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	Mrs
First Name	Charlotte
Last Name	Parry

[redacted]

Please provide the following details where applicable and/or relevant

[redacted]

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	-
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 object to Allocation 2 (Land North of Long Copse Lane) and consider this allocation to be unsound. [redacted] experience of the characteristics and constraints of the site and the surrounding area.

First, I do not believe the allocation is justified because it would significantly erode the remaining undeveloped gap between Emsworth and Westbourne. This land currently provides an important rural separation between the settlements, helping to maintain their distinct identities. Development of around 325 homes on this site would represent a substantial urban extension into open countryside immediately adjoining the South Downs National Park and would further increase the perception of coalescence between the two communities.

Second, I do not believe the allocation is effective because it relies on infrastructure that has not been shown to be capable of accommodating development of this scale. The site is relatively distant from many key services, including schools, healthcare facilities and other day-to-day amenities, making it likely that future residents will be heavily reliant on private vehicles. This appears contrary to the objective of creating genuinely sustainable patterns of development.

I also have serious concerns regarding highway safety. Long Copse Lane is a narrow rural lane with significant physical constraints. There are sections where pedestrians, cyclists, horse riders and vehicles already struggle to pass safely. The lane is regularly used by equestrians and other vulnerable road users. From my daily use of the road, I find it difficult to see how a development of 325 homes could be accommodated without creating additional highway conflicts and safety risks. The allocation is therefore not supported by convincing evidence that safe and suitable access can be achieved.

I further question whether sufficient evidence has been provided regarding environmental impacts. Concerns remain regarding wastewater treatment capacity and nutrient neutrality within the Chichester Harbour catchment. In my view, the allocation has not demonstrated with adequate certainty that the environmental impacts associated with additional housing can be fully mitigated throughout the plan period.

Of particular concern is the ecological importance of the site and its proximity to ancient woodland and wildlife corridors. The Council's evidence acknowledges the presence of rare and protected bat species in the area. In addition, I have recently personally spoken with representatives of the ecological consultancy undertaking bat surveys in the locality, who confirmed that Bechstein's bats were observed during their most recent visits and that they were awaiting consent to tag them from the developers. Given that Bechstein's bats are among Britain's rarest and most protected species, I do not consider it justified for the allocation to proceed without robust and up-to-date ecological evidence demonstrating that their habitat and commuting routes will be protected. The allocation appears to understate the ecological sensitivity of the site and raises concerns regarding compliance with national policy and habitat protection requirements.

For these reasons, I consider Allocation 2 to be unjustified, ineffective and inconsistent with national policy. I request that Allocation 2 (Land North of Long Copse Lane) is removed from the Local 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.

No Response

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