Building a Better Future Plan - Representation Form

Part A - Personal Details

Please indicate whether you are completing this form yourself or if you are an agent completing this on behalf of a client
I am completing this form myself

Part A - Personal Details (Completing form on own behalf)

Please provide the following personal details. Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate. The personal data you provide will be used to ensure that representations comply with government guidance and that they can be used as part of the Local Plan examination process. More information on how we use your personal information can be found as part of the 'Planning Policy' privacy notice is available here.

Title	Mr
First Name	Ian
Last Name	Rogers

[redacted]

Please provide the following details where applicable and/or relevant
No Response

Part A - Personal Details (Agent on client's behalf)

If an agent is appointed, please provide the following information: Please note that these details are required for all representations and your information will be shared with the Planning Inspectorate. The personal data you provide will be used to ensure that representations comply with government guidance and that they can be used as part of the Local Plan examination process. More information on how we use your personal information can be found as part of the 'Planning Policy' privacy notice is available here.
No Response

Please provide the following information about the client for whom you are completing this form on their behalf
No Response

Part B - Your representation(s)

Which part of the Building a Better Future Plan does your representation relate to?
Please provide as much detail as possible.
If you wish to make a change to the Policies Map, please comment on the corresponding p olicy, and explain what change you would wish to make. If you would be helpful if you could show this in visual form
A full list of policies and allocations can be found in the contents page(s) of the Publication Plan - you can access this document here.

Policy Number	-
Allocation Number	2
Paragraph Number	-
Page Number	95-97

Do you consider the Local Plan is ...
(Please select as appropriate)

	Yes	No
Legally compliant		X
Sound		X

Please give details of why you consider the Building a Better Plan is not legally compliant o r is unsound. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your comments.

The site to the north of Long Copse Lane has many complexities which are not sound in the proposed plan:
1. Waste water - The plan fails to demonstrate that adequate provision for sewage and waste water treatment would be in place for the timeline of this plan and additionally have nutrient mitigation available to ensure Chichester harbour is not further impacted than it already is. This plan does not consider expansion at the Thornham treatment works alongside Chichesters adopted plan.
2. Flooding - In addition to my first point issues with drainage and surface water handling have previously been identified for this site. The council needs to demonstrate that this can realistically be adequately handled at the increased proposed level of dwellings.
3. Sustainable transport - The council's own review states that improvements must be made in order to make the site acceptable on these grounds. The phrasing in the plan is not sound because it merely states that a developer should explore opportunities, but there is no firm commitment to honour this. A developer is a business, if they are not committed to do this, they will watch their bottom line and not deliver it.

From a legal compliance perspective I also object to an ecological aspect of the plan. Bechstien's bats have been recorded by the council as present on the site, however the plan describes them as potentially present. These are a protected species in law and further demonstration by the council is needed to address how 325 homes, roads and lighting can be accommodated without unacceptable harm to this species.

I consider allocation 2 to be unsound based on these points, but the council must also consider that the site is on the edge of the South Downs National park, Southleigh Forrest SNIC alongside multiple TPO etc. The site has been tried before with a smaller housing allocation and there is a cumulative impact of all these issues meaning the site is not deliverable (and this has been previously been stated by the councils own assessment). In this new plan the council has failed to demonstrate the issues are resolvable for a development at this scale.

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 above.
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.

To make the plan compliant I would like allocation 2 to be removed from the plan.

If you wish to upload any documents to support your representation, please do so below. Please note that there is a maximum file size of 50MB and you can upload a maximum of 10 files to include with your form.

No Response

Examination Hearing Session Invitation

If your representation / representations are seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?
Please note that while this will provide an initial indication of your wish to participate in examination hearing session(s), you may be asked at a later point to confirm your request to participate.
No details on the examination hearing session(s) have yet been determined and will be made available upon the submission of the Building a Better Future Plan to the Planning Inspectorate.

No, I do not wish to participate in examination hearing session(s)

Examination Hearing Session Invitation (2)

You indicated that you wish to participate in the examination hearing session(s). Please outline why you consider this to be necessary.
Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in examination hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

No Response

Future Notification

Do you wish to be notified of any of the following milestones in the Building a Better Future Plan process?
These milestones include:

The Local Plan has been submitted for examination
The publication on the Inspector's Report
The adoption of the Local Plan

If you indicate that you wish to be notified, the email address you provided in Part A of the form will be used by the Council to notify you of these milestones.

Yes, I wish to be notified