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Multiple Refs:
Policy 22: 306021625
Policy 29: 306022282

Outlook

Regulation 19 Representation: Building a Better Future Plan – Policy 22 & Policy 29

[redacted]

Date Thu 2026-09-03 16:26

To Planning Policy and Urban Design <planning.design@havant.gov.uk>

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1. Personal Details

- **Name:** Elizabeth Anne Lines (on behalf of the Trustees of the Warren Close Foreshore Trust)

[redacted]

2. Policy & Section of the Plan This Representation Relates To

- **Policy References:** Policy 22 (The Local Ecological Network) and Policy 29 (Development on the Coast)
- **Specific Site/Area:** Freehold land and crown foreshore located immediately North of Warren Close, Hayling Island (HM Land Registry Title Number: SH60787).

3. Test of Soundness (Regulation 19)

- Do you consider the Local Plan is legally compliant? **Yes**
- Do you consider the Local Plan is sound? **No**
- *If no, which soundness criterion does it fail?* **Justified and Effective**

4. Reason for Representation (Statement of Facts)

This representation is submitted by the Trustees of the **Warren Close Foreshore Trust** to ensure the Council's final spatial evidence baseline is fully integrated with verified local land stewardship data.

Our trust holds the freehold possessory title to the coastal land and adjacent foreshore directly north of Warren Close (**Title SH60787**). We wish to highlight how our active stewardship intersects with the proposed plan to ensure it remains **justified** (based on proportionate evidence) and **effective** (deliverable over the plan period):

- **Active Stewardship & Policy 22 (The Local Ecological Network):** The Trust actively manages this parcel as a natural buffer zone with a strict focus on environmental preservation. By intentionally keeping this land wild, preventing any form of invasive development, and actively safeguarding local habitats, our stewardship directly supports the objectives of Policy 22 by maintaining a crucial, undisturbed corridor for coastal wildlife. The Council's ecological mapping must explicitly acknowledge this parcel's role in local network preservation.

- **Coastal Realities & Policy 22 & Policy 29 (Development on the Coast):** Entry 1 of our official Property Register explicitly designates that the extent of the foreshore included in this title is strictly *"subject to the effect of accretion and diluvion"*. This perfectly mirrors the Council's own text in Paragraph 2.39 regarding the dynamic, long-term climate vulnerabilities and shifting coastal realities of Hayling Island.

For coastal protection, flood alignment, and natural network strategies to be effective, policies must explicitly recognize that these specific shoreline boundaries shift naturally over time, and that the Trust acts as a protective custodian of this changing environment.

5. Modifications Sought
To resolve this issue and make the plan sound, the Council should:

1. Formally record the community asset boundaries of the **Warren Close Foreshore Trust (Title SH60787)** within the spatial evidence data logs supporting **Policy 22** and **Policy 29**.
2. Ensure that any policy interpretations or future infrastructure interventions targeting this shoreline segment account for the legally recorded natural movements of accretion and diluvion on this title.

Yours faithfully

Liz Lines
Trustee