



Chichester Local Plan Examination

Main Modifications consultation

Response from
Teren Project Management

May 2025

1. Introduction

- 1.1 This representation on the Chichester Local Plan Main Modifications consultation 2025 is from Teren Project Management (Teren). It relates to the following proposed main modifications:

<i>MM Ref</i>	<i>Policy</i>
MM74	A10 Land at Maudlin Farm

- 1.2 Teren's concerns with the Main Modifications (MM) can be broadly categorised as:

- Undermining of delivery;
- Potential introduction of unreasonable additional burdens generally, and on specific allocations.
- Lack of clarity and certainty

Overall, the soundness of the above identified modification is questioned.

- 1.3 The remainder of this representation looks at each of the above modification in detail setting out why it is not considered to be sound and where relevant, suggesting changes to the MM to improve soundness,

2. MM74 - Policy A10 Land at Maudlin Farm

Specific details of modification that are of concern

- 2.1 Areas of concern relate to modifications to policy.

Policy A10 – Land at Maudlin Farm

Land at Maudlin Farm is allocated for the development of:

- **Approximately** 265 dwellings, including 4-**13** serviced self/custom build plots;
- Specialist accommodation for older persons, to include a component of care or support, of a form which is appropriate for the site;
- Provision of on-site public open space and play area;
- 3 gypsy and traveller pitches, if there remains an outstanding need for pitches at the time of the determination of the planning application.

Why modification is considered unsound

- 2.2 MM74 add additional burdens which could undermine delivery. It is considered unjustified and not representative of positive planning and therefore unsound.

Self/custom build numbers

- 2.3 MM74 proposes to increase the self/custom build numbers on the strategic Maudlin Farm allocation from 4 to 13. The increase of an additional 9 units on this site is not evidenced and is considered unjustified. The increased requirement is not based on engagement and dialogue with the landowner/developer and appears to have been based on an arbitrary decision to increase self/custom build units on this site without reference to viability and site specifics.
- 2.4 Furthermore, if applied, this increase represents a significant additional burden for the developer and could undermine viability and delivery of the site. The plan has a weak approach to delivery. The unjustified significant increase to self/custom build on Maudlin Farm re-inforces this perception with the result that it could undermine delivery of this site and wider plan objectives relating to growth.

Requested change to MM

- 2.5 To make the Plan and Policy A10 sound, MM74 should be amended as follows:

...265 dwellings, including ~~4~~ 13 serviced self/custom build plots; ...