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	Miss
First Name	Ella
Last Name	Jackson-Cole

[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 the Plan unsound for the reasons set out below.

[redacted] I have seen first-hand the impact that continuous development has had on our local environment, roads and community. Long Copse Lane is not simply a piece of land identified on a planning map. It is an ancient lane that forms part of the character and identity of this area. It is valued for its quiet rural nature and is regularly used by walkers, cyclists and horse riders. For local families, it has traditionally provided a safe and pleasant route to school and access to green space that is essential for health, wellbeing and connection with nature.

Over the years, I have watched traffic levels increase significantly as more housing has been built in the surrounding area. The cumulative impact of development is already evident. When there are incidents or congestion on the A27, Long Copse Lane is frequently used as a shortcut, despite being wholly unsuitable for the volume of traffic it receives. Vehicles regularly mount the grass verges, damaging wildflowers and plants, while confrontations arise in the narrow sections where only one vehicle can pass at a time. Further development at this location would place additional pressure on an already strained road network and would result in the continued erosion of the rural character that makes this area special.

I would also note that, [redacted] local residents have repeatedly raised objections to this proposal and its predecessors. Despite these concerns, the site continues to be promoted for development, resulting in years of uncertainty and considerable expenditure of time and resources by residents, developers and local authorities. In my view, those efforts would be better directed towards the redevelopment of suitable brownfield sites within Havant rather than the loss of valuable greenfield land that provides habitat, landscape value and accessible green space for both wildlife and local people.

Landscape

I object to Allocation 2 on landscape grounds. The site lies immediately adjacent to the South Downs National Park and is identified in the Council's own evidence as having a high level of landscape sensitivity. The site received one of the most adverse landscape assessments of any proposed allocation, and a landscape capacity study commissioned by the Council concluded that no part of the site should be taken forward for development. The allocation is therefore not justified by the evidence.

Wastewater Capacity

I also object on the grounds that adequate wastewater capacity has not been demonstrated. The evidence indicates that funding for improvements to the Thornham Wastewater Treatment Works has been identified only to support housing growth within Chichester's adopted Local Plan, not the allocations proposed by Havant in Emsworth. Furthermore, the Councils acknowledge that delivery of a wastewater solution is outside their direct control. In the absence of clear evidence that wastewater arising from this allocation can be treated within the Plan period, the allocation cannot be considered deliverable. The Plan is therefore ineffective and unsound.

Nutrient Neutrality

I further object on the grounds of nutrient neutrality. Chichester Harbour remains highly sensitive to nutrient pollution, yet the Council's own evidence indicates that Allocation 2 would consume a significant proportion of the remaining nutrient budget within the catchment. No secured or deliverable mitigation has been identified to offset the impacts arising from this allocation. In the absence of a clear and enforceable mitigation strategy, the allocation cannot be regarded as deliverable. The Plan is therefore ineffective and inconsistent with the requirements of the Habitats Regulations.

Ecology

[redacted] I am particularly concerned about the ecological impacts of this proposal. The Council's evidence records the presence of Bechstein's bats, a European protected species, on this site. Despite this, the allocation refers only to the species being "potentially" present, and no site-specific bat assessment has been provided to inform the allocation. This significant inconsistency between the evidence base and the Plan's assessment has not been adequately explained. The allocation is therefore not justified by proportionate and robust evidence and fails to demonstrate that the necessary level of protection for this species can be secured.

Sustainable Transport

I object to Allocation 2 on the grounds that the Plan is not effective. The Council's own Sustainability Appraisal concludes that sustainable transport improvements must be provided for the site in order for the allocation to be acceptable. However, the policy merely requires the developer to "explore

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opportunities" to deliver such improvements. This wording creates no binding obligation and provides no certainty that the necessary infrastructure will be delivered. As a result, the allocation cannot be implemented on the basis on which it was assessed. The Plan should therefore be found unsound unless these requirements are made explicit and mandatory.

Deliverability

I object on the grounds of deliverability. This site was allocated in the previous, subsequently withdrawn, Local Plan. A planning application for approximately 210 dwellings was submitted in 2021, remained undetermined for several years and was ultimately withdrawn in 2025. No developer is currently committed to bringing the site forward, and the Council itself categorises the site as "developable" rather than "deliverable". In these circumstances, there is insufficient evidence that the allocation will come forward within the Plan period. Reliance on the site to meet housing requirements is therefore ineffective and renders the allocation unsound.

Conclusion

For all of the reasons set out above, I respectfully request that Allocation 2 (Land north of Long Copse Lane) is removed from the Plan.

[redacted] I feel strongly that decisions made today should not sacrifice important wildlife habitats, protected species, valued landscapes and irreplaceable green spaces for future generations. Once this countryside is lost to development, it cannot be restored to what it was before. I do not believe any modifications could make this allocation legally compliant, justified, effective or sound. The only appropriate course of action is for Allocation 2 to be removed from the Plan entirely.

Thank you for your consideration.

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.

I do not believe any modifications could make this allocation legally compliant, justified, effective or sound. The only appropriate course of action is for Allocation 2 to be removed from the Plan entirely.

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