



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

[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

8.17

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.

Not sound because fails to evaluate sustainability appraisal (p89) statement: "important high level concern is the lack of a train station at Tangmere", and not legally compliant because T1 contains no assessment of whether a train station between Barnham and Chichester could support sustainable development and provide necessary strategic infrastructure in a timely way. May be non-compliant with Duty to Cooperate as the statement of compliance indicates a failure to take reasonable steps to engage with ORR (p52), which is not justified and the Infrastructure Delivery Plan excludes any consideration of a rail station, so there is a lack of evidence proportionate to the issue.

(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 plan should include a modification to Policy T1 to commission an evaluation of a train stop between Barnham and Chichester to serve Tangmere and Oving, and consent for housing development should be deferred until approval is secured from Network Rail / ORR to construct a train stop to provide the necessary strategic infrastructure on a timely basis

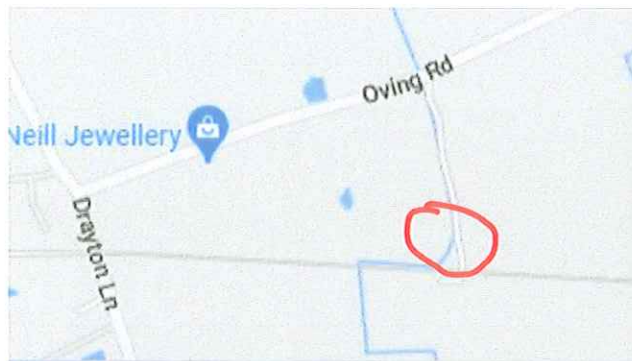
Amend the plan as follows:

8.17 To redress the lack of response from the ORR in February 2019 and lack of any evidence of any other engagement (as noted in the Duty to Cooperate statement of compliance, page 52) the Council will make renewed efforts to engage with the ORR, Network Rail and train operators with the aim of gaining a firm commitment for the reinstatement of the train stop between Tangmere and Oving on the existing line. The council will work with these organisations and local stakeholders to facilitate improvements to the accessibility of railway stations and provision of new station stops and other strategic infrastructure to be available on a predict and provide basis. The council also works closely with bus operators to improve their services in and through the plan area.

Tangmere Station – site option 1 (preferred): Woodhorn Lane, access from Oving road. This is located approximately 1800m from the museum, with the benefit of adjacent land on both sides of the line and an existing level crossing. The site to the north of the track could repurposed for bus interchange, secure bike storage and bus station. Site access could be improved for pedestrian / cycle via a cost effective access to the disused airfield perimeter near the junction between Woodhorn Lane and Church Lane Oving.



Tangmere Station – site option 2: adjacent to Chichester Flood Relief Channel, access via Oving Road. This site has the benefit of existing structures at the side of the line and a disused agricultural property which could be reused for station facilities. This site also has space on both sides of the line. Train passing through the site shows that there is plenty of space for a full length station for services at this site.



Source: Google Maps

(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 the benefits of a reinstatement of the train stop to serve Tangmere.

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.