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	Ms
First Name	Sharon
Last Name	Baugh

[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 am commenting on Allocation 2, Land north of Long Copse Lane.
I consider the plan not legally compliant and unsound and wish to object on the following grounds.

I object on landscape grounds: This site sits immediately below the South Downs National park and has previously been assessed as a site unsuitable for development, receiving one of the most negative landscape assessments of any allocated site in the Council's appraisal. The 2015 study, commissioned by the Council, rated this land at the lowest capacity to absorb development and made clear recommending that none of it be built on; clearly stating that no part of the land should be taken forward for growth. Therefore this allocation is not justified in any way.

I object on ecological grounds: I do not believe the plan is legally compliant due to evidence of Bechstein's bats being found on this site and therefore object on ecological grounds. This species is offered European wide protection. The Council's evidence states that the Bechstein's bats are present on this site, but this has now been downgraded on the allocation to "potentially" present without any up to date site-specific assessment being provided and is far removed from the protection legally required for this species.The diverse habitats provided by mature trees within the site area means that it is likely that other legally protected bat species are also present.

I object on grounds of nutrient neutrality: Chichester Harbour is a protected National Landscape but at present is in a nutrient stressed condition because of the high levels of nitrogen and phosphorous present due to run off - I therefore object on the grounds of nutrient neutrality. The council's budget shows this allocation would require use of a large proportion of the catchment's limited capacity without a secure mitigation in place for it. This plan is ineffective both in terms of compliance with the Habitats regulations and protecting a designated National Landscape which is of national and global importance when related to certain species of migratory birds.

Alongside this are the issues in terms of the weight of traffic and waste water generation. Widening the lane would destroy both the character of the lane but also hedgerows that are habitat to many diverse species which are nationally in decline. Thornham Waste water treatment works is already under pressure and has very limited extra capacity, particularly in times of heavy rainfall and the impact this has on Chichester Harbour.

I strongly urge that the allocation be removed from the plan.

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.

Delete Allocation 2 (Land north of Long Copse Lane) 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 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.

Yes, I 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.

I feel very strongly about this section of the plan and am frankly astounded that the council appears to be choosing to go against it’s own recommendations and the legal protection of species within the area.

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