



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*

**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.*

2. Agent's Details (if applicable)

Title

Mr

First Name

Matthew

Last Name

Rees

Job Title

(where relevant)

Organisation

Address Line 1

[REDACTED]

Line 2	<div><div></div></div>	
Line 3	<div></div>	
Line 4	<div></div>	
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

4.92

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.

The plan is not sound because it fails to apply sufficient resources to map and understand the existing challenge affecting surface water run-off for dwellings at Saxon Meadow, Church Lane and the surrounding fields, where I and other residents have local knowledge. It is likely that the same is the case across the plan area. Sticking with the local issues, given that Saxon Meadow dwellings rely on soakaway for dispersal of rainwater and there has been increase in the frequency of heavy rainfall recently, there are significant issues that have not been mapped or evaluated by the authority, and these need to be addressed before any proposal for development is contemplated. The public access portal relating to the outline application is flawed because does not reflect reality. The 2015 Local Plan highlighted the issue of high groundwater levels and the need for investment before new house building.

Even after relatively light rainfall overnight on 11th March 2023, there is an accumulation of ground water in the field to the east of Saxon Meadow (see below), and there have been regular incidents of Church Lane being flooded to a depth of several centimetres making it impossible for pedestrians and a concern to car drivers. The problem will only get worse in future if houses are built because the capacity of the ground to absorb water will be reduced and there will be hard surfaces which will create more run-off.



(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 good news here is that there is already a separation between waste water, which we need to pump ourselves for connection to the sewage system, and rain water / run-off which we allow to soak away at Saxon Meadow. This is a favourable solution because it prevents the risk of STORM SURGE which is a well known environmental problem in many parts of the country when rain water overwhelms waste water systems, especially those in coastal regions (note: Saxon Meadow is only around 8 miles from the coast).

Hence the amount of investment needed to address this matter is relatively modest and can be covered by developer contributions (or the council or water company) and would involve an upgrade the rainwater / run-off arrangements in and around Saxon Meadow, and an upgrade to the gutters/downpipes and so on, to carry this water to an appropriate water course in the local area, along with a commitment by the Council to ensure that there is an undertaking by Southern Water to adopt the waste water pump that Saxon Meadow relies upon to lift the waste water to a level that it can flow to the waste transfer station, and ensure that steps are taken to avoid any overflow issues for Saxon Meadow.

Any development in the land to the west of Tangmere should be preceded by remedial investment to address flooding on Church Land and other risks faced by Saxon Meadow as a result of new building houses on agricultural land that is currently used as soak away for run-off water.

The council needs to do more to ensure that has a proper understanding of flood risk and high ground water issues

Amend the plan as follows (blue text)

4.92 Any development in the plan area must therefore have regard to flood and erosion risk, now and in the future, by way of location and specific measures, such as additional flood alleviation, which will protect people, properties and vulnerable habitats from flooding. Recent changes to national guidance highlight the importance of considering

flood risk from all sources, and this is particularly significant for the plan area as large parts of it are at risk from groundwater flooding, which needs to be recognised in development decisions alongside the well-established risks in relation to tidal, fluvial and surface water flooding. Appropriate mapping of all sources of flood risks is still evolving, and is likely to develop further over the plan period. In light of the absence of accurate mapping, the council will always require applicants to directly approach local residents and land users to gain a better understanding of surface water issues at the preapplication stage so that issues can be identified and resolved satisfactorily, and the council will ensure that all required investment to safeguard existing residents is provided on a timely basis before new development proceeds and funded by developers and/or relevant infrastructure providers.

(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:

Discuss the flood risk at Saxon Meadow and Church Lane

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.