



Representation Form

Local Plan 2021 – 2039 Publication Stage

Ref:

(For official use only)

DEVELOPMENT
MANAGEMENT

14 MAR 2023

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

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	10.64	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 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 as it signals the intention to use CPO powers that do not satisfy the relevant statutory requirement as this action is not necessary and not in the public interest.

Not justified as it results in disproportionate harm to the residents of Saxon Meadow, by removing rights of way to their own property and amenity space and value, in a constrained site that lacks private gardens and limited parking spaces and the naïve sketches included in the outline planning fail to consider key issues including buffer zones for veteran trees (15m), water courses (8m) and the conservation area considerations on this site.

Not effective as there is no requirement to acquire the meadow from Saxon Meadow Tangmere Ltd, nor the land that provides access to Saxon Meadow from Church Lane for residents and visitors. Would result in further harms to the working population who live in Saxon Meadow who need to park their specialised vehicles used in the energy and agriculture sectors within a reasonable distance of their homes. There is a lack of suitable alternative parking in Saxon Meadow due to the absence of suitable parking, driveways or garages for these vehicles on this constrained site.

Not legally compliant as this sorry state of affairs demonstrates that CDC has failed to apply the principles set out in the statement of community involvement.

(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.

These modifications are required to the plan:

The policy must be stop to halt all attempts to acquire, by means of CPO or any other means, any land owned by Saxon Meadow Tangmere Ltd and land used by residents / visitors for access to Saxon Meadow via Church Lane.

10.64 The site has an endorsed Masterplan (reference 19/02836/MAS) which was developed in accordance with the Chichester Local Plan, emerging Local Plan Review but is +30% more than the 1,000 homes identified in the Tangmere Neighbourhood Plan and demonstrates how the policy aspirations of the development plan will be achieved but will need to be changed to maintain the existing rights and benefits at Saxon Meadow, Tangmere to preserve and respect their right of way to and from Church Lane, customary rights over this land, and their retention of the full meadow that is part of their estate and provides important amenity value because none of the properties have their own garden. The site also benefits from outline resolution to grant Permission (reference 20/02893/OUT) but this may not be sustainable development consistent with the National Planning Policy Framework given that is a large development that lacks 2 viable modes of transport given the lack of road capacity and lack of rail services at Tangere. CDC regrets that so far is has fallen short in the application of the principles set out in its statement of community involvement will commit to reset the relationship with the residents of Saxon Meadow. CDC will cease the CPO and any other attempt to acquire, by any means, land owned by Saxon Meadow Tangmere Ltd or land that is used for the access to Saxon Meadow properties via Church Lane Tangmere or for other amenities, given that none of this land is needed for housing. CDC will engage with Saxon Meadow Tangmere Ltd, its representatives and residents to seek to respond positively to the requests that have been made to reset relationships and work constructively with them to reach a position of common ground that has the support of the residents.

(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:

There needs to be a full and open discussion about what has gone wrong, so that it can be put right before indefinite harms are caused.

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.