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	Mrs
First Name	Sarah
Last Name	Dennis
[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	3
Paragraph Number	-
Page Number	-

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.

I strongly object to the proposed allocation and development of the Horse Field as it is not in accordance with the National Planning Policy Framework (NPPF), and the principles of sustainable development.

The proposal would result in significant harm to local infrastructure, the Sussex National Landscape (formerly the Area of Outstanding Natural Beauty), biodiversity, and the established character of the area, and it has not been demonstrated that these impacts can be appropriately mitigated in line with planning policy requirements.

Highway Capacity and Traffic

The A259 is already operating at or close to capacity for much of the day, with regular congestion during peak periods, weekends, and seasonal tourist demand. This results in delays, queuing, and unreliable journey times for residents and businesses. It acts as an alternative route for the regularly closed A27, during which times it is almost impossible to leave or enter Emsworth.

The proposed development would generate additional traffic movements onto an already constrained highway network. In accordance with Local Plan transport policies and the NPPF, development must only be permitted where the impacts on the transport network are acceptable or can be made acceptable through appropriate mitigation. At present, there is insufficient evidence to demonstrate that the cumulative impact of this development can be safely and sustainably accommodated.

Without clear, deliverable mitigation measures, the proposal would risk worsening congestion, increasing air pollution and noise, and reducing highway safety, contrary to the objectives of sustainable development and transport policy.

Pressure on Healthcare Infrastructure

Local GP surgeries and healthcare services are already under significant pressure, with residents experiencing difficulties accessing timely appointments. This indicates that existing infrastructure is operating at or beyond capacity.

Development must be supported by adequate infrastructure, including health provision, and growth must be properly planned in step with service capacity. The proposal does not demonstrate that sufficient healthcare capacity exists, or that necessary investment is secured and deliverable prior to occupation.

As such, the development would place further strain on already overstretched services, contrary to infrastructure planning requirements.

Impact on the Sussex National Landscape

The site lies within, and directly affects the setting of, the Sussex National Landscape, which is afforded the highest level of protection under national planning policy in relation to landscape and scenic beauty.

The Horse Field makes a valuable contribution to the rural character of the area, providing openness, landscape separation, and a clear distinction between the increasingly built-up area and the protected countryside.

In policy terms, great weight must be given to conserving and enhancing the landscape and scenic beauty of National Landscapes. The proposed development would introduce urbanising features into a sensitive rural setting, resulting in harm to landscape character and visual amenity.

This harm would be difficult, if not impossible, to fully mitigate through landscaping alone due to the permanent loss of open countryside. The proposal therefore conflicts with both national and local planning policy objectives for the protection of designated landscapes.

In addition, the A259 currently provides a clear and defensible settlement boundary. Allowing development to extend beyond this boundary would weaken its function and could create a precedent for further incremental encroachment into the National Landscape, contrary to the long-term objectives of landscape protection set out in planning policy.

Biodiversity and Wildlife

The Horse Field forms part of a wider ecological network and provides habitat for a range of species, including birds, bats, pollinators, hedgerow species, and small mammals. It contributes to local ecological connectivity, which is recognised and protected under the NPPF biodiversity objectives.

Development would result in habitat loss, fragmentation, and increased disturbance from lighting, noise, and domestic activity. While biodiversity net gain and mitigation measures may be proposed, policy requires that impacts on biodiversity are first avoided and minimised, with compensation only where

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necessary. The permanent loss of an established greenfield habitat and ecological corridor cannot be fully replicated off-site.

The proposal therefore does not adequately demonstrate compliance with biodiversity protection and enhancement requirements.

Loss of Green Space and Settlement Character

The Horse Field forms an important part of the landscape setting of the settlement, contributing to its rural identity, visual openness, and separation from the wider countryside.

Local Plan policies should seek to protect settlement character and prevent inappropriate encroachment into the countryside. Development of this site would erode this distinction, resulting in a more urbanised edge and reducing the clear separation between built form and the National Landscape.

This would represent a permanent and irreversible change to the character of the area.

Conclusion

The proposal does not accord with national planning policy and therefore cannot be considered sustainable development.

It has not been demonstrated that the development can be adequately supported by existing or planned infrastructure, and it would place additional pressure on already constrained highway and healthcare services. Furthermore, it would cause harm to the Sussex National Landscape, biodiversity networks, and the established rural character of the area.

The A259 should continue to function as a clear and defensible boundary to development in this location. Allowing development beyond this boundary would undermine the long-term planning strategy for the area and risk incremental encroachment into protected countryside.

For these reasons, I respectfully urge the Council to remove this proposal from the Local Plan, as the identified harms significantly outweigh any potential benefits and the site is not an appropriate or policy-compliant location for development.

Please set out the modification(s) you consider necessary to make the Local Plan legally c ompliant and sound, in respect of any legal compliance or soundness matters you have ide ntified above.
You will need to say why each modification will make the Local Plan legally compliant or so und. 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.

Protect the Horse Fields from development under the Local 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 1 0 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 consi der 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 exa mination hearing session(s), you may be asked at a later point to confirm your request to p articipate.
No details on the examination hearing session(s) have yet been determined and will be ma de available upon the submission of the Building a Better Future Plan to the Planning Inspe ctorate.

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 out line why you consider this to be necessary.
Please note the Inspector will determine the most appropriate procedure to adopt to hear th ose who have indicated that they wish to participate in examination hearing session(s). Yo u may be asked to confirm your wish to participate when the Inspector has identified the m atters 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 f orm will be used by the Council to notify you of these milestones.

Yes, I wish to be notified