



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		Hywel James
Address	c/o Agent	5th Floor, Thames Tower, Reading
Postcode		RG1 1LX
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Email		h.james@nexusplanning.co.uk
Organisation (if applicable)	CEG	Nexus Planning
Position (if applicable)		Senior Planner

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:	Paragraph 6.33	Policy Reference:	
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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:

Please see separate sheets below

(Continue on separate sheet if necessary)

What improvements or changes would you suggest?

Please see separate sheets below

(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>):	Hywel James
Date:	05/02/2019

Chichester Local Plan Review - Regulation

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Paragraph 6.33

1. Paragraph 6.33 of the Local Plan Review states that where planning permission has been granted, areas of the Westhampnett / North East Chichester SDL that are no longer required for development are shown as removed from the SDL area on Plan AL4, in the separate document accompanying the plan. Reference to Plan AL4 shows that the Council intends to revise the settlement boundary of Chichester to include the areas proposed specifically for housing (for which planning permission has been granted), whilst proposing to remove from the allocation all of the land north of Madgwick Lane and east of the River Lavant.
2. Notwithstanding our representations to other policies, we assume that the Council is seeking to update / clarify matters in this regard to address changed circumstances. However, with reference to Policy AL4 of the Local Plan Review, we consider that the proposed changes as shown on the map relating to Policy AL4 are inappropriate and inconsistent with Policy AL4.
3. Policy AL4 of the Local Plan Review mirrors the policy in the adopted Local Plan that allocates the Westhampnett / North East Chichester SDL. This allocation includes land for the provision of 500 homes, community facilities and open space and green infrastructure including a linear green space with public access along the Lavant Valley.
4. If the proposals map (AL4) is amended as proposed, then Policy AL4 of the Local Plan Review will no longer make sense. Specifically, that policy makes reference not only to the areas for housing development (south of Madgwick Lane and north east of the former Graylingwell Hospital) but also, as referenced above, green infrastructure along the Lavant Valley.
5. As the Council is aware permission has, in addition to the housing itself, been secured for a linear park extending from Madgwick Lane in the south to Fordwater Road in the north, and indeed for playing pitches located to the east of the River Lavant.
6. If the Council is proposing to update the Proposals Map in this way then it must also, for consistency with Policy AL4, include within the allocation not just the approved housing but also the approved green infrastructure. This is more difficult to do on a map base as this green infrastructure does not follow clearly defined features on the ground.

7. Against this background we consider that it is a more robust and clear approach to simply retain the SDL boundary as it is shown in the adopted Local Plan. This will then read very clearly and consistently with Policy AL4 of the Local Plan Review. Importantly, adopting this approach does not imply that the land east of the River Lavant is appropriate for residential development as Policy AL4 as drafted (and Policy 17 of the adopted Local Plan) is clear as to where within this SDL housing is to be directed.

Proposed Changes

8. Retain the allocation of the Westhampnett / North East Chichester SDL on the Proposals Map in the same form as it is shown in the adopted Local Plan, to ensure consistency and clarity with Policy AL4 of the Local Plan Review.