



Representation Form

Local Plan 2021 – 2039 Publication Stage

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

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	4.16	Policy		Policies Map	
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes		No	
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4.(2) Sound	Yes		No	X
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4 (3) Complies with the Duty to co-operate	Yes		No	
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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.

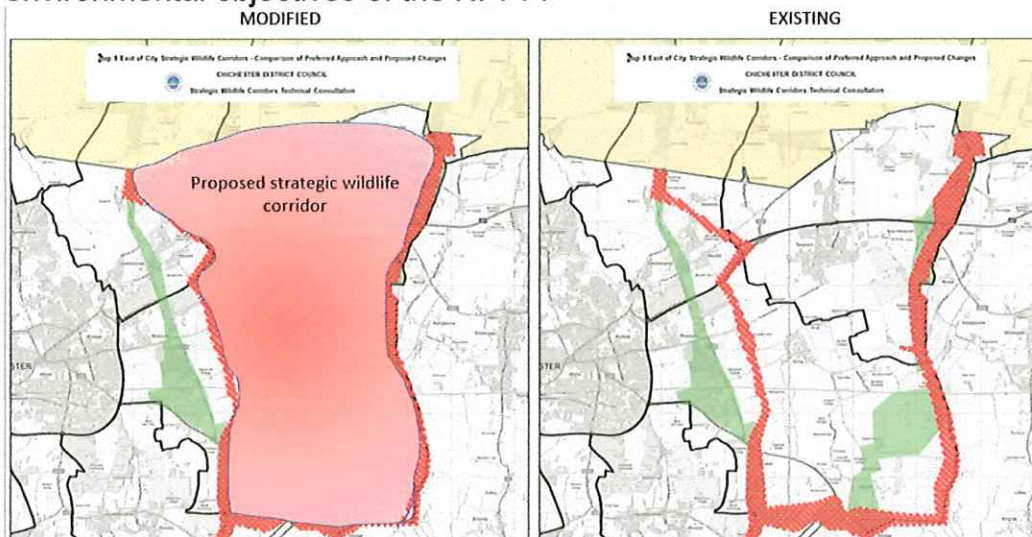
This paragraph is not sound because it fails to mention that the Habitats Regulations Assessment findings stated that a number of planned developments would have "Potential likely significant effects" on the Habitat Regulations, referring specifically to policy A14 Tangmere, which would be by far and away the largest site proposed for housing development (13% of all planned housing in the district) and this a large concentration of development at a single site could exacerbate the effects given its close proximity to the two alternative strategic wildlife corridors that have been identified..

It is a matter of common sense that wildlife don't know where the council has drawn its maps and would like to move without restrictions, so a sustainable policy would be to take the most cautious of approaches, and there are reasonable grounds to consider that the strategic wildlife corridors identified by CDC on its website (see below) are too narrow and restricted, and in conflict with the local plans to prioritise unsustainable development which may be incompatible with NE5.

(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.

The cancellation or a significant reduction in the scale of proposed development on the land to the west of Tangmere and wider strategic wildlife corridors in order to support the environmental objectives of the NPPF.



Source: <https://www.chichester.gov.uk/strategicwildlifecorridors> - WITH PROPOSED MODIFICATIONS

The paragraph should be amended as follows, in blue

4.16 The council has commissioned and undertaken significant habitat surveys, data collection and evidence gathering to enable the mapping of the proposed corridors. This has enabled the council to identify hedgerows, treelines, woodland, chalk streams, ditches and rifes which are used as ecological corridors by species of bats, birds and water voles. The ecological networks, in addition to high concentrations of species records and the location of priority habitats and designated sites, has enabled the council to identify seven strategic wildlife corridors which connect Chichester and Pagham Harbours with the South Downs National Park (as shown on the policies map). These corridors do not stop at the plan area boundaries and the council appreciates that no wildlife can be expected to have any regard to such corridors, and that it is appropriate to consider much wider corridors, including the entirety of the corridor between Chichester and Tangmere given that successive exercises have identified different corridors from time to time.

(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)?

☐

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

☒

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 discuss designating the land west of Tangmere as a strategic wildlife corridor

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.