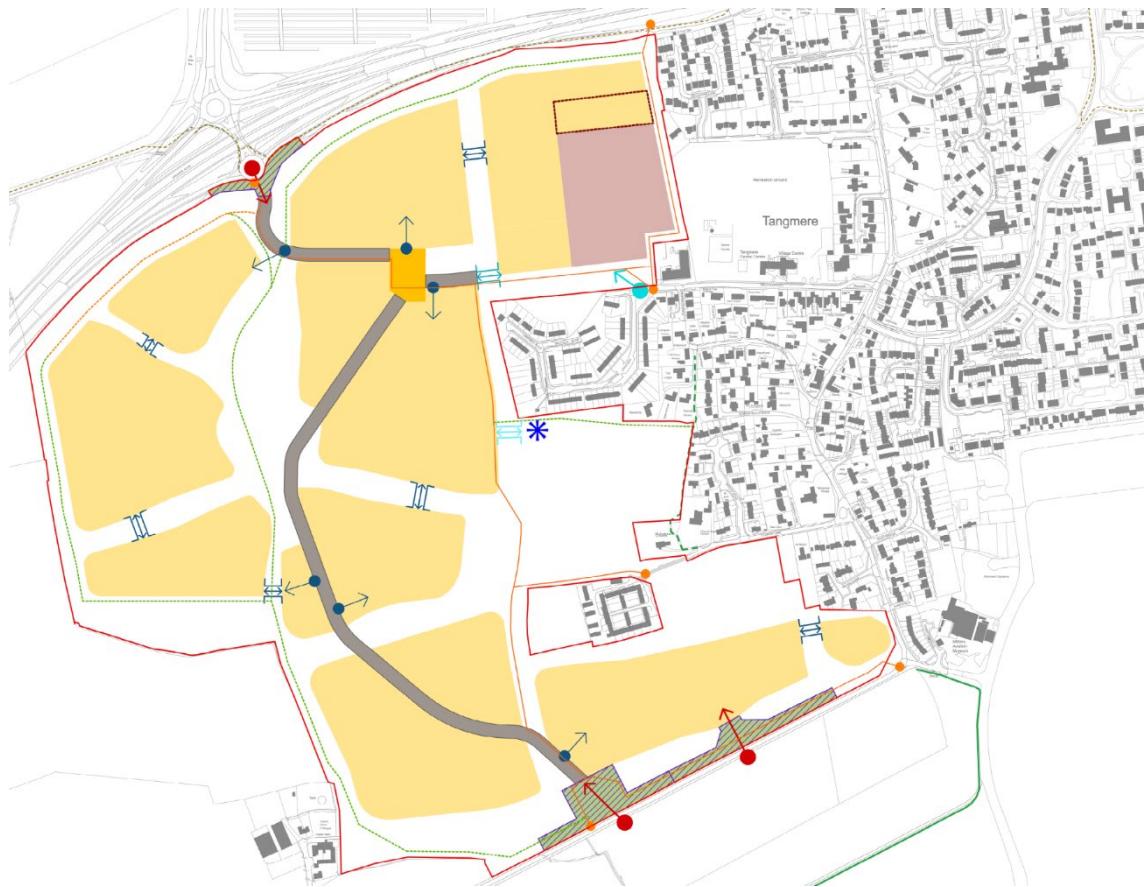
3.9 An extract of the land use parameter plan (PP-001-M) is provided at Figure 3.1 for reference.

Figure 3.1: Extract of Land Use Parameter Plan.



3.10 An extract of the access movement parameter plan (TOR-PP-004 Rev M) is provided at Figure 3.2 for reference.

Figure 3.2: Extract of Access and Movement Parameter Plan.



- 3.11 The permission requires that the first reserved matters submission is made to the Council no later than 3 years from the date of the permission (condition 3) and that the last reserved matters submission be made within 10 years from the date of the permission (condition 3).
- 3.12 In addition, condition 3 states that no development shall commence within any phase, parcel or area of infrastructure until full details of the layout, scale, appearance and landscaping for that phase, parcel or area of infrastructure have been submitted to and approved.
- 3.13 Condition 9 of the permission stipulates that each application for Reserved Matters for any phase, parcel or area of infrastructure should include details of suitable arrangements for the future access for maintenance of any watercourse or culvert (piped watercourse) crossing or abutting that phase, parcel or area of infrastructure.
- 3.14 This reserved matters submission meets the requirements of condition 3.

Compliance with Outline Conditions for IRM2

- 3.15 As aforementioned, IRM2 has been submitted concurrently with three applications to discharge phases specific conditions 5, 14, 16, 24, 28, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 44, 45 and 46.
- 3.16 A parallel submission for site wide conditions has also been submitted in relation to conditions 4, 26, 35, 36 and 50.
- 3.17 In addition, Condition 6 of the outline permission requires an overall Design Code for the development site as a whole to be submitted and approved before, or with, the first application for reserved matters on any phase or parcel which includes any buildings that are not utility buildings.
- 3.18 An application to discharge condition 6 was submitted on 22nd October 2025 and given reference 25/02535/DOC.
- 3.19 The Design Code builds on the work completed at outline stage and sets out the structural layers, design parameters and architectural character that has informed this reserved matters submission. The Design Code builds the spatial layers that have informed the layout, appearance and landscaping. The intention of the Design Code is to ensure that the design quality delivered across the wider Tangmere Strategic Development Location is consistent with the principles that were approved at the outline planning application stage.

4. Reserved Matters Approval: The Proposed Development

4.1 This application provides full details of the layout, scale, appearance and landscaping, pursuant to outline permission under reference 20/02893/OUT.

4.2 Permission is sought for the following description of development:

"Reserved Matters submission comprising layout, scale, appearance and landscaping pursuant to condition 3 of outline permission ref. 20/02893/OUT comprising infrastructure and landscaping works associated with the arrival square, southern and western loop elements of the main spine road, green corridors and western site boundary.

Details included pursuant to condition 9 (maintenance of watercourse)."

4.3 For the avoidance of doubt, this IRM2 application does not include the detailed design of any building and/or landscaping details of the development plots which will be covered by their own respective reserved matter submissions.

4.4 It should also be noted that a parallel reserved matters submission for infrastructure associated with the northern element of the spine road and strategic surface water drainage has been submitted. This is referred to as IRM1. This is submitted under planning portal reference 14381712. The Design and Access Statement provides a number of plans which show how the two submissions are comprehensively master planned.

4.5 Figure 4.1 below depicts the extent of the two reserved matters submissions:

Figure 4.1: Extent of IRM1 and IRM2 (Extract of Drg No: IRM1-XX-DR-L-P-023).



- 4.6 A full description of IRM2 is provided in the Design and Access Statement and the submitted plans, however a brief overview is provided below of the respective areas submitted.
- 4.7 Note given the nature of the submission, the section is not broken into the constituent 'reserved matters' of layout, scale, appearance and landscaping but rather the component parts of the scheme.

Landscaping Strategy

- 4.8 The green infrastructure network and landscape strategy is formed by four key zones:
 - **Saxon Meadows** - A large area of multi-functional open space in the setting of St. Andrew's Church and the Tangmere Conservation Area
 - **Roman Fields** - A significant new central community park at the heart of the development
 - **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
 - **Countryside edge** - A naturalistic buffer will be created along the countryside and Tangmere Road edge of the site, as a whole.
- 4.9 Figure 4.2 below visually shows these areas:

Figure 4.2: Extract of Figure 10: Landscape Strategy from the Design and Access Statement.



Fig. 10: Landscape Strategy

- █ IRM2 Application boundary
- █ Saxon Meadows
- █ Roman Fields
- █ Green Corridors
- █ Countryside edge

- 4.10 IRM2 covers sections of the green corridors and the countryside edge network, denoted by the blue and green wash respectively of Figure 4.2. These linear spaces provide the simple framework for the development, providing a network of naturalised spaces which facilitate active travel through the development, connecting residents with the village's existing and new facilities and amenities.
- 4.11 Drawing RM2-XX-DR-L-P-001 and 010 provide an overview of the landscape general arrangement covered by IRM2.
- 4.12 Drawings RM2-XX-DR-L-P-002 to 008 provide detailed landscape layouts for all areas of IRM2 setting out all hard and softworks proposals including detailed planting arrangements.

4.13 The approved outline parameter plans made provision for 26.86ha of net open space, including informal open space, allotments and orchards, parks, sport and recreation ground along with play provision. IRM2 and future reserved matters applications will deliver a total area of public open space equal to the approved masterplan.

4.14 Figure 4.3 below shows the extent of the landscaping within IRM2:

Figure 4.3: IRM2 Landscaping Extent.



Fig. 11: IRM2 Public Open Space provision

- IRM2 application boundary
- Informal open space (including amenity greenspace and natural / semi-natural greenspace)
 - ▲ Locally Equipped Area for Play
 - ▼ Local Area for Play
- Extent of earth bund
- Extent of attenuation basins

Play

4.15 The play provision for IRM2 includes 8 Local Areas for Play (LAPs) and a Locally Equipped Area for Play (LEAP).

4.16 The LEAP is located towards the eastern end of the central green corridor close to the sports pitches.

Hard Landscaping

4.17 The scheme aspires to deliver a simple, yet high quality palette of hard materials that delineates key spaces and gives the landscape an informal structure. The proposed hard materials palette is made up of a number of complementary tones and textures.

4.18 This palette will also reflect the changing landscape functions and will articulate key pedestrian movement corridors and shared surface areas within the internal streets.

4.19 These materials will be supplemented with further complementary paving, edging, structures and street furniture to achieve a high-quality scheme and remain consistent in character with the early development phases.

Soft Landscaping

4.20 The planting design utilises a considered mix of native species (or native cultivars) which are all locally prevalent and benefit local bird, insect and mammal populations, details are found in the tree schedule IRM2-XX-SH-L-P-001.

4.21 Planting proposals have been selected to enhance local distinctiveness and reflect the proposed street hierarchy to create interesting form, character and colour. Informal open spaces will consist of tree planting, ornamental and native shrubs and understorey structure planting with areas of long grassland margins, wildflower meadows and amenity grass which, when combined, aim to provide an attractive setting for the proposed development and amenity areas.

4.22 All proposed trees have been selected in compliance with the Design Code and have been selected and distributed to ensure that the ultimate size is appropriate to the location. Their positions have been coordinated with utilities, services and car parking and root barriers where required.

Access and Movement

4.23 IRM2 includes the majority of the internal road network within the site, comprising the length of the main spine road south from the arrival square to the Tangmere Road roundabout and the western loop road.

4.24 A number of simple priority junctions are included which also provide access into the future residential development plots, which subsequent reserved matters applications will need to accord with.

4.25 The internal network also provides for footpaths and cycleways, adjacent to the spine road, along the length of the Eastern Green Corridor and footpaths through the Central Green Corridor and Western Boundary areas.

4.26 The western loop of the spine road crosses the west section of the Central Green Corridor.

4.27 An extract of the internal network within IRM2 is provided below for ease:

Figure 4.4: Internal Road, cycleway and footpath Layout.



Fig. 12: Active travel network

- IRM2 application boundary
- Foot/ Cycleway within IRM2
- Foot/ Cycleway within other RMAs
- Primary recreation route within RM1
- Primary recreation route within other RMAs

The Arrival Square

4.28 IRM2 contains the arrival square which forms a connection between the site access road detailed within IRM1 and the main spine road connecting south to Tangmere Road. It also functions as a gateway to the west side of the village centre. The road through this square will be part of a block paved shared surface demarcated by bollards from the wide surrounding footpaths and cycleways. Street furniture and soft landscape planting will help define the pedestrian areas.

4.29 It is to be a square with a focus of areas of useable hard standing for community events and uses. It is designed to create the slowing of traffic to enable greater permeability by bikes and pedestrians.

4.30 The arrival square has been subject to detailed discussions with CDC and the Parish Council. As set out within the DAS the square has evolved in response to this proactive dialogue.

4.31 Full details of the proposed surface and spatial treatment is contained in the DAS with an extracted layout below:

Figure 4.5 extract of layout for the arrival square.



5. Environmental Impact Assessment Compliance

5.1 The outline planning permission was subject to an Environmental Statement (“ES”) and in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. This IRM2 application is supported by an ES Compliance Statement prepared by Turley to assess the scheme’s conformity with the findings of the original ES and to ensure it can be determined on the basis of an up-to-date evidence base. Note the ES Compliance Statement supports both IRM1 and IRM2.

5.2 The Compliance Review establishes that:

- Compliance with parameters – minor changes are proposed to the submitted parameters, which will not alter the conclusions of the submitted ES and ES Supplements;
- Baseline data – the baseline on which the assessment were against in the submitted ES and ES Supplements has been reviewed for each topic and is considered to remain valid;
- Traffic model validation – the use of the CATM model to inform the traffic, air and noise assessments remains valid; and
- Cumulative position – four additional Cumulative Projects have been identified which have been considered cumulatively with the Proposed Development and the other previously identified Cumulative Projects. No additional cumulative effects are reported.

5.3 In conclusion the review confirms that the previously submitted environmental information (2020 ES, 2022 ES Supplement and 2023 ES Supplement) remains adequate to assess the significant effects of the Proposed Development for the purpose of the RMAs, and no updates are required

6. Planning Policy Context

6.1 This section identified the relevant national and local planning policies and guidance which are relevant to the considerations of the proposals and assesses the application submission within this context.

The Development Plan

6.2 The adopted Development Plan in this case comprises:

- Chichester Local Plan 2021-2039 (adopted August 2025)
- Policies Map
- Tangmere Neighbourhood Plan (March 2016).

Chichester Local Plan 2021-2039

6.3 The following policies within the adopted Local Plan are considered relevant to IRM2:

- Policy A14 – Land West of Tangmere.
- Policy S1 – Spatial Development Strategy.
- Policy S2 – Settlement Hierarchy.
- Policy NE2 – Natural Landscape.
- Policy NE9 – Trees, Hedgerows and Woodlands.
- Policy NE21 – Pollution.
- Policy NE22 – Lighting.
- Policy NE24 – Noise.
- Policy P1 – Design Principles.
- Policy P2 – Local Character and Distinctiveness.
- Policy P4 – Layout and Access.
- Policy P8 – Materials.
- Policy T1 – Transport Infrastructure.
- Policy T2 – Transport and Development.
- Policy T3 – Active Travel Walking and Cycling Provision.
- Policy I1 – Infrastructure Provision.

Policies Map

6.4 An extract of the adopted proposals map is provided below at Figure 6.1. This shows that the site is allocated under Policy A14 (West of Tangmere).

Figure 6.1: Extract of Planning Policy Proposals Map.



Tangmere Neighbourhood Plan

6.5 The following policies within the Neighbourhood Plan are considered relevant to this application:

- Policy 2 – Strategic Housing Development.
- Policy 8 – Tangmere Green Infrastructure Network.
- Policy 9 – Tangmere Sustainable Movement Network.
- Policy 10 – Design.

Other Material Considerations

National Planning Policy Framework (the 'Framework') (December 2024)

6.6 The revised National Planning Policy Framework (the 'Framework') was published in December 2024. The Framework covers a range of issues to promote sustainable growth and protect the environment. The following paragraphs of the Framework are considered of particular relevance in the determination of this application.

- Paragraphs 7 – 11 (Presumption in favour of sustainable development).
- Paragraphs 39, 40, 48 – 49 (Decision-making).
- Paragraphs 109, 115, 116 and 117 (Promoting Sustainable Transport).

- Paragraphs 131 and 135 (Achieving Well-Designed Place).
- Paragraphs 187, 193, 196, 198 and 201 (Conserving and enhancing the natural environment).
 - Chapter 16 (Conserving and Enhancing the historic environment).

Planning Practice Guidance

6.7 The Planning Practice Guidance (PPG) is a web-based resource which provides further guidance and support on a variety of planning matters. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously provided guidance on many aspects of planning. The PPG confirms how a number of the Framework's planning policies are expected to be applied.

Supplementary Planning Documents ('SPDs') and Other Guidance ('SPGs')

6.8 Chichester District Council has adopted a number of SPDs and guidance which are a material consideration in the planning decision making process. Relevant SPDs to IRM2 include:

- Delivering Green Infrastructure in the Local Plan Area (January 2016).
- Planning Noise Advice Document (October 2021).

7. Assessment of Reserved Matters Proposals

- 7.1 This Section deals with the detail of the reserved matters proposals and demonstrates how the proposed development has been designed to have full regard to the guiding principles of the outline planning permission and the Design Code.
- 7.2 This application is to be determined in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act. This requires, in the first instance, regard to the Development Plan and then also material considerations.
- 7.3 As per Section 4 of this Statement, given the nature of the submission, this section is not broken into the constituent 'reserved matters' of layout, scale, appearance and landscaping but rather the component parts of the scheme. It should however be acknowledged that all these matters are for approval as part of the IRM2 submission.

The Principle of Development

- 7.4 Policy S2 sets out a clear statement of the presumption in favour of sustainable development, reflecting the position taken by the Framework.
- 7.5 Policy A14 allocates the site as 'Land West of Tangmere' which is to provide residential-led development of 1,300 dwellings, community facilities and open space. The delivery of the infrastructure proposed within this application accords with the policy requirement.
- 7.6 The outline planning permission has established the principle of development on the site. This is not revisited here.

Green Infrastructure / Landscaping

- 7.7 The adopted Development Plan contains the following policies in relation to landscaping and green infrastructure:
 - Policy A14 of the Local Plan sets out at points 5 and 6 that the development shall incorporate open space and green infrastructure, including parks, a community orchard, playing pitches, sports pavilion and new allotments and to make provision for green links to Tangmere village, and the South Downs National Park and Chichester city.
 - Policy P5 (Spaces and Landscaping) of the Local Plan notes that development will be expected to provide designs for open spaces and landscaping that are integrated and positively contribute to the development and surrounding context.
 - Policy P14 (Green Infrastructure) expects new development to contribute towards the provision of additional green and blue infrastructure, and the protection and enhancement of existing green and blue infrastructure.

- Policy P15 (Open Space, Sport and Recreation) requires that development proposals should retain, enhance, improve access and increase the quantity and quality of public open space, playing fields, sport and recreation facilities (including indoor facilities) and provide improved links to the green infrastructure network and existing rights of way.

It goes on to note that new or improved facilities should be provided in accordance with the quantity and access standards as set out in Tables 6.3 and 6.4 using the household size multiplier in Table 6.2.

- Policy 8 of the Tangmere Neighbourhood Plan: Tangmere Green Infrastructure Network which comprises a variety of green infrastructure assets, including informal open spaces, allotments, playing fields, landscaped noise attenuation buffers, assets of biodiversity value and children's play areas.

7.8 The open space and strategic landscape parameter plan (Ref No: TOR-PP-005 Rev Q) sets out the open space and landscape principles. This includes a network of green infrastructure, comprising areas of informal and formal open space, enhanced structural planting, naturalised surface water attenuation ponds and improved or new habitats and civic spaces.

7.9 In total, 26.86 hectares of land is proposed to be devoted to open space and landscaping. As set out in the committee report this is proposed to be broken down as follows:

- 19.3 hectares of informal open space, which will include amenity open space and natural and semi-natural green space.
- 5.0 hectares of parks, sport and recreation ground, (comprising 1.6 hectares of parks and 3.4 hectares of sport and recreation).
- 2.1 hectares of allotments.
- 0.46 hectares of community orchard.

7.10 The quantum and typologies of open space provision is therefore consented through the outline permission. The quantum of open space and strategic landscape is not therefore a matter for reconsideration through the reserved matters.

7.11 Notwithstanding this, in line with Policy P15 and based on the indicative housing mix provided at the outline stage using the housing multiplier the scheme generates a 'population' of circa 2,892 people. Based on this development population and utilising Table 6.3 of the Local Plan the scheme generates a requirement for:

Typology	Minimum quantity standards in ha per 1000 population	Requirement (ha)
Allotments	0.3	0.86745

Amenity Space	0.65	1.879475
Parks, Sport and Recreation Grounds	1.2	3.4698
Equipped Play Space (Children)	0.075	0.2168625
Equipped Play Space (Youth)	0.075	0.2168625
Accessible Natural Green Space	1.2	3.4698
Total for new provision	3.5	10.12025

7.12 The proposed development will in total provide a significant quantum of green infrastructure across the entirety of the Three Spires site in excess of policy requirements, 5.18ha coming forward as part of IRM2.

7.13 The scheme is therefore in full accordance with the Local Plan.

7.14 As noted in section 4, the proposed landscaping for IRM2 sits within the landscape character areas of the ‘Green Corridors’ and the ‘Countryside Edges’ as defined within Part 2 of the Design Code (see Figure 2.11 of Design Code). In relation to these areas the Design Code sets out a series of requirements that the respective reserved matters design must achieve. An assessment of the scheme against these criteria is provided in the table below:

Green Corridors (Table T.16 of Design Code)	Compliance
Ensure views to the local landmarks are retained and framed.	The central green corridor protects the views of both Chichester Cathedral and St Andrew’s Church.
Accommodate an integrated network of strategic and recreational walking and cycling routes (as established on the Access and Movement parameter plan).	Footpath is proposed within the central green corridor with a footpath/cycle way incorporated into the eastern green corridor.
Ensure Local Areas of Play (LAPs) are accommodated within incidental spaces.	A total of 8 are provided within the green corridors of IRM2 together with a LEAP.
Seek opportunities to create and connect areas of wildlife habitat.	The central green corridor connects the western edge to the eastern green corridor.

Green Corridors (Table T.16 of Design Code)	Compliance
Ensure safe pedestrian and cycle crossing points are provided where streets cross the green corridors.	Provided.
Countryside Edges (Table T.17 of Design Code)	Compliance
Ensure a soft, naturalistic transitional edge to the development is established.	A landscape edge is provided to the western boundary to form a contextually appropriate relationship with the countryside.
Propose predominantly native species planting.	As shown in the planting schedule
Incorporate views to the surrounding countryside	The entirety of the western edge affords views across the surrounding countryside
Integrate natural play features, recreational walking routes and SuDS features.	A total of four LAPs and a continuous footpath route are contained within the western edge. No SuDS features are located within IRM2 with all of these to be provided within the IRM1 area.
Seek to establish areas of enhanced wildlife habitat.	The connection with surrounding countryside allows for enhanced habitat.

7.15 In relation to planting the Design Code sets out a series of criteria between paragraphs 3.139 to 3.161. The IRM2 submission has had due regard to all of these requirements.

7.16 In a similar manner the Design Code also sets out design criteria for the play spaces at paragraphs 3.162 to 3.172. The IRM2 submission has had due regard to all of these requirements.

7.17 In summary, the proposed landscaping and green infrastructure is in full accordance with the outline planning permission and the Design Code. It also has due regard to the adopted planning policy position and is in compliance with the relevant adopted local plan policies.

Movement

7.18 The adopted Development Plan contains the following policies in relation to

- Policy T1 of the adopted Chichester Local Plan requires all development to demonstrate how it will support four key objectives: Avoiding or minimising the need to travel by car; Enabling access to sustainable means of travel,

including public transport, walking and cycling; Managing travel demand; and Mitigating the impacts of travel by car.

- Policy T2 states that proposals for new development will be required to contribute towards a safe, sustainable, connected and accessible transport network by designing to avoid and/or reduce the need to travel by car; providing new infrastructure or public transport services; incorporating safe and coherent pedestrian and cycle routes within major development sites and ensure connectivity to existing cycle routes; enabling the use of public transport to access local services and facilities; ensuring that the layout and design of the site provides sufficient space for all vehicles to manoeuvre without compromising the safety of pedestrians and cyclists or the ability to provide an appropriate level of landscaping across the site.
- Policy T3 requires development proposals to promote sustainable transport and prioritise walking and cycling.
- Policy 9 of the Tangmere Neighbourhood Plan: Tangmere Sustainable Movement Network calls for footpaths and cycleways of strategic value for promoting walking and cycling together with promoting public transport services within and beyond the village.

Highways

7.19 The approved Access and Movement Parameter Plan (Drawing ref: TOR-PP-004 Rev M) highlights the main spine road as the principal development road which provides access to the lower order primary, secondary and tertiary streets, to form a hierarchy of roads that will provide access to all parts of the site.

7.20 Whilst the potential locations for the primary roads were indicated on the Parameter Plan, they do allow for a 25-metre deviation from the indicated alignments.

7.21 The proposed highways infrastructure, considered as part of IRM2, indicated within the illustrative masterplan that a western loop was to be formed. Both the spine road and its western loop actively promote and include active travel measures including the footway / cycle link adjacent to the main spine road.

7.22 In relation to both the Spine Road and the Loop Road areas the Design Code sets out a series of technical requirements within Tables 22 and 23 that the respective reserved matters design must achieve. The spine and loop roads, that form part of IRM2, have been designed to these criteria. The main differences between the two are to allow for a wider carriageway to the Spine Road for up 30mph speed limits and to accommodate a bus route. The spine road incorporates an adjacent footpath of 2metres width and a shared cycle way/footpath of 3metres in width in addition to hard and soft landscaping to comply with the Design Code. The loop road features 2metre and 2.5metre footpaths on both sides with cycling encouraged on the road.

7.23 The full technical design comparison is shown in figure 7.1.

Figure 7.1 Design Code technical comparison.

	THE SPINE	LOOP STREET
TO BE ADOPTED	Yes	Yes
SPEED LIMIT (MAX.)	30 mph	20 mph
DESIGN SPEED	30 mph	20 mph
STANDARD CARRIAGEWAY WIDTH (EXCL. TRAFFIC CALMING)	6.5m (Bus Route, with minor widening on corners)	5.5m wide
FOOT-WAY WIDTH	2m foot-way on one side	2m footway on one side and 2.5m footway on the other side
CYCLEWAY	3m shared on one side	On street cycle provision
VERGES	Yes (swales can be incorporated as part of wider SuDS strategy)	Yes
BUS ACCESS	Yes	No
DIRECT VEHICULAR ACCESS TO PROPERTIES / COURTYARDS	No	Yes
PARKING PROVISION (OTHER THAN ON-PILOT & COURTYARDS)	No	On street bays (one side of carriageway) with intermittent planting / street trees
TRAFFIC CALMING (SUBJECT TO VEHICLE TRACKING)	Reduced speed limit, raised tables/ crossings, carriageway narrowing, tree planting	Reduced speed limit, raised tables, carriageway narrowing, tree planting, on-street parking
UTILITIES	Beneath foot-way	Beneath foot-way
JUNCTION RADII (MIN)	6m (subject to tracking)	6m (subject to tracking)
FORWARD VISIBILITY (MIN)	43m	25m
STREET LIGHTING HEIGHT	6m columns	6m columns
KERBING	Yes	Yes
STREET TREES	Yes, medium specimens	Yes, medium specimens

Cycleways and Footpaths

7.24 The approved Access and Movement Parameter Plan (ref: TOR-PP-004 Rev M) highlights the independent cycleways and footpaths that make up the site wide structuring principles for movement corridors and way finding.

7.25 In addition to those adjacent to the spine and loop, IRM2 details the cycleways and footpaths within the Central and Eastern Green Corridors and Western Countryside Edge.

7.26 Specifically, the Eastern Green Corridor features a portion of the proposed cycleway shown on the parameters plan running through the site together with a footpath. Footpath links run throughout the central green corridor and western countryside edge.

The Arrival Square

- 7.27 The Arrival Square is a hub of spine road, cycleways and footpaths, it is the access and movement landing spot within the development and gateway to the Village Centre.
- 7.28 It has been designed to accommodate and complement the future gateway buildings and strong frontage specified in The Design Code (figure 3.11). Table 10 of the Design Code continues to specify it should be a well-defined nodal square with strategic vehicular and cycle routes well integrated within the public realm.
- 7.29 As designed the Square achieves a coherent spatial realm that addresses the requirements of the Design Code in terms of hard and soft landscaping, the use of public areas incorporating street furniture, and with the use of the proposed materials allows the spine road to pass through while respecting the intended function of this area.

8. Summary and Conclusions

- 8.1 This application has been prepared and submitted by Turley on behalf of Countryside Properties (UK) Ltd, part of the Vistry Group, in relation to reserved matters approval for infrastructure works in connection with the northern extent of the main spine road element of the development and strategic surface water drainage.
- 8.2 This application seeks reserved matters approval in respect of layout, scale, appearance in relation to the first phase of infrastructure works referred to as IRM2.
- 8.3 The submission of this application for the approval of reserved matters is made pursuant to outline planning application ref. 20/02893/OUT for:

“Outline planning application for a residential-led mixed use development comprising up to 1,300 dwellings (Use Class C3), an expanded village centre (comprising flexible units suited to Use Class E and pubs or drinking establishments and/or takeaways in Use Class Sui Generis), community uses, primary school, informal and formal open space, playing pitches, footpaths, cycleways, associated landscaping, utilities and drainage infrastructure, including on-site pumping station(s) with connection to the Strategic Foul network; associated infrastructure and groundworks; with all matters reserved except for the principal access junctions from the A27 grade-separated junction and Tangmere Road and the secondary access at Malcolm Road.”
- 8.4 This reserved matters application has come forward in line with the Design Code as submitted pursuant to condition 6 of the outline permission.
- 8.5 Further reserved matters applications will be submitted in due course relating to other areas of the Land West of Tangmere allocation under Policy A14 within the adopted Chichester Local Plan.
- 8.6 This Planning Statement has demonstrated that the reserved matters proposals comply with the outline planning permission, design code and other relevant adopted planning policies.
- 8.7 Based on the above and the principle of development having been established through the outline permission, it is respectfully considered that consent should be granted for this proposal.

Appendix 1: Plans Schedule

Drawing Title	Drawing Number
Key Plan	IRM2-XX-ZZ-DR-L-P-001
Landscape Hard and Soft (1 of 7)	IRM2-XX-ZZ-DR-L-P-002
Landscape Hard and Soft (2 of 7)	IRM2-XX-ZZ-DR-L-P-003
Landscape Hard and Soft (3 of 7)	IR21-XX-ZZ-DR-L-P-004
Landscape Hard and Soft (4 of 7)	IRM2-XX-ZZ-DR-L-P-005
Landscape Hard and Soft (5 of 7)	IRM2-XX-ZZ-DR-L-P-006
Landscape Hard and Soft (6 of 7)	IRM2-XX-ZZ-DR-L-P-007
Landscape Hard and Soft (7 of 7)	IRM2-XX-ZZ-DR-L-P-008
Site location plan	IRM2-XX-ZZ-DR-L-P-009
Landscape General Arrangement	IRM2-XX-ZZ-DR-L-P-010
Landscape management plan	IRM2-XX-ZZ-DR-L-P-011
Play Provision (1 of 4)	IRM2-XX-ZZ-DR-L-P-012
Play Provision (2 of 4)	IRM2-XX-ZZ-DR-L-P-013
Play Provision (3 of 4)	IRM2-XX-ZZ-DR-L-P-014
Play Provision (4 of 4)	IRM2-XX-ZZ-DR-L-P-015
Tree and Planting Details	IRM2-XX-ZZ-DR-L-P-016
IRM1 and IRM2 Boundaries combined	IRM2-XX-ZZ-DR-L-P-018
Cross section A & B Proposed	IRM2-XX-ZZ-DR-L-P-019
Cross section A & B Existing	IRM2-XX-ZZ-DR-L-P-020
Planting schedules	Planting schedules
Tree root barriers 1 of 2	IRM2-XX-ZZ-DR-L-P-022
Tree root barriers 2 of 2	IRM2-XX-ZZ-DR-L-P-023
Northern Foot-Cycleway Link	332611943-STN-GEN-RMA-DR-CH-0002 P02

Appendix 2: Approval of Details Submissions Documents List

Condition Package 2A – Conditions 5, 24, 30, 31, 32, 33, 34, 35, 37 and 38 (Planning Portal Ref: PP-14465439)

Document	Reference	Consultant	Associated Condition(s)
Surface Water Drainage Strategy (October 2025)	332611943-STN-HDG-RM1-RP-CD-0501 Rev 001	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 1 of 6	332611943-STN-HDG-RM1-DR-CD-0501 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 2 of 6	332611943-STN-HDG-RM1-DR-CD-0502 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 3 of 6	332611943-STN-HDG-RM1-DR-CD-0503 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 4 of 6	332611943-STN-HDG-RM1-DR-CD-0504 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 5 of 6	332611943-STN-HDG-RM1-DR-CD-0505 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Surface Water Drainage Layout Sheet 6 of 6	332611943-STN-HDG-RM1-DR-CD-0506 Rev 001 Rev P02	Stantec	30, 31, 32 & 33
Basin A Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0541 Rev P01	Stantec	30, 31, 32 & 33
Basin B Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0541 Rev P01	Stantec	30, 31, 32 & 33
Basin C Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0543 Rev P01	Stantec	30, 31, 32 & 33
Basin D Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0544 Rev P01	Stantec	30, 31, 32 & 33
Basin E Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0545 Rev P01	Stantec	30, 31, 32 & 33
Basin F Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0546 Rev P01	Stantec	30, 31, 32 & 33
Basin G Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0547 Rev P01	Stantec	30, 31, 32 & 33
Basin H Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0548 Rev P01	Stantec	30, 31, 32 & 33

Basin I & J Contours, Section and Levels	332611943-STN-HDG-RM1-DR-CD-0549 Rev P01	Stantec	30, 31, 32 & 33
First 5mm of Rain Interception Calculations (October 2025)	332611943	Stantec	30, 31, 32 & 33
SW Drainage Outfall – Basins A, B, D & E	October 2025	Stantec	30, 31, 32 & 33
SuDS Phasing Plan	332611943-STN-HDG-XXX-SK-CD-0506 Rev P01	Stantec	30, 31, 32 & 33
Ground Conditions Technical Note (August 2025)	332611943-STN-EGT-RM1-RP-GI-3001	Stantec	5, 37 & 28
Water Courses Retention and Alterations Technical Note (October 2025)	332611943-STN-HDG-RM1-TN-CD-0501	Stantec	24 & 34
Ordinary Watercourse Maintenance Buffer Layout	332611943-STN-GEN-RM1-DR-CX-0001 Rev P02	Stantec	24 & 34
Watercourse Diversion Sheet 1 of 2	332611943-STN-GEN-RDM1-DR-C-0561 Rev P01	Stantec	24 & 34
Watercourse Diversion Sheet 2 of 2	332611943-STN-GEN-RDM1-DR-C-0562 Rev P01	Stantec	24 & 34
Foul Water Drainage Layout Sheet 1 of 6	332611943-STN-HDG-RM1-DR-CD-0511 Rev P02	Stantec	35
Foul Water Drainage Layout Sheet 2 of 6	332611943-STN-HDG-RM1-DR-CD-0512 Rev P02	Stantec	35
Foul Water Drainage Layout Sheet 2 of 6	332611943-STN-HDG-RM1-DR-CD-0513 Rev P02	Stantec	35
Foul Water Drainage Layout Sheet 4 of 6	332611943-STN-HDG-RM1-DR-CD-0514 Rev P02	Stantec	35
Foul Water Drainage Layout Sheet 5 of 6	332611943-STN-HDG-RM1-DR-CD-0515 Rev P02	Stantec	35
Foul Water Drainage Layout Sheet 6 of 6	332611943-STN-HDG-RM1-DR-CD-0516 Rev P02	Stantec	35
Foul Water Pumping Station	332611943-STN-HDG-RM1-DR-CD-0517 Rev P01	Stantec	35

Condition Package 2B – Conditions 39, 40, 41, 44, 45 and 46 (Planning Portal Ref: PP-14465445)

Document	Reference	Consultant	Associated Condition(s)
Access Visibility Splays Layout	332611943-STN-HGN-RM1-DR-CH-0102 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 1 of 6	332611943-STN-HGN-RM2-DR-CH-0101 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 2 of 6	332611943-STN-HGN-RM2-DR-CH-0102 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 3 of 6	332611943-STN-HGN-RM2-DR-CH-0103 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 4 of 6	332611943-STN-HGN-RM2-DR-CH-0104 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 5 of 6	332611943-STN-HGN-RM2-DR-CH-0105 Rev P02	Stantec	40
Access Visibility Splays Layout Sheet 6 of 6	332611943-STN-HGN-RM2-DR-CH-0106 Rev P02	Stantec	40
Pavement Construction Layout	332611943-STN-HGN-RM1-DR-CH-0701 Rev P02	Stantec	45
Pavement Construction Layout Sheet 1 of 6	332611943-STN-HGN-RM2-DR-CH-0701 Rev P02	Stantec	45
Pavement Construction Layout Sheet 2 of 6	332611943-STN-HGN-RM2-DR-CH-0702 Rev P02	Stantec	45
Pavement Construction Layout Sheet 3 of 6	332611943-STN-HGN-RM2-DR-CH-0703 Rev P02	Stantec	45
Pavement Construction Layout Sheet 4 of 6	332611943-STN-HGN-RM2-DR-CH-0704 Rev P02	Stantec	45
Pavement Construction Layout Sheet 5 of 6	332611943-STN-HGN-RM2-DR-CH-0705 Rev P02	Stantec	45
Pavement Construction Layout Sheet 6 of 6	332611943-STN-HGN-RM2-DR-CH-0706 Rev P02	Stantec	45
Landscape 1 of 9	IRM1-XX-DR-L-P-002	Tor&Co	46
Landscape 2 of 9	IRM1-XX-DR-L-P-003	Tor&Co	46
Landscape 3 of 9	IRM1-XX-DR-L-P-004	Tor&Co	46
Landscape 4 of 9	IRM1-XX-DR-L-P-005	Tor&Co	46

Landscape 5 of 9	IRM1-XX-DR-L-P-006	Tor&Co	46
Landscape 6 of 9	IRM1-XX-DR-L-P-007	Tor&Co	46
Landscape 7 of 9	IRM1-XX-DR-L-P-008	Tor&Co	46
Landscape 8 of 9	IRM1-XX-DR-L-P-009	Tor&Co	46
Landscape 9 of 9	IRM1-XX-DR-L-P-010	Tor&Co	46
Landscape GA	IRM1-XX-DR-L-P-012	Tor&Co	46

Condition Package 2C – Conditions 14, 16, 28 and 29 (Planning Portal Ref: PP-14465452)

Document	Reference	Consultant	Associated Condition(s)
Construction Environmental Management Plan (CEMP) (October 2025)	332611943-STN-GEN-XXX-RP-CX-0001 Rev 001	Stantec	29

Section 106 Submissions

Relevant Section 106 Requirements to IRM1		
Chichester & Langstone Harbours Recreational Disturbance Mitigation Scheme		Schedule 1 Part 2 – 11.1
Landscaping Plan for Open Space		Schedule 1 Part 2 – 2.1 Required as part of any RM application that includes open space.
Play Area Specification Plan		Schedule 1, Part 2 - 4

Turley