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[redacted]

3rd September 2026

Dear Sir/Madam,

We are writing to strongly object to the proposed allocation of approximately 90 houses on The Horsefield in Emsworth and to request that this site is removed from the Local Plan.

We believe the Local Plan is unsound and legally non-compliant in relation to this allocation, particularly given the site's location within the Chichester Harbour National Landscape and the failure to properly apply the national planning policy tests relating to major development in such protected landscapes.

We draw particular attention to page 98 of the Local Plan, where the proposed approach is unsound because national planning policy requires that major development within a National Landscape should only be permitted in exceptional circumstances and where it can be demonstrated that the development is in the public interest.

Similarly, page 253 appears to allocate sites without properly demonstrating that the required national policy exceptional circumstances test has been satisfied.

The allocation of EM08a would therefore appear fundamentally inconsistent with the national policy protections afforded to National Landscapes. The fact that land has been identified for housing within a Local Plan should not, in itself, override those protections.

We therefore request the removal of EM08a from the site allocations.

We also strongly request the removal of the phrase "other than where allocated within local plan or" from Policy 30, as this wording risks undermining the very protection that National Landscape designation is intended to provide.

The designation of this area as a National Landscape is not simply a planning label. It represents something of real and lasting value to the families who live here. The open fields, countryside, views, wildlife and sense of space around Chichester Harbour form an important part of the character of Emsworth and the quality of life enjoyed by local residents. For families such as ours, these green spaces provide somewhere to walk, enjoy nature and simply experience open countryside away from an increasingly built-up environment. [redacted] wildlife in the field adjacent to the Horsefield on a daily basis.

Once this land is developed, it cannot be restored. The loss is permanent. Approving major development here would also send an extremely concerning message that National Landscape protection can effectively be set aside through Local Plan allocations. This could create a dangerous precedent for further development on other green spaces within the National Landscape surrounding Chichester Harbour.

Emsworth and the surrounding area are already experiencing significant levels of new housing development. There must be a point at which the cumulative impact on the local community, infrastructure, roads, countryside and character of the area is properly recognised.

We strongly believe that not every remaining green field should be treated as an opportunity for further housing. The Horsefield is precisely the type of green space that should be protected for future generations. Continuing to build on our remaining countryside simply because housing numbers need to be met fails to properly balance those needs against the permanent environmental and community costs.

[redacted]we are particularly concerned about the impact that approximately 90 additional homes would have on the surrounding roads and infrastructure. Even now, exiting our road is incredibly difficult and, at times, dangerous. Adding a substantial number of additional households and vehicle movements would inevitably increase congestion and pressure on an already challenging road network.

This is not simply an inconvenience. Increased traffic and difficulty accessing the road network have genuine implications for the safety of residents, pedestrians and other road users. For the reasons above, we strongly object to the proposed allocation of EM08a and ask the Council to:

1. Remove EM08a from the Local Plan site allocations.
2. Remove the phrase "other than where allocated within local plan or" from Policy 30.
3. Ensure that the full requirements of national planning policy relating to major development within National Landscapes, including the exceptional circumstances and public interest tests, are properly applied.
4. Give proper weight to the permanent loss of protected countryside, the impact on the character of Emsworth and Chichester Harbour, and the cumulative effect of continued housing development.
5. Properly consider the existing difficulties and safety concerns associated with access and traffic in the surrounding roads.

We appreciate that Emsworth needs appropriate housing and that the Council has challenging housing targets to meet. However, those requirements should not come at the expense of protected landscapes and the communities that live within them.

The Horsefield is a green space of lasting value, and once it is built upon, it is lost forever. We strongly urge the Council to protect this land, uphold the purpose of the National Landscape designation and remove EM08a from the Local Plan.

Yours faithfully,

[redacted]

Victoria and Iain Francis