



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

Line 2	<div><div></div></div>	
Line 3	<div></div>	
Line 4	<div></div>	
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	<input type="text"/>	Policy	<input type="text"/>	Policies Map	10.8
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4. Do you consider the Local Plan is:

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input checked="" type="text" value="X"/>
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4.(2) Sound	Yes	<input type="text"/>	No	<input checked="" type="text" value="X"/>
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4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>
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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 because it contains fundamental errors and signals the potentially unlawful use of CPO powers against residents of Saxon Meadow, deprives them of amenity value, access, rights of way, parking, and creates a nuisance.

Not sound, as there seems to be the possibility of an irreconcilable conflict of interest between the role of the council seeking to use CPO powers not in the public interest, with a clear intention of approving a private developer's application for planning permission.

Two specific parcels of land – the entire meadow owned by Saxon Meadow Tangmere Ltd, and the access road leading from Saxon Meadow to Church Lane should be marked as outside of the masterplan development area because they are not required for building houses and there is no public interest grounds or reasonable basis for CPO.

Not legal, because this position seems to have been reached as a result of a total failure by CDC to apply the principles set out in the statement of community involvement, namely: clear, inclusive, accessible, transparent, accountable.

The independent examiner should look whether there has been misconduct here, such as the decision to use threats by the council's representative of legal action against innocent residents of Saxon Meadow to demand personal information from them (which is lawful as a breach of the Public Sector Equalities Duty), whereas the consultation on the local plan was only sent by letters addressed to two deceased former residents of Saxon Meadow,

and emails to the helpline are not monitored by CDC. This state of affairs is wholly inappropriate for a local authority, and there must be a reset in relationships with the residents of Saxon Meadow, which they have requested, without any reply from the council.

(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 map must be corrected and the masterplan / local plan changed.

The whole meadow owned by Saxon Meadow Tangmere Ltd should be excluded from the master plan completely as it is not necessary for the scheme and it is wholly unjustified to seek to acquire it via a CPO or any other means. The access road linking Saxon Meadow to Church Lane should be excluded from the master plan and it is wholly unjustified to seek to acquire it via a CPO or any other means. Nothing should be added to either site which would affect their current use or setting, affect trees, hedgerows, watercourses, ponds, the well, the visitor parking, the grass, and the right to quiet enjoyment of this space and the right of way to our homes and for visitors.

The map should be changed accordingly. Note: this has no impact on house building.

(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 seek a reset in relationships and to put things right before it is too late.

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.