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	Jacob
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 am deeply concerned by the impact that this proposed allocation would have on the local environment, biodiversity, infrastructure and quality of life for future generations. My studies have reinforced the importance of sustainable development, evidence-based decision-making and responsible long-term planning. In my view, Allocation 2 fails to meet these principles.

Over the past two decades, our area has experienced significant housing growth alongside a substantial increase in traffic. Long Copse Lane is an ancient lane that remains one of the few places where local people can experience the rural character that once defined this part of Havant. It is regularly used by walkers, cyclists and horse riders and provides an important connection to nature for many residents.

The cumulative impacts of development are already evident. Traffic levels on Long Copse Lane have increased significantly, particularly when incidents on the A27 cause vehicles to divert through the area. As a result, cars frequently mount the grass verges, damaging plants and wildlife habitats, and congestion occurs in sections where the lane is too narrow for vehicles to pass safely. From both an environmental and infrastructure perspective, it is difficult to see how additional housing at this location represents sustainable development. Further growth would place greater pressure on an already constrained road network while continuing to erode the rural character that makes the area distinctive.

[redacted] local residents have repeatedly expressed concerns about development on this site. Despite this, the proposal continues to reappear in successive planning documents. In my view, greater attention should be given to identifying and prioritising suitable brownfield sites within Havant, rather than developing valuable greenfield land that currently provides habitat for wildlife, contributes to biodiversity and offers important green space for the local community.

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 available 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 and not the allocations proposed by Havant in Emsworth. Furthermore, the Councils acknowledge that delivery of a wastewater solution is outside their direct control.

From an engineering perspective, essential infrastructure should be demonstrated to be deliverable before development is allocated, rather than assumed to materialise later. 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 is already under significant environmental pressure from nutrient pollution, and the Council's own evidence indicates that Allocation 2 would consume a substantial proportion of the remaining nutrient budget within the catchment. No secured or deliverable mitigation has been identified to offset these impacts.

As someone who cares deeply about environmental sustainability and biodiversity, I believe it is irresponsible to allocate development that relies on mitigation which has not been secured. Without 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 and Biodiversity

I object on ecological grounds. 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.

Biodiversity loss is one of the most significant environmental challenges facing society today. Decisions

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on development should be informed by accurate and robust ecological evidence. The inconsistency between the Council's evidence and its assessment of the site has not been adequately explained. The allocation is therefore not justified by proportionate evidence and fails to demonstrate that appropriate protection can be secured for this protected species.

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 opportunities" to deliver such improvements.

This wording creates no binding obligation and provides no certainty that the infrastructure required to support sustainable travel patterns will actually be delivered. Good planning should ensure that infrastructure requirements are clearly defined and enforceable. As drafted, the allocation cannot be delivered on the basis on which it was assessed and should therefore be found unsound unless these requirements are made 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".

Given this history, there is insufficient evidence that the site will come forward within the Plan period. Reliance on a site with significant environmental, infrastructure and delivery constraints introduces unnecessary risk to the Plan's housing strategy. The allocation is therefore ineffective and 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.

As a young person who will live with the long-term consequences of planning decisions made today, I believe development must be planned in a way that genuinely balances housing needs with environmental protection, infrastructure capacity and biodiversity conservation. Once valuable habitats, landscapes and green spaces are lost, they cannot simply be recreated.

I do not believe any modifications could make Allocation 2 legally compliant, justified, effective or sound. I therefore strongly urge the Council and Inspector to remove Allocation 2 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 Allocation 2 legally compliant, justified, effective or sound. I therefore strongly urge the Council and Inspector to remove Allocation 2 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