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	Mrs
First Name	Sandra
Last Name	Cole

[redacted]

Please provide the following details where applicable and/or relevant
No Response

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 p olicy, 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 about the impact that this proposed development would have on both the local environment and the people who depend on it. [redacted] access to nearby green spaces is particularly important to me. Long Copse Lane and the surrounding countryside provide one of the few opportunities I have to enjoy fresh air, observe wildlife and maintain a connection with nature [redacted]

Long Copse Lane is an ancient lane that forms an important part of the character of this area. It is valued by local residents for its peaceful rural nature and is regularly used by walkers, cyclists and horse riders. It has long provided a safe environment for people of all ages to enjoy the countryside and access local amenities.

Over the years, I have witnessed a substantial increase in housing development and traffic within the area. The cumulative impact is already evident. When there are incidents or congestion on the A27, Long Copse Lane is frequently used as an alternative route. Vehicles often travel too quickly along a lane that was never designed for heavy traffic, and the road can become difficult and intimidating for pedestrians, particularly older people and those with mobility challenges as there is not a footpath.

The grass verges are frequently damaged by vehicles attempting to pass in narrow sections of the lane. Not only does this destroy plants and wildflowers, but it also makes it more difficult and less safe for pedestrians. For residents like me, who may walk more slowly or rely on mobility aids, increasing traffic presents a genuine safety concern. Additional development would inevitably result in more vehicle movements and further pressure on a road network that already struggles to cope.

I would also note that local residents have repeatedly raised concerns about this proposal and its predecessors over many years. Despite these concerns, the site continues to be promoted for development. In my view, greater effort should be made to bring forward suitable brownfield sites within Havant rather than sacrificing valuable greenfield land that provides important habitats for wildlife and much-needed open space for local people.

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 necessary infrastructure will be delivered. The allocation therefore cannot be implemented on the basis on which it was assessed, and the Plan should 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".

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.

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 countryside surrounding Long Copse Lane contributes greatly to the character of the area and its enjoyment by local residents. 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.

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.

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.
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
I am particularly concerned about the impact of this proposal on local wildlife. One of the pleasures of living in this area is the opportunity to see and enjoy nature close to home. 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.
This inconsistency between the evidence and the assessment has not been adequately explained. The allocation is therefore not justified by robust evidence and fails to demonstrate that appropriate protection can be secured for this protected species.

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 an older resident with limited mobility, access to nearby green spaces is particularly important to my quality of life. Areas such as Long Copse Lane provide not only environmental benefits but also opportunities for exercise, social interaction and connection with nature. I am deeply concerned that further development would increase traffic, reduce safety for pedestrians and result in the permanent loss of valued countryside and wildlife habitat.
Once these green spaces are lost, they cannot be replaced. Future generations, as well as older residents like myself, deserve the opportunity to enjoy and benefit from the natural environment that makes this area so special.

I do not believe any modifications could make this allocation legally compliant, justified, effective or sound. For these reasons, I strongly urge that Allocation 2 be removed from the Plan.

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. For these reasons, I strongly urge that Allocation 2 be removed from the Plan.

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