



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
Telephone		01182 149340
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:		Policy Reference:	AL14
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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 18 Preferred Options Consultation

Policy AL14 - Land West of Tangmere

1. Land west of Tangmere ("the Site") is allocated to deliver a minimum of 1,300 dwellings. This allocation is a roll-over from the adopted Chichester Local Plan with an increase of 300 dwellings.
2. For the reasons set out below, we have significant reservations in terms of the deliverability of the allocation.
3. Having regard to the housing trajectory outlined in the adopted Chichester Local Plan, the original Tangmere strategic allocation was expected to deliver 100 dwellings per annum between 2019/20 and 2028/29. However even now i.e. in 2019, no planning applications have been submitted (let alone determined) and despite the 6th March 2018 Cabinet Meeting Update Note ("CMUN") suggesting that an application would be submitted in January 2019, none have been forthcoming. We note also, in accordance with the CMUN, that a masterplan for the existing allocation was to be completed by the end of August 2018 but there is no indication of this or that such a plan has been approved by the Council (as required by Policy 7 of the adopted Chichester Local Plan).
4. We also understand that matters relating to the necessary compulsory purchase orders required to deliver this site have not been resolved, raising serious questions with respect to the deliverability of the extant allocation (let alone an additional quantum of housing).
5. There are clearly significant question marks as to the deliverability of this allocation. The rolling over of the original allocation, and the addition of a further three hundred homes, is clearly very high risk in terms of deliverability. This is exacerbated by the fact that the Local Plan Review (as set out in our representations to Policy S4) does not incorporate any flexibility in terms of housing supply, requiring all allocations to deliver in full, and in a timely way, in order to meet the minimum housing requirement.