

Planning Policy
Chichester District Council
East Pallant House
Chichester
West Sussex PO19 1TY

7th February 2019

Our Ref: 13021
Your Ref:

by e-mail only

Dear Sir/Madam

**REPRESENTATIONS TO REGULATION 18 CHICHESTER LOCAL PLAN REVIEW 2035
PREFERRED APPROACH – DECEMBER 2018**

We write in response to the above consultation on behalf of our client Seaward Properties Ltd. We welcome the opportunity to comment on the 'Preferred Approach' and enclose completed Representation Forms.

Seaward Properties Ltd is an established Chichester based property company at the forefront in the design and construction of residential property in the South and South-East of England. Over the last 45 years Seaward Properties has proved to be one of the South's most proactive developers. Seaward have an excellent track record for delivering locally distinctive residential developments within Chichester District.

Following the formal allocation of the Tangmere Strategic Allocation within the Adopted Chichester Local Plan: Key Policies 2014-2029 we welcome the more detailed site assessment that has informed the additional allocation of 300 dwellings in Tangmere, beyond the existing 1,000 dwelling allocation. We also support the identification of Tangmere as a Settlement Hub¹ and a strategic development location² within the Preferred Approach.

However, there are serious issues facing the District under the current draft Plan, as set out in the enclosed representations. As a result, we consider the Council need to urgently initiate measures to ensure the delivery of the full housing requirement within the Plan period, including increasing the level of housing to enable additional sites in sustainable locations, such as Tangmere, to come forward for development.

The enclosed representations have regard to the tests of soundness, as set out in Paragraph 36 of the National Planning Policy Framework 2018 (NPPF), and comprise;

- Supporting representation to Policy S2 – Settlement Hierarchy
- Objection to Policy S3 – Development Strategy
- Objection to Policy S4 – Meeting Housing Needs

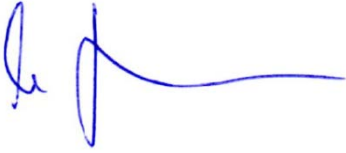
¹ ref. draft Policy S2: Settlement Hierarchy

² ref. draft Policy S3: Development Strategy

- Comment on Policy AL14 – Land West of Tangmere

Please do not hesitate to contact me if you require further information or clarification on the above or enclosed.

Yours faithfully



Ian Johnson
Managing Director

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cc. Mr S Culpitt, Land & Planning Director, Seaward Properties Ltd