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	Simon
Last Name	Rosie

[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	30
Allocation Number	EM08a
Paragraph Number	4.298
Page Number	98

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.

Under para 4.298 on page 253, it is written: "Major development will not be permitted within Chichester Harbour National Landscape, other than where allocated within this Local Plan or where it can be demonstrated that there are exceptional circumstances and the development is in the public interest."

Please remove the words "other than where allocated within this Local Plan" as this will undermine the principle of a National Landscape that can be saved from development.

Although it is within a National Landscape, Site EM08a - The Horsefield (Emsworth) - has been allocated for development. This is only possible if it is demonstrated that there are exceptional circumstances permitting this. I cannot find any exceptional circumstances described anywhere in the Local Plan.

Please remove Site EM08a from the site allocation.

The main reason for my objection and concerns is that including this site in the Local Plan creates a precedent for building in the Chichester Harbour National Landscape, which has never been allowed before. If houses are allowed in one spot inside the National Landscape, this will change its character and protections forever.

A few years ago there was another attempt to develop the site, which was successfully defeated. I can't believe that the Council are letting developers try again. If this site goes, then it is open-season for developers to build on every field that overlooks onto Chichester Harbour. This site must not be developed.

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.

Please see my notes in the paragraph above and make the suggested modifications to 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 10 files to include with your form.

- File: EM08a Horse field Site.ppt - Download

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.

No, I do not wish to be notified

EM08a Horse Field Site



The Levelling Up and Regeneration Act 2003

Section 245 of the Act amends earlier legislation so that relevant authorities must proactively work to conserve and enhance the natural beauty, wildlife, and cultural heritage of these protected areas.

How can a development of 90 houses possibly have no significant impact on National Landscape?



Here's what the EM08a Horse field Site looks like now…



Site EM08a lies within the Chichester Harbour National Landscape



What would it look like if you built 90 houses on it?



The National Planning Rules

Paragraph 4.298 says that major development in a National Landscape should be refused unless there are exceptional circumstances and unless it is shown to be in the public interest.

HBC have not shown any exceptional circumstances beyond attempting to meet national housing targets.