



## 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](http://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](http://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](mailto: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	<b>10.61</b>	Policy		Policies Map	
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes		No	<b>X</b>
4.(2) Sound	Yes		No	<b>X</b>
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 material changes have occurred to the housing market but have not been reflected in the plan. For example: RICS UK residential market survey, February 2023 UK Residential Market Survey (rics.org) stated "key activity metrics all remain negative", and Bank of England raised interest rates from 0.1% in November 2021 to 4% in March 2023

Not legally compliant because fails to apply the Statement of Community Involvement principles, through the omission of a clear and transparent reason why CDC ignored 2016 Tangmere Neighbourhood plan by proposing 30% more homes and is not justified given events since 2019. This lack of clarity is not good enough, and it seems to lack accountability for CDC to uplift its house building target without first securing the support of local residents.

Not legally compliant because CDC failed to demonstrate accountability through inclusive and accessible consultation by only writing to notify 2 deceased residents of Saxon Meadow, Tangmere. CDC should have done more to consult the current residents of Saxon Meadow given that this development is nearly 50x outnumbering what's already there and represents an existential threat to the community, their amenity space, communal space, rights of way, parking, and would cause blight and misery for years. The current master plan is not sound, not sustainable, incompatible with protection of conservation areas (P11) as it would not protect important views into and out of the site



and there would be “no village” left at the end. Meanwhile the Vistry Group is driving shareholder value and they either land-bank or over-building – neither of which is a sustainable policy for the local economy which needs food security and good transport, it causes more social harm than good, and would cause incredible damage to the environment.

(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/black deletion) to make the plan sound and legally compliant:

10.61 The Tangmere Neighbourhood plan in 2016 stated that there were 1,156 dwellings in the parish of Tangmere and a plan for 1,000 additional homes. [delete remaining paragraph].

(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 provide my views

**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.