



# Representation Form

## Local Plan 2021 – 2039 Publication Stage

Ref: **DEVELOPMENT  
MANAGEMENT**  
**14 MAR 2023**  
**(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](http://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](http://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](mailto: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

First Name

Last Name

Job Title  
(where relevant)

Organisation

Address Line 1

Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

## 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: Matthew Rees

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

Paragraph  Policy  Policies Map

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.

Not legally compliant because CDC has not had sufficient regard to the individual needs of the residents of 28 dwellings in Saxon Meadow who face the prospect of decade of blight leading to a development that is nearly 50x bigger. CDC has not been sufficiently clear, inclusive, accessible, transparent or accountable, which is a legal requirement.

Not accountable on the basis the reference to 1,000 homes in the Tangmere Neighbourhood Plan 2016 has been omitted here, and because CDC intends to unilaterally increase the target (para.1.20). The plan is not sound, because rather than being positively prepared, it has incorporated an increase of +30% in the planned number of houses to an unsustainable number which represents over-development. This policy to create "urban sprawl" and "no village" is not sustainable, and there is a lack of consistency between the neighbourhood and district plans which makes it unaccountable unless there is a representative local vote on the matter with a clear and unambiguous yes / no question such as: "do you want 1,300 new homes in Tangmere?"

CDC has not demonstrated a legally compliant consultation because residents of Saxon Meadow have been left out. The masterplan is potentially an unlawful misapplication of Compulsory Purchase Orders in relation to the wildflower meadow owned by Saxon Meadow Tangmere Ltd and the access road to Church Lane which is the only access road for residents and visitors. CPO cannot be justified in the public interest given that

homes will not be built on this land and it would eliminate access to Saxon Meadow, violate residents' human rights and destroy amenity value incompatible with para 6.29.

The plans for the land west of Tangmere are in direct conflict with CDC's statutory duty for conservation areas (p301). CDC has a statutory duty to preserve or enhance the character, appearance, or setting of these areas. Policy P11 states: Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by sustaining the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials, joinery, window detailing, boundary treatments and roof forms; and protecting the setting (including views into and out of the area). All references to Policy A14 must make unambiguous statements that are consistent with the definition of a conservation area at Paragraph A.2 of Policy P11 on page 156 plan. Any policy that removes sight lines from my 3 main windows across open fields to the spire of St Andrews Church Oving or the views of Chichester Cathedral Spire or the south downs from Saxon Meadow is likely to contradict this policy, and it's evident from the early sketches of the masterplan that much more attention needs to be paid to these important considerations that are relevant to every resident and visitor to Saxon Meadow

The planned building of houses in the fields surrounding the Saxon Meadow inside the Tangmere conservation area is unsound because it will destroy important views of church spires in Chichester and Oving and views of the South Downs from Saxon Meadow from both into and out of the area, in direct contradiction to Policy P11. Note, for example, page 13 of the Tangmere conservation area which illustrates one such important view.

Saxon Meadow is a traditional flint faced agricultural barn conversion which epitomises the essence of the West Sussex vernacular and has for this reason been placed in a conservation area. It is surrounded by open fields as well as the original Saxon Meadow on the western side of the plot. Any development needs to give the whole site a very wide separation distance to respect and preserve the site which brings so much value to the local area.

(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.

Change the plan as follows:

10.63. The Tangmere Neighbourhood Plan (made in July 2016) identifies the site for strategic development and provides design guidance and several policy aspirations to inform the masterplanning process. In particular, the Neighbourhood Plan places significant emphasis on achieving a 'one village' approach where the new development will be integrated within the existing village **but the lack of a train station at Tangmere is an important consideration (Sustainability appraisal, page 89) and the road network is 'operating at or close to designed capacity' (para 8.23) with no funding or upgrade plan**

confirmed address existing congestion and cannot be met through developer contributions alone (8.4). Strategic infrastructure will be required on a timely basis to deliver sustainable housing development at this location. But the local conditions, including the conservation area and heritage value of the area mean that development on the land to the west of Tangmere should avoid damaging what features that make it so attractive.

(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)?

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

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:

Discuss the views above

**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.