



Representation Form

Local Plan 2021 – 2039 Publication Stage 1

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

[REDACTED]

Line 2	<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	8.12	Policy		Policies Map	
-----------	-------------	--------	--	--------------	--

4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Not legally compliant because it is incompatible with the NPPF and has been acknowledged by the council's sustainability appraisal to be at risk of challenge. This is an unsound sticking plaster policy that does not provide necessary strategic infrastructure in a timely way given that the sustainability assessment stated (p33) "there is a clear and significant concern with higher growth scenarios, given the risk of an objection from National Highways on the grounds that the proposed monitor and manage' could be insufficient to avoid severe traffic congestion on the A27"

It is not reasonable in light of policy A14, given that the number of new cars on the A27 would be equivalent to a queue stretching all the way from Westhamptnett to Fontwell (Calculation: 1,300 homes, 1.3 cars per household, each 4.3m long).

(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 local plan should contain a fully funded policy to relieve congestion on the A27 through the delivery of a sufficient package of sustainable transport alternatives, and the policy position should remain 'predict and provide', not change to 'monitor and manage' in order to address the risk of challenge and to adopt an effective policy.

The plan should be amended as follows:

8.12 The sustainability appraisal stated that capacity on the A27 is a major issue and there is a need to minimise A27 traffic as far as possible (para 5.2.23-5.2.24). It also stated that there is a clear and significant concern with higher growth scenarios, given the risk of an objection from National Highways on the grounds that the proposed 'monitor and manage' strategy could be insufficient to avoid severe traffic congestion on the A27. In order to avoid this objection the council will retain its existing approach to 'predict and provide' which forecasts the predicted growth in traffic and provides mitigation based on the forecast growth and will enhance this by identifying a package of potential highway improvements (including enhanced walking, cycling and public transport) which alongside schemes identified through the development management process, may be implemented. Given the significant increase in road congestion that would be created by building new homes in Tangmere before the introduction of necessary strategic infrastructure (e.g. a rail stop serving Tangmere and Oving) and significant investment to relieve congestion on the A27 which would be required to meet the NPPF requirements for sustainable development. Therefore the masterplan for the land to the west of Tangmere will be suspended until approvals and funding sources have been identified from public expenditure and developer contributions to provide this infrastructure in line with policy T1. Fishbourne Roundabout with the Terminus Road Link is estimated at between £9.5 and £12.9 million, and Bognor Road Roundabout with the Vinnetrow Road Link is estimated at between £19.4 and £30.4 million.

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 investment needs

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.