



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		Ian Johnson
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Postcode		SO15 2EW
Telephone		02380 633440
Email		ianjohnson@lukenbeck.com
Organisation (if applicable)	Seaward Properties	Luken Beck
Position (if applicable)		Managing Director

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:	Page 33 - 35	Policy Reference:	S3 Development Strategy
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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:

We welcome the policy objective to disperse development across the Plan area. We also support the location of non-strategic sites, community infrastructure and appropriate forms of commercial development within the Service Villages. However, we **object** to the following wording of Policy S3:

'To ensure that the Council delivers its housing target, the distribution of development may need to be flexibly applied, within the overall context of seeking to ensure that the majority of new housing is developed at Chichester City and settlement hubs where appropriate and consistent with other policies in this plan. Any changes to the distribution will be clearly evidenced and monitored through the Authority's Monitoring Report.'

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Whilst the policy wording recognises the need for a sequential approach to the distribution of housing (i.e. ensuring the majority of new housing is developed at Chichester City and the Settlement Hubs) the reference in the policy to *'the distribution of development may need to be flexibly applied'* could lead to growth in less sustainable locations over the Plan period and a weakening of the Plan-led approach. The policy wording is inconsistent with the Government's commitment to *'significantly boosting the supply of homes'*, as set out in Paragraph 59 of the NPPF and encouraging Local Authorities to provide a greater degree of certainty in seeking to meet their full housing needs.

To suggest flexibility, rather than a positive move to deliver the full local housing need as part of the plan-making process is unnecessary. There is sufficient provision within Paragraph 11 of the NPPF under the 'presumption in favour of sustainable development' to allow for an alternative distribution of development to come forward, should there be under

supply of housing during the Plan period.

The above policy wording is **not positively prepared, nor will it be effective** in delivering the District's full local housing need in sustainable locations, such as the Settlement Hubs and Service Villages. We therefore request the Council delete the above wording from the policy text.

(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>):	Ian Johnson
Date:	07.02.19