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	Lee
Last Name	Magee

[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.

I wish to formally object to the proposed housing development at the above site on environmental, wildlife protection, and highway safety grounds.

Multiple bat surveys commissioned as part of the development process have confirmed that the site and surrounding habitat support roosting colonies of bats, including rare and legally protected species. These findings are highly significant and should weigh heavily against approval of the proposal. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. It is an offence to damage or destroy a bat roost, or to disturb bats in ways that affect their ability to survive, breed, rear young, or hibernate. The confirmed presence of rare species makes it essential that the precautionary principle is properly applied in assessing this application.

The proposed development would likely result in the loss and fragmentation of habitat used for roosting, commuting, and foraging, together with increased artificial lighting, noise, and human activity that are known to adversely affect bat behaviour and breeding success. The risk of disturbance to established roost sites and the long-term degradation of habitat that currently supports a stable and ecologically important bat population cannot be ignored. These concerns are supported by the developer's own bat surveys, and mitigation proposals alone should not justify approval where significant harm cannot genuinely be avoided. The likely loss of hedgerows, wooded corridors, mature trees, and dark flight paths also appears inconsistent with national and local planning policies relating to biodiversity protection and environmental sustainability.

These environmental concerns are further intensified by the unsuitable nature of Long Copse Lane itself. The lane is regularly used not only by residents and vehicles, but also by dog walkers, cyclists, horse riders, walkers, and joggers, making it an important shared rural route for recreation and access to the surrounding countryside. A substantial increase in traffic would significantly reduce safety for these vulnerable users.

The physical characteristics of the lane make this especially concerning. In numerous locations, Long Copse Lane is only wide enough for a single vehicle, with limited passing opportunities and restricted visibility. Additional construction traffic, followed by increased residential and delivery traffic, would inevitably increase congestion, force vehicles onto verges where they exist, and create conflict between motorists, pedestrians, cyclists, and horse riders. Access is further constrained by the fact that the lane cannot be exited without navigating one or more sharp 90-degree turns, which already present problems for larger vehicles. Existing residents regularly experience difficulties with lorries and delivery vehicles struggling to manoeuvre safely around these bends. The increased use of large construction vehicles during the build phase, followed by ongoing service and delivery traffic, would place further strain on infrastructure that is clearly unsuited to accommodate it. There is also a legitimate concern that emergency vehicle access could be impeded by the restricted width of the lane and difficult turning arrangements, particularly if additional parked vehicles or traffic congestion are introduced.

The proposal would also have a damaging impact on the wider rural character of the area. Long Copse Lane lies on the edge of a nationally recognised Dark Skies zone, valued for its exceptionally low levels of light pollution and protected night-time environment. A development of this scale would inevitably introduce additional light pollution through street lighting, vehicle headlights, security lighting, illuminated windows, and increased activity after dark. Even with proposed lighting controls, the cumulative impact of permanent residential development would significantly alter the existing dark rural landscape, harming both local amenity and wildlife habitats, particularly those relied upon by bats and other nocturnal species.

Taken together, the documented ecological sensitivity of the site, the legal protections afforded to bat populations and their habitats, the severe limitations of Long Copse Lane's infrastructure, and the development's impact on the surrounding dark skies environment demonstrate that this proposal is incompatible with the character and capacity of the area. I therefore respectfully urge the planning authority to refuse this application.

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 move the proposal toward legal compliance and reduce its impact on the surrounding area, substantial modifications would be required. These should include a significant reduction in the scale and density of the development, the retention and long-term protection of existing hedgerows, mature trees, wooded corridors, and known bat flight paths, together with the creation of a substantial undeveloped buffer zone around all identified roosting areas. Any external lighting should be minimised and designed in accordance with recognised dark skies and bat-sensitive lighting guidance, including low-level, directional, motion-activated lighting only where absolutely necessary. Comprehensive restrictions on construction timing, vehicle movements, and noise levels would also be necessary to reduce disturbance to protected species and nearby residents. In addition, a full independent highways assessment should be undertaken, with any approval conditional upon meaningful road safety improvements, passing places, and clear measures to protect pedestrians, cyclists, horse riders, and emergency access along Long Copse Lane. Without substantial changes of this nature, it is difficult to see how the development could proceed without causing unacceptable environmental and safety impacts.

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 f orm will be used by the Council to notify you of these milestones.

Yes, I wish to be notified