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	Paul
Last Name	Treagust

[redacted]

Please provide the following details where applicable and/or relevant

Job Title	NA
Organisation	NA

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	30
Allocation Number	EM08a
Paragraph Number	190
Page Number	98 & 253

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 consider the Building a Better Future Plan to be not legally compliant and unsound in respect of Allocation EM08a (Horsefield, Emsworth) and Policy 30 – Chichester Harbour National Landscape.

EM08a proposes substantial residential development on land within the Chichester Harbour National Landscape. The NPPF gives National Landscapes the highest status of protection in relation to landscape and scenic beauty and states that the scale and extent of development within them should be limited.

The Council has not adequately demonstrated why development at this sensitive location is necessary, why the housing requirement cannot reasonably be met through less environmentally sensitive sites outside the National Landscape, or why the allocation represents the exceptional circumstances and public interest required by national policy for major development in a National Landscape.

There is also a legal compliance issue arising from Section 85 of the Countryside and Rights of Way Act 2000, as amended by the Levelling-up and Regeneration Act 2023. The Council has a statutory duty to "seek to further" the purposes of the National Landscape. I do not consider that the Plan adequately demonstrates how allocating EM08a for substantial housing development would further the conservation and enhancement of the National Landscape.

I am also concerned that Policy 30 includes the wording "other than where allocated within this Local Plan". This appears to create an exception for allocated sites which could undermine the protection otherwise provided by the policy and should not be used to circumvent national policy or the statutory duty.

Given the site's protected landscape status and the environmental constraints identified by the Council, I consider that the allocation has not been sufficiently justified or demonstrated to be effective and consistent with national policy. The Plan is therefore unsound and, in relation to the statutory duty, not legally compliant.

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.

I consider the following modifications necessary:

1. Remove Allocation EM08a (Horsefield) from the Local Plan.The Council has not demonstrated sufficient exceptional circumstances, public interest or need to justify substantial development within the Chichester Harbour National Landscape. Removing the allocation would ensure that the Plan properly reflects the protected status of the landscape and allows the housing requirement to be reconsidered using less environmentally sensitive sites.

2. Reassess the housing requirement and alternative site allocations following removal of EM08a, demonstrating that reasonable opportunities outside the National Landscape have been properly considered.

3. Remove the words "other than where allocated within this Local Plan" from Policy 30.
Allocation through the Local Plan should not create an exemption from the protection afforded to the National Landscape or from the requirements of national planning policy.

4. Amend Policy 30 to explicitly state that the Council will seek to further the purposes of the Chichester Harbour National Landscape, and that development within it must comply with the relevant NPPF policies, including the tests applying to major development.

These modifications would ensure that the Plan properly reflects the statutory duty, national planning policy and the protected status of the Chichester Harbour National Landscape, while providing a more justified and sustainable approach to meeting the Borough's housing requirement.

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