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	Marcus
Last Name	Harper-Bourne

[redacted]

Please provide the following details where applicable and/or relevant

[redacted]

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 policy, 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	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.

Why it is unsound (and legally uncompliant):

This breaks down as follows:

1) The unsuitability of the lane

For Long Copse Lane to provide the access (and the only access) to the additional 260 or more houses proposed with Allocation Number 2 is almost unthinkable. With the likely introduction of the hundreds of additional vehicles that this would entail on a daily basis, the lane would obviously become very unsafe for walkers, cyclist and horse riders. After all, it is a narrow country lane in a wooded area, not a normal road with footpaths and street lighting and there is little scope to make it such.

In addition, should this project go ahead, its residents would find difficulty leaving the lane at either the Emsworth or Westbourne end (one wonders if the developers have actually viewed the lane, which is single track in places and very restricted at the Westbourne end). There would clearly be a need for major alterations including the construction of a roundabout at one or both ends of the lane (such changes do not appear to be included in the plan proposed by the developer).

It is likely that much of the traffic would leave via Hollybank Lane, which would cause a significant problem for traffic leaving Oak Tree Drive where visibility is poor to the left, and also at Southleigh junction where a roundabout would also be needed.

2) The unsuitability of the proposed site.

In addition to its location on a narrow lane, its position relative to Emsworth is questionable. One requirement is that proper walking; cycling and bus links to Emsworth must be agreed before building starts, but as this appears not to be a binding requirement, it is unlikely to be accommodated.

Regarding the sewage requirements for what is after all a large new estate, there appears to be little or no proof that the sewage network would be able to cope. Houses in this area drain to Thornham treatment works, which the councils' own consultant has shown to be already limited. A reasonable conclusion, therefore, is the plan is not effective because it allocates housing whose sewage cannot be shown to be treatable in the event that Allocation 2 goes ahead.

Further to this major shortcoming, it follows that the new homes will adversely affect nitrogen and phosphorus levels in Chichester Harbour, which is already so burdened that a large share of the catchment's limited remaining allowance would be taken by this site (not mention other developments that are in hand).

There is of course the impact that the development would have on trees and protected species in this heavily wooded area. Bechstein's bats - protected at European level are recorded as present on and around the proposed site, which makes the plan legally uncompliant. And there is the not insignificant matter of increased pressure on local infrastructure, including schools, doctors' surgeries and hospitals, that will simply encourage people not to want to live here.

Conclusions

On the basis of the above observations I believe the plan to be unsound and that the Allocation should be removed.

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.

Apologies, in the circumstances I find it impossible to think of any areas where this plan could reasonably be made compliant or sound.

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