



Representation Form

Local Plan 2021 – 2039 Publication Stage

Ref: **DEVELOPMENT
MANAGEMENT**
4 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 **10.65** 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.

This long list of factors is not sound because it fails to take account of important matters and is therefore not sound.

The section is not legally compliant because there has been a failure to apply the principles 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.

Changes to the plan are provided in blue below:

10.65 There are a number of site-specific issues which should be considered when planning the development and site layout in this location, including:

- Taking account of the Tangmere Neighbourhood Plan including the 'One Village' aspiration to integrate the new development with the existing village, and the other design considerations contained in the Neighbourhood Plan;
- Local community aspirations for new/improved facilities serving the village, including transforming the existing village centre into a local centre focused around a village main street, primary education, and enhanced recreation,
- The need to addressing requirements of existing dwellings in relation to strategic infrastructure prior to development, including addressing the flooding on Church Lane, and the need for the developer to provide surface water run-off infrastructure at Saxon Meadow given that these existing dwellings rely on soak-away on the surrounding agricultural land; the need for Southern Water to fully adopted waste water infrastructure; and the requirement for full fibre internet and modern telecommunication services to be available to residents of Saxon Meadow;
- Potential physical constraints such as landscape sensitivities, particularly external views from the surrounding area including the Tangmere conservation area itself, Oving, the South Downs National Park, high groundwater levels, particularly in the southern part of the site and Church Lane, and the need for noise mitigation measures for residential properties on the A27, for example through the use of acoustic screening;
- Conserving, enhancing and better revealing the known archaeological assets within the site, to advance understanding of the significance of the assets;
- Conserving and enhancing the setting of the historic village, particularly the Conservation Area and the views from within it looking out, appropriate separation distances from new properties, and need to avoid segmenting existing open spaces into small plots that reduce amenity value, the archaeological and heritage assets within the surrounding area, and preserving the heritage of the World War II airfield, Commonwealth War Graves, including provision for the relocation of existing allotment space that could facilitate the expansion or relocation of the Tangmere Military Aviation Museum;
- The opportunity to provide off-site green links with existing and planned development at Tangmere, and with the South Downs National Park and Chichester city, and the potential to develop strategic green infrastructure in conjunction with other planned development to the east of Chichester City;
- Opportunities, in partnership with relevant authorities, to provide improved sustainable public transport routes linking the village with Chichester city, to improve cycle routes to the city, and better transport links to Barnham rail station and the 'Five Villages' area in Arun District and the reinstatement of a train stop between Oving and Tangmere on the existing train line; and
- The availability of minerals in the vicinity and the need to take account of the Minerals Safeguarding Area.

(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:

Discuss changes

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.