



## 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

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  Policy **A14** 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.

Para 5 of page 256 it is not legally compliant in reference to "community orchard". The policy deprives residents of amenity value of the wildflower meadow and is incompatible with para 6.29 and it does not promote health and wellbeing (sustainability requirement), it is not sound nor justified because it could become a source of anti-social behaviour causing detriment to Saxon Meadow residents. It is not justified because there are no private gardens for the 28 dwellings and a more appropriate plan is to support allotment holders to cultivate fruit trees in the proposed site for allotments if they so desire.

The plan is not justified or legally compliant because there are missing references to Policy P11, in relation to the protection of the setting and views into and out of the area, and there are not sufficient provisions to ensure sufficient separation distances between Saxon Meadow and the new homes, or how the site plan will protect existing views to Chichester, Oving and the South Downs.

(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.

Text below in Blue should be added and policies adjusted or implemented accordingly

#### Policy A14

Subject to an evaluation of the economic, social and environmental benefits of safeguarding 73 hectares of land to the west of Tangmere to provide agriculture and / or viticulture / horticulture, the residual parcel of land to the west of Tangmere is allocated for residential development of not more than 1,000 dwellings, community facilities and open space. If development were to proceed in this location it will be expected to address the following site-specific requirements:

1. Be planned as an extension to Tangmere village, that is well integrated with the existing village and provides good access to existing facilities
2. A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs, including accommodation for older people;
3. Incorporate new or expanded community facilities, including transforming the existing village centre into a new local centre providing new village centre amenities and not reduce any of the existing amenities enjoyed by existing residents including the right of way to their properties and their meadow;
4. Make provision to accommodate a new two-form entry primary school and associated development, including provision for an early years setting and a special support centre. Further land shall be safeguarded to facilitate the potential expansion of the two-form entry primary school to three-form entry;
5. Incorporate open space and green infrastructure, including parks, playing pitches, sports pavilion and new allotments and community orchard located adjacent to the allotments and, for the avoidance of doubt, not on the land owned by Saxon Meadow Tangmere Ltd, enabling the relocation of the existing allotments at the Tangmere Military Aviation Museum.
6. Make provision for green links to Tangmere village, and the South Downs National Park and Chichester city. Opportunities should be explored for provision of integrated green infrastructure in conjunction with the other strategic sites to the east of the city;
7. Respect important existing views of Chichester Cathedral spire and reduce any impact on views from within the South Downs National Park, particularly sensitive locations such as the Tangmere conservation area itself, views of St Andrews Church Oving from Saxon Meadow, the Trundle and Halnaker Hill and protect the setting, including views into and out of the Tangmere conservation area, consistent with policy P11.
8. Subject to detailed transport assessment, provide primary road access to the site from the slip-road roundabout at the A27/A285 junction to the west of Tangmere providing a road link with no direct link to Tangmere Road to respect policies NE23, NE20, P16. Development will be required to provide or fund mitigation for potential off-site traffic impacts through a package of measures in conformity with Policy T1 (Transport Infrastructure) and T2 (Transport and Development);
9. Make provision for improved sustainable travel modes between Tangmere and Chichester city, in partnership with relevant authorities, including improved and additional cycle routes linking Tangmere with Chichester city, Shopwhyke and Westhampnett. Opportunities should also be explored for improving transport links



with the 'Five Villages' area and Barnham rail station in Arun District; and CDC work with relevant authorities to deliver the reinstatement of a train stop to serve Tangmere and Oving on the existing rail line.

10. Conserve or enhance the heritage and archaeological interest of the site, the historic village and its setting (particularly that of the Conservation Area which includes a meadow that will not be divided into smaller lots) and the World War II airfield, Commonwealth War Graves and other commemorative structures, including making provision for the relocation of existing allotment space to facilitate the potential expansion or relocation of the Tangmere Military Aviation Museum
11. Occupation of development will be phased to address the existing issues of flooding at Church Lane, and requirements of existing dwellings, particularly in relation to drainage infrastructure at Saxon Meadow which must be improved by the developer given that these dwellings rely on soakaway across agricultural land for run-off. Strategic infrastructure will also include full adoption by Southern Water of the wastewater infrastructure at Saxon Meadow, and align with the delivery of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards.
12. Proposals for the development should have regard to the West Sussex County Council Minerals Safeguarding Area and associated guidance

(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 explain what is important what should not be done.

**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.