



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

Elspeth

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>	
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	A14	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 type="text"/>
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.

I think that the CPO is legally flawed. My understanding is that a CPO is a last-ditch process where it is deemed to be in the public interest and is needed for the proposed building. Both CPOs (the piece of land at the entrance of Saxon Meadow) and the Meadow land (behind Saxon Meadow to the west) are NOT required for the proposed building.

In respect of the access (it is the ONLY access) to Saxon Meadow for residents and visitors I think this would be deemed unlawful and an incorrect use of the powers for which CPOs were designed. Why? Because if it were to proceed as on the plans how can denying access to residents to their own properties be deemed to be in the public interest?

The CPO in relation to the meadow (to the west) will deprive residents of an open space which is used for the residents social activities and relaxation and provides an important amenity to residents who do not have their own designated gardens. We are in the process of reintroducing our bee hives and creating a wildflower meadow to create bio diversity and a beautiful space for residents to relax and enjoy – important for their well-being and mental health.

Putting half of the meadow under a CPO is effectively a cynical and unjustified “land grab”, I suspect to justify the requirement of a certain percentage of the obligatory “green space” in a building plan which is over densely populated with houses – up 30% from 1000 to 1,300 (more than double of the entire housing currently in the village of Tangmere.) This piece of land (half the meadow) is not needed for building.

Please see two plans and photos of the access and meadow (to the west).

(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 access road from Church Lane into Saxon Meadow should NOT be included in the planned development – it is not a prerequisite to the planned building.
The meadow should also NOT be included (or half of it) should not be included in the planned development – it is not a prerequisite to the planned building.

Neither of these two “land grabs” is legally compliant in my view so the only way to make them legally compliant is for them not happen and the CPOs to fall away.

(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)

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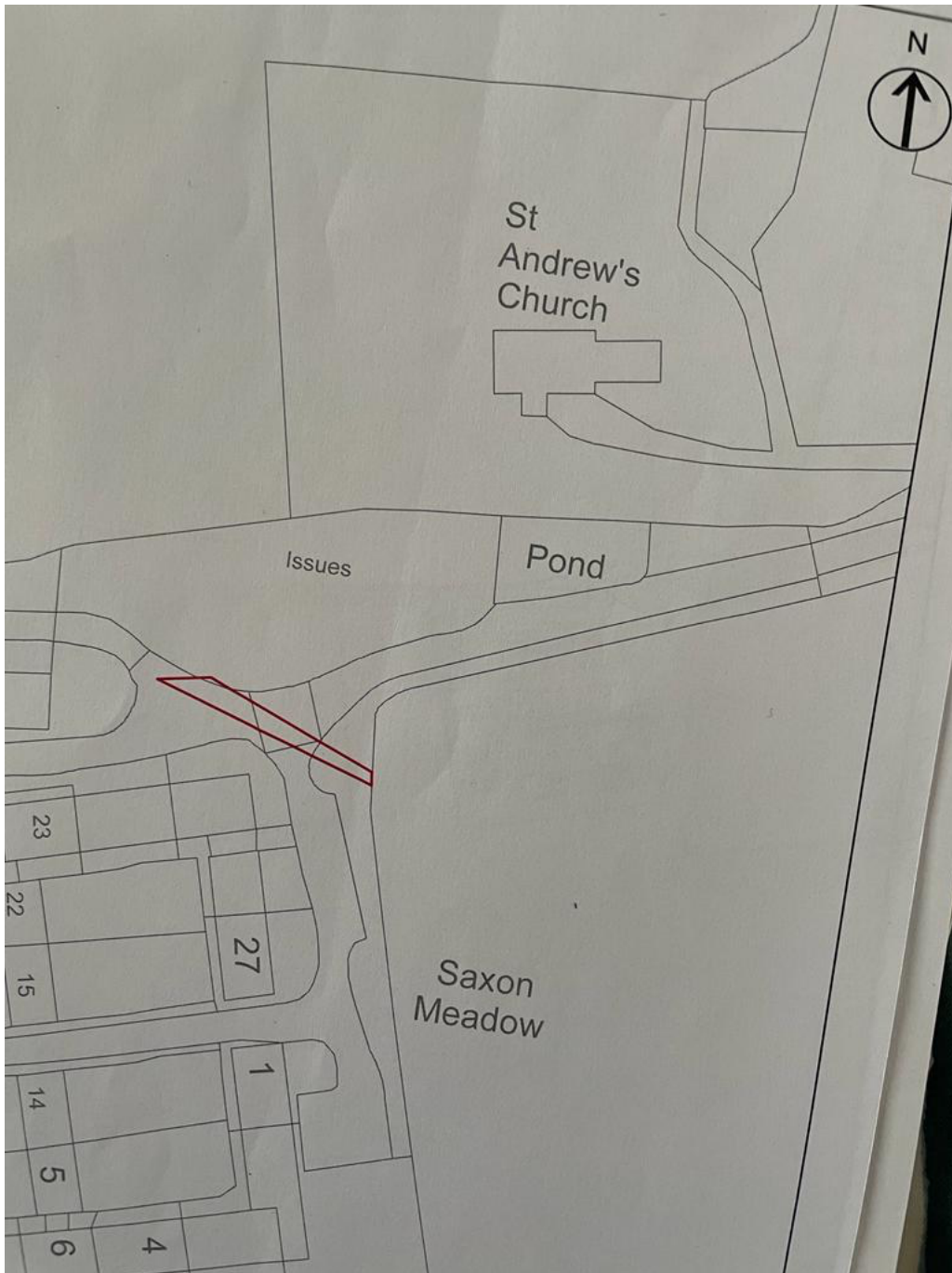
Yes, I wish to participate in hearing session(s)

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.

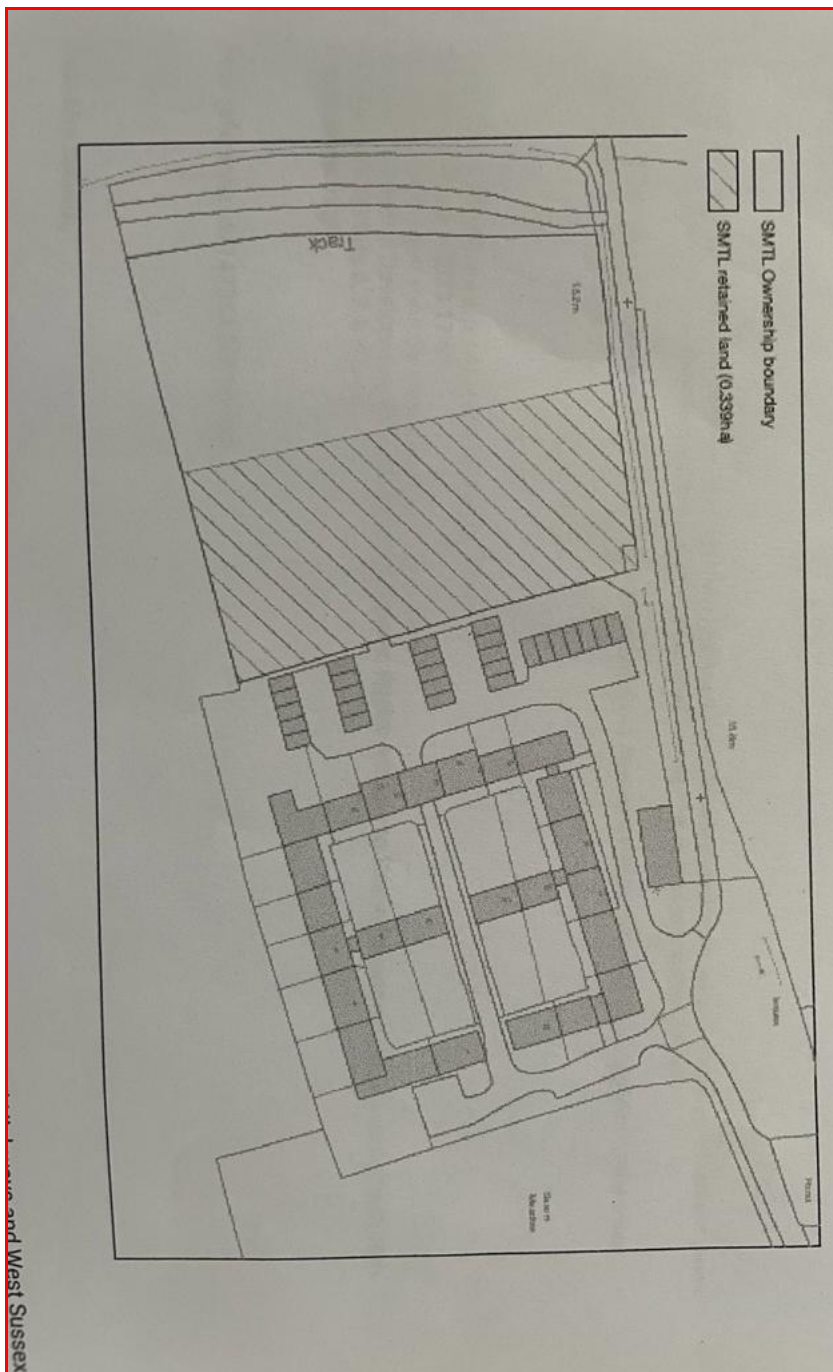
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

This is an VITAL issue and I would like my views to be heard.

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.



CPO over the ONLY access to Saxon Meadow marked in red



CPO over half the meadow (land to west of Saxon Meadow)



Access road showing pond and willow/established trees from Church Lane

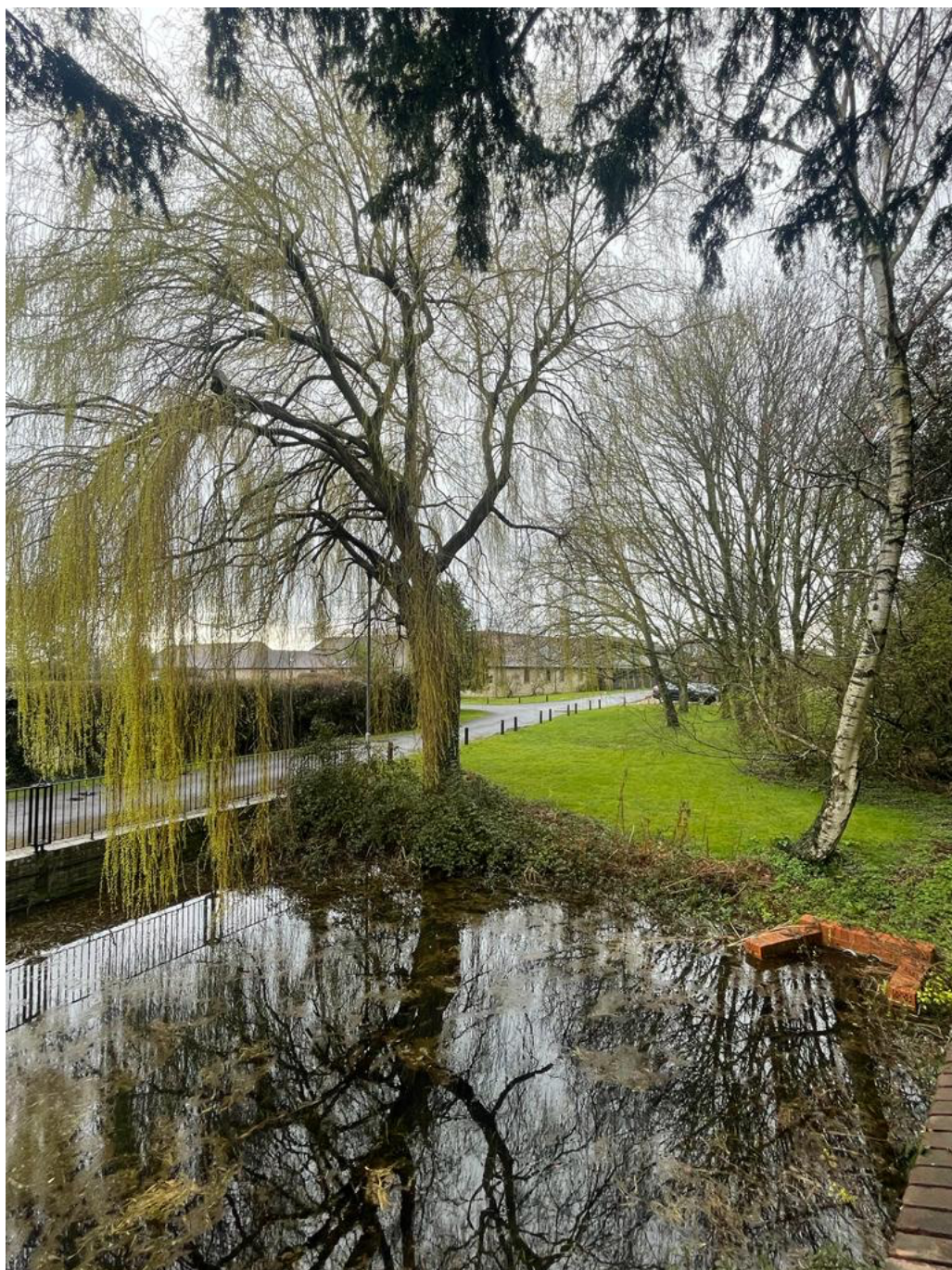


Photo of access road taken from St Andrew's Church wall



Access road from St Andrew's Church



view of access including St Andrew's Church (saxon church)



View of access road from Church Lane



Saxon Meadow - meadow (land to the west)