



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

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	10.60	Policy		Policies Map	
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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 checked="" 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.

The local plan is not legally compliant because it fails to make provision for the necessary infrastructure, nor provide a genuine choice of transport modes, despite the clear recognition that investment and capacity would be needed in relation to both road and rail, which may not be compatible with para 73 of the National Planning Policy Framework, which states: "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)."

The policy is not sound because it fails to address both road and rail issues and provides no genuine alternatives, which is not an effective approach considering Objective 7 (page 32) requires the council to deliver strategic infrastructure on a timely basis, and so falls far short of what it is reasonable for the council to do in this planning period.

Train station: The sustainability appraisal stated "an important high level consideration issue of the lack of a train station at Tangmere, distance to Chichester and the fact that car journeys to Portsmouth and Southampton involving passing through all of the problematic A27 junctions" (page 89, Sustainability Appraisal). The Statement of Compliance with the Duty to Cooperate showed that there was no attempt to contact the

ORR (a Duty to Cooperate Body) since February 2019, and no response to prior attempts. The infrastructure delivery plan is silent in relation to the prospect of a new station stop on the existing trainline between Barnham and Chichester. Given the importance of the matter, this cannot be legal, sound and fails the duty to cooperate.

Road: Building 1,300 homes on the land to the west of Tangmere would mean that 1 in 8, or 13% of the 10,350 planned homes in the entire district would be placed in one place (page 100), next to the congested A27. The local plan stated the network is 'operating at or close to designed capacity' (para 8.23) but no funding or plan is confirmed to address existing congestion on the A27 around Chichester and this cannot be met through developer contributions alone (8.4). The local plan states that CDC has decided to shift from a 'predict and provide' to a 'monitor and manage' approach (para 8.12). The sustainability appraisal stated "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". On this basis, the plan cannot be considered to represent sustainable development.

(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.

Modification is required (**Blue text**) to incorporate the missing facts that make the plan sound and legally compliant:

10.60 The Local Plan identifies Tangmere as being capable of accommodating further sustainable growth to enhance and develop its role as a settlement hub, through the provision of new housing and infrastructure to support the new development and the existing village **but this would need to be consistent with sustainable development, as defined by NPPF. The council will work to ensure that there is timely delivery of road and train services to provide a genuine choice of transport modes to support growth.**

(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 clarify my comments, and how this affects me

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.