



Representation Form

Local Plan 2021 – 2039 Publication Stage

DEVELOPMENT
MANAGEMENT

Ref:

14 MAR 2023

(For official
use only)

The consultation on the Local Plan 2021 – 2039: Proposed Submission will run from 3 February 2023 to 17 March 2023. The document and more information on the consultation can be viewed on our website www.chichester.gov.uk/localplan

All comments must be received by 5pm on Friday 17 March 2023.

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/localplanconsultation (Recommended)
- Post a copy of this form 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

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title

Mr

First Name

Matthew

Last Name

Rees

Job Title

(where relevant)

Organisation

Address Line 1

Line 2	<div><div></div><div></div></div>	
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address		

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>.

Name or Organisation: **Matthew Rees**

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is:

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4 (3) Complies with the
Duty to co-operate Yes No

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Strategic objective 7 is not sound because it fails to consider the infrastructure investment requirements of existing residents before new development is allowed. This was already noted in the 2015 plan, so needs to be retained. There are longstanding recognised issues with high ground water levels, regular flooding of carriage ways and fields which will be exacerbated to unacceptable levels if development proceeds without first addressing the issue. There are other substantial concerns about the availability of a sufficient supply of fresh water for drinking and household requirements, and I do not have any confidence that this local plan is addressing the matter. The proposed concentration of 13% of all housebuilding for Chichester in a single site with existing issues is not credible without a clear objective to upgrade the infrastructure first. I do not have confidence in the way in which CDC is stating the objective or its ability to influence the infrastructure partners, and am concerned that it has become so frustrated internally regarding a housebuilding agenda that it has lost sight of the critical pre-conditions. If this is not addressed, the residents of Saxon Meadow are at clear risk of waste water ingress into their properties, of ponding / flooding from high rainfall that cannot soak away, and from shortages of drinking water and/or low pressure issues. This will also ruin the gardens at Saxon Meadow in periods of low rainfall, as it is more likely that there will be restrictions on water consumption.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Objective 7: Strategic Infrastructure

To work with infrastructure providers to ensure the timely delivery of key infrastructure to ensure that the needs of existing residents are met, and provide for all of the infrastructure requirements of existing dwellings prior to considering any new development, and then after that, to support delivery of new development. New development will be supported by sufficient provision of infrastructure to enable the sustainable delivery of the development strategy for the plan area.

Key infrastructure to support the Local Plan will include improvements to transport, open space and green infrastructure, education, health, water supply and removal, telecommunications, flood risk and coastal change management and the provision of minerals and energy first for existing and then for new developments only if it can be demonstrated that there is resilience in the infrastructure to accommodate growth.

A sustainable and integrated transport system will be achieved through improvements to walking and cycling networks and links to accessible public transport, including new train stop to serve any development that is located in Tangmere, using the existing railway between Barnham and Chichester to place a new station stop in Oving. Highway improvements will be delivered to mitigate congestion, including measures to mitigate potential impacts on the A27 through a predict and provide process.

Sewerage undertakers will need to work with regulators to deliver improvements in wastewater infrastructure to support existing and new development and to ensure adverse environmental impacts are avoided in domestic properties, businesses on internationally designated habitats.

Development proposals will be considered only after it can be demonstrated that there is a sustainable source of fresh water supply to meet the needs of existing requirement for the foreseeable future, and taking climate change into account. Improvements to water efficiency, conservation and storage capacity will be made. Infrastructure requirements will be kept under review through the Infrastructure Delivery and Business Plans and development will be phased to align with provision of essential infrastructure.

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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No, I do not wish to participate in hearing session(s)

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Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing sessions(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

To ensure proper focus on the requirement for infrastructure

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.