Entered 9.9.26
Ref: 305767686

[redacted]

6th September 2026

Local Plan Pre-Submission Consultation
Planning Services
HBC Public Services Plaza
Civic Centre Road
Havant PO9 2AX

Re: Havant Local Plan: HBC's proposed "Horsefield" development (Allocation 3), adjacent to the Havant Road (A259), Emsworth.

I am strenuously opposed to Havant Borough Council's grossly insensitive proposed Local Plan housing allocation to provide 90 houses on the "Horsefield" site (Allocation 3) which fronts onto the heavily trafficked A259 and which site lies within an intrinsic part of the existing legally protected Chichester Harbour National Landscape designation; for the following reasons and grounds of objection:-

- I find it surprising that HBC should have considered the proposed allocation of the "Horsefield" site as being appropriate for housing in the Local Plan when being aware that the site is within the legally protected Chichester Harbour National Landscape (Site EMO8a refers).
  Moreover, HBC as the local planning authority, has a moral and legal obligation towards the conservation and enhancement of the special landscape.

- The proposal would likely contravene the Levelling-up and Regeneration Act of 2023 which explicitly requires public authorities, including HBC, to not only conserve but actively enhance National Landscapes when making decisions.

- Materially, as matters presently stand the proposal could potentially be construed as unlawful development.

- The "Horsefield" site lies within the Chichester Harbour National Landscape designation (EMO8a) which has the highest level of relevant protection in the UK in terms of legal rights and was added to the Local Plan in May 2026.

- It would seem that Policy 30 (Chichester Harbour National Landscape) has been re-written so that sites can be allocated without meeting the National Planning exceptional circumstances test, for any other reason than that of subservient political intervention, which is profoundly objectionable, as this only serves to undermine statutory protection and set a serious and undesirable precedent for further proposals.

- However, since the formally approved designation of the Chichester Harbour National Landscape pre-dates the re-written Policy 30 (Chichester Harbour Landscape)…."in order for sites to be allocated without meeting the National Planning exceptions test", it materially begs the question as to whether the "Horsefield " site should be included in the Local Plan?

- The “Horsefield” site fronts onto the already heavily trafficked A259, a major link in the local highway network between Chichester and Havant and any development of the scale proposed would have a significantly undesirable impact on existing vehicular movement.

- [redacted] I have a direct and deeply appreciative personal connection with the harbour. Chichester Harbour truly is in every sense an area of outstanding natural beauty and is a precious and important visual amenity greatly appreciated by the local community and the wider area of Havant Borough. “It’s a privilege to live near the harbour” I have heard many times!

- Summarily, originating from the site promoter’s speculative proposal, no discernable justification for the inclusion of the “Horsefield” site in the Local Plan has been brought before the public by HBC. Accordingly, it is respectfully requested that the “Horsefield” site EMO8a be withdrawn from the Local Plan proposals in the interests of preserving the visual amenity of inestimable value that the Chichester Harbour National Landscape represents. Also, for the avoidance of an indiscriminate precedent, which inevitably would potentially have serious consequences for further irreversible erosion of a protected National Landscape.

Dan McGregor and Family