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	Miss
First Name	Mandy
Last Name	Yorke

[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.

1. The plan relies on improvements it doesn't actually required
My objection to Allocation 2 is on the grounds that the plan is not effective. The Council's own Sustainability Appraisal makes it clear that sustainable transport improvements must be provided for this site to be acceptable. The allocation only requires the developer to 'explore opportunities' for them. This wording gives developers an easy way to bypass this requirement. The plan therefore cannot be delivered to meet the councils own requirements and should therefore be found unsound unless these requirements are made compulsory

2. The sewage network may not be able to cope
My objection is on the grounds that the capability of the local treatment works to cope with the proposed amount of extra wastewater has not been demonstrated. The evidence confirms there are plans to expand Thornham treatment works which is only for Chichester's adopted plan. There is no capacity for Havant's Emsworth allocations and the councils state that it is not within their per-view to provide a solution. The plan allocates housing whose sewage clearly jcannot be shown to be treatable within the plan period thus showing that the plan is not sustainable.

3. Pollution limits in the harbour
My objection is because of nutrient neutrality. Chichester Harbour has been shown to be in a nutrient-stressed condition and, according to the Council's own budget, this allocation would require a substantial proportion of the catchment's limited capacity and has no secured mitigation identified in place. The plan is therefore not effective and contravenes the Habitats Regulations.

4. Rare bats
My objection is from an ecological basis. The Council's evidence records Bechstein's bats — a European protected species — as present on this site, yet the allocation describes them only as 'potentially' present. Why has no site-specific bat assessment been provided. The councils own evidence must be taken into account. Failure to carry out a full bat assessment does not provide the protection this species requires.

5. The landscape on the edge of the National Park
My objection is on landscape grounds. The site lies immediately south of the South Downs National Park and had one of the most negative landscape assessments of any allocated site in the Council's own appraisal. The Council itself commissioned a landscape capacity study which recommended that no part of this land be used for growth. The allocation is not justified.

6. This site has been tried before — and failed
My objection is on the grounds of deliverability. This site was allocated in the previous withdrawn plan; in 2021a planning application for around 210 homes was submitted but it was left undetermined and withdrawn in 2025. There is no developer currently on board. The Council classes the site as 'developable' rather than 'deliverable'. The plan is not achievable if reliant on this application.

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.

Please remove this allocation 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 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