



Representation Form

Local Plan Review: Preferred Approach Consultation

The consultation on the Local Plan Review: Preferred Approach will run from 13 December 2018 to 7 February 2019. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplanreview

All comments must be received by 11.59 pm on Thursday 7 February 2019.

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/localplanreview (**Recommended**)
- Complete this form on your computer and email it to us at planningpolicy@chichester.gov.uk
- Print this form and post it 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	Your Details	Agent's Details (if applicable ¹)
Full Name	Donald Piers Chamberlain	
Address	Hon Secretary Dell Quay Sailing Club Dell Quay Chichester W Sussex	
Postcode	PO20 7EE	
Telephone	07977108127	
Email	honsecretary@dellquaysc.co.uk	
Organisation (if applicable)	Dell Quay Sailing Club	
Position (if applicable)	Hon Secretary	

Is this the official view of the organisation named above? Yes No

¹ Where provided, we will use Agent's details as the primary contact.

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>.

To which part of the document does your representation relate?

Page/ Paragraph Number:		Policy Reference:	AP/AL6
----------------------------	--	-------------------	--------

Do you support, object, or wish to comment on this policy or paragraph?
(Please tick one answer)

Support

Object

Have Comments

Enter your full representation here giving details of your reasons for support/objection:

See attached sheet

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

See attached sheet

(Continue on separate sheet if necessary)

Declaration

I understand that any comments submitted will be considered by Chichester District Council in line with this consultation and will be made publicly available on their website www.chichester.gov.uk and may be identifiable by my name or organisation, if provided.

Name (<i>print</i>):	D. P Chamberlain
Date:	27 January 2019

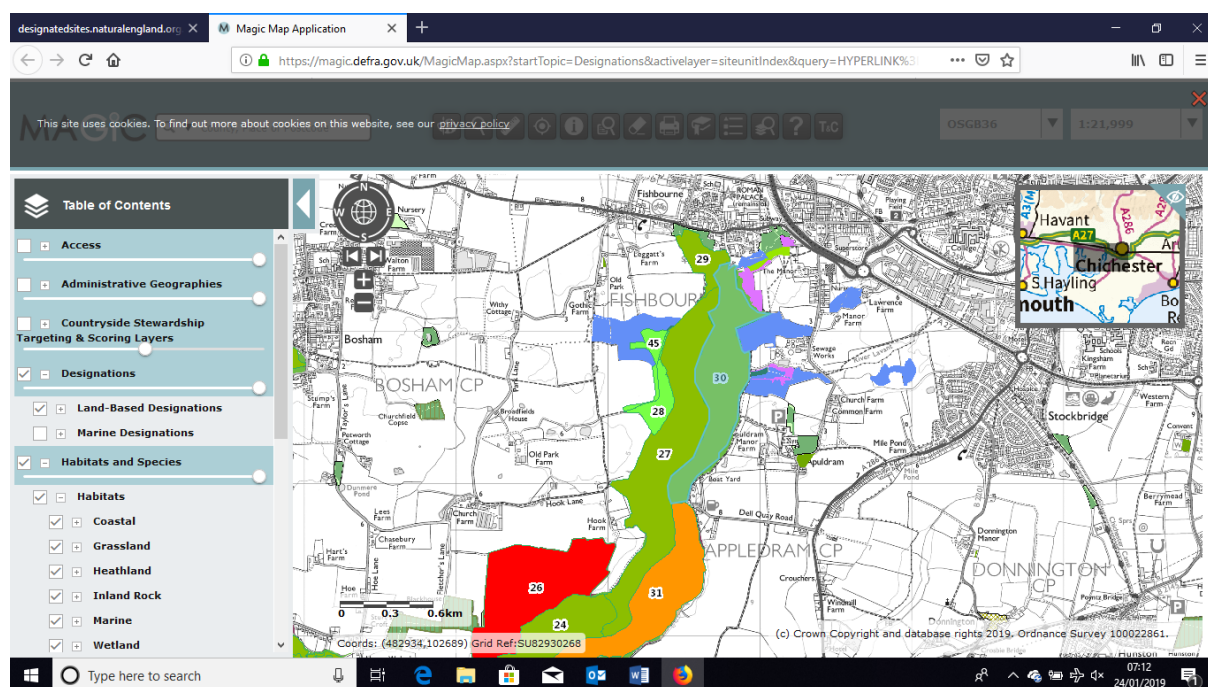
Dell Quay Sailing Club (DQSC), is a volunteer members club (700 plus members), situated at Dell Quay in the Area of Outstanding Natural Beauty (AONB) of Chichester Harbour providing organised competitive and recreational water borne activities for members aged 5 to 70 plus years, with other members taking to the water in their own vessels, some children younger than 5 years of age. This submission is made by the Directors of DQSC.

The proposed Adopted Plan areas all combine to further increase the infrastructure pressures in the area. The proposed development at AP/AL6 the fields between Apuldrum Lane and the Stockbridge, are of particular concern to DQSC. However, when combined with existing planned expansion (Fishbourne, Southbourne and Chichester) the impact on the area as a whole will be enormous affecting the Sites of Special Scientific Interest (SSSI), AONB, wildlife habitats, road congestion, pollution (noise/light), and air quality.

The proposed adopted plan raises specific concerns with DQSC membership namely: infrastructure to support waste treatment/run off water, local flooding, traffic management on minor roads, the effects on the SSSI, the AONB and habitats will adversely affect the area. The greatest concerns are the quality of water within Chichester Harbour where members swim or race/sail in small boats that regularly capsize (potential Public Health Issues) and the effects of more vehicle traffic and limited facilities within the AONB to accommodate increased numbers of people and recreational (e.g. walkers/pedal bikers) users.

Sewage Treatment and Waste Water Disposal.

DQSC has particular concerns about the proposed development at AP6 the details of which are unclear as the impact on the sewage process works is described as “untested” in the report. Currently it is well known that the Apuldrum waste water treatment cannot cope with the existing volume that is sent to it with lorries taking some effluent to other processing facilities and regular storm discharges into the SSIs 24, 27, 29, 30 and 31 (Ref <https://magic.defra.gov.uk/magicMap.aspx>) which are returned on the incoming tide and settle on the mud. The areas shown below are those affected and the state of those areas is shown in the table (copied from the defra.gov.uk website) below in which it states that the areas that are covered by the tide waters are “Unfavourable – Recovering” and to add further to any pollution from waste would be detrimental to the recovery of the eco systems affected.



027	27 MUD	Unfavourable - Recovering	Medium	LITTORAL SEDIMENT	51.3959	SU 833 031	View map
---------------------	--------	---------------------------	--------	-------------------	---------	------------	--------------------------

028	28	Favourable	No identified Condition Threat	NEUTRAL GRASSLAND - Lowland	5.4059	SU 833 035	View map
029	FISHBOURNE SWAMP	Unfavourable - Recovering	Medium	FEN, MARSH AND SWAMP - Lowland	6.4553	SU 836 044	View map
030	FISHBOURNE CHANNEL MUD	Unfavourable - Recovering	Medium	LITTORAL SEDIMENT	33.1731	SU 837 036	View map
031	COPPERAS POINT	Unfavourable - No change	Medium	LITTORAL SEDIMENT	49.3458	SU 830 020	View map
045	NON-SAC GRASSLAND SW OF FISHBOURNE	Favourable	No identified Condition Threat	FEN, MARSH AND SWAMP - Lowland	3.5043	SU 832 038	View map

Any discharges from the Apuldram Treatment works directly affect Dell Quay Sailing Club as they flow past Dell Quay and affect the water quality in the area within which we organise on water activities and the general public visit. In the past 10 years DQSC has complained via the Chichester Harbour Conservancy to the Environment Agency who have attended and taken samples of the harbour water.

Recommendation

Further Sewage and Waste Water treatment plants need to be incorporated in the development plan.

Flooding. Nothing in the report assures DQSC that this has been considered and the effects that development will have on the increased likelihood of flooding affecting the site. The proposed development at AP/AL6 the fields between Apuldram Lane and the Stockbridge are on the FLOOD PLAIN for the river Lavant and any development there can only further increase the risk of flooding properties or if suitable drainage is installed only move the problem further down river or into Chichester Harbour either through the Waste Water Treatment plant at Apuldram (more storm water discharges) or by direct drainage which again will impact the SSSI (noted above) and the ensuing effect on water quality in the harbour.

The picture below shows the fields below the Water Treatment Plant at Apuldram and was taken from the Apuldram Lane looking towards Chichester Harbour however the fields the other side (the flood plain for the Lavant could not be seen due to the height of the hedge) this shows how great the problems could be now let alone what would happen if the flood Plain was built over.



Recommendation

There should be no development in the area designated AP/AL6.

Roads and Transport.

1. The proposed link road running from the Fishbourne roundabout to the Birdham road new roundabout. This is likely to have to be an elevated road to deal with the Lavant flood plain and so will increase light, noise and pollution near the AONB and interfere with natural habitat and wildlife movements interrupted. The proposed junctions for this link road will create more congestion on the A27 Fishbourne Roundabout and a choke point on the Birdham Road. This will further exacerbate the use of Apuldram road as a rat run – people will see congestion on the Fishborne Round about or at the roundabout on Birdham Road and then use Appuldram Road as a means of avoiding the congestion.
2. DQSC have concerns over the proposals for development west of Chichester including Apuldram, Fishbourne and Southbourne. All of these extra houses will have an impact on the A259 junction at Fishbourne and will further exacerbate the problems on the Apuldram road.
3. Lack of public transport to the areas surrounding the proposed developments.

Recommendation –

DQSC recommends that other alternative options are considered for access to developments in Southbourne and Fishbourne, possibly a suitable junction onto the A27 in both directions between Southbourne and Fishbourne.

Any correspondence or future questions should be sent to the Hon Secretary DQSC for representation to the membership of Dell Quay Sailing Club.

D. P Chamberlain
Hon Secretary
Dell Quay Sailing Club
honsecretary@dellquaysc.co.uk