# 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** | Jamie |
| **Last Name** | Macdonald |



Please provide the following details where applicable and/or relevant

| | |
|---|---|
| **Job Title** | n/a |
| **Organisation** | n/a |

## 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** | - |
| **Page Number** | - |

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 inclusion of Allocation EM08a (the Horsefield) to be unsound and potentially not legally compliant.

[redacted] I am particularly concerned that this allocation would result in the development of an important area of undeveloped natural landscape between Emsworth and Warblington. This open land contributes significantly to the character and identity of the area and helps maintain a clear distinction between the settlements. Once developed, this landscape and the sense of separation it provides cannot realistically be restored.

More importantly, EM08a lies within the Chichester Harbour National Landscape, which is afforded the highest level of landscape protection. National planning policy requires great weight to be given to conserving and enhancing National Landscapes and places particularly stringent requirements on major development within them.

I do not believe the Council has demonstrated the exceptional circumstances or overriding public interest necessary to justify allocating this site for substantial housing development. Nor do I believe it has adequately demonstrated why the identified housing need cannot be met on less environmentally sensitive land outside the National Landscape.

I am particularly concerned that EM08a was introduced into the Local Plan very late in the plan-making process, in May 2026. The site therefore did not receive the same period of public consultation and scrutiny as sites considered during earlier stages of the Local Plan. I understand that the Council's own earlier assessments had found this land unsuitable for development.

It is also concerning that the site-specific assessment necessary to understand fully the effect of development on the National Landscape appears not to have been completed before the site was allocated. In my view, it is not sufficient to allocate land within a nationally protected landscape now and leave the assessment of whether the resulting harm is acceptable until a future planning application.

I am also concerned about the wording of Policy 30, particularly the exception relating to land allocated within the Local Plan. An allocation in the Local Plan should not in itself provide a means of avoiding the level of protection that national policy gives to Chichester Harbour National Landscape.

For these reasons I do not consider Allocation EM08a to be adequately justified or consistent with national planning policy, and therefore I do not consider it sound. Given the very late introduction of the allocation and the consequent concerns about the opportunity for proper consultation and scrutiny, I also have concerns about whether the plan-making process in relation to EM08a has met the required standards of legal compliance.

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.

I consider the necessary modification to be the removal of Allocation EM08a (the Horsefield) from the Local Plan and the corresponding removal of the proposed housing allocation from the Policies Map.

Removing EM08a would make the Plan sound because it would avoid allocating substantial housing development within Chichester Harbour National Landscape without the exceptional circumstances and public interest justification required by national planning policy having first been satisfactorily demonstrated.

This is particularly important because the Council's own earlier evidence assessed this land as unsuitable for development, recognising both its location within the Chichester Harbour National Landscape and its ecological importance. I do not consider that sufficient new evidence has been provided to justify reversing that assessment.

Removal of the allocation would also protect the undeveloped landscape between Emsworth and Warblington and avoid permanently eroding the rural character and physical separation of these settlements.

If the Council considers that development of this land should nevertheless be considered in future, this should only occur through a properly evidenced and consulted-upon future review of the Local Plan, including a full assessment of the impact upon the National Landscape and consideration of reasonable alternatives. The site should not be allocated now with these fundamental matters left to consideration at the planning application stage.

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