Chichester District Council

Planning Policy
Havant Borough Council
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Havant
PO9 2AX

If calling please ask for: [redacted]

Our ref:

Your ref:

By email to: policy.design@havant.gov.uk

2 September 2026

Dear [redacted]

BUILDING A BETTER FUTURE – PUBLICATION PLAN CONSULTATION

Please find below the response from Chichester District Council, as agreed by Cabinet on 1 September 2026.

Thank you for consulting Chichester District Council on your Publication Local Plan. We recognise that changes have been made since the 2025 draft plan which address the majority of our comments made at that time. In particular we welcome the additional references to Bechstein Bats in relation to the proposed Long Copse Lane allocation and references to the Strategic Wildlife Corridor close to the borough boundary in the Local Ecological Network policy. We also support references to connecting active travel links, and whilst we do not consider it a soundness issue, consider there could be more explicit reference to connecting with active travel routes across the boundary, such as the Bourne Active Travel Scheme.

We acknowledge that Havant is unable to meet its housing need, resulting in a large need still to be met elsewhere. In line with the recently signed Statement of Common Ground between the two authorities, we do not object to the plan on that basis but are unable to commit to contributing to that need at present, whilst still working to determine our own housing requirement for the next plan.

We note that the Publication Plan includes a new housing allocation at land south of Havant Road, Emsworth (Allocation 3, Horse's Field, SHELAA reference EM08a) which lies within the Chichester Harbour National Landscape. The site does not adjoin the Chichester Plan Area, and we do not consider that it gives rise to any traditional cross-boundary impacts. However, this is separate to the potential for landscape implications of the allocation, including whether the exceptional circumstances required by national policy for major development in a National Landscape have been demonstrated, and which are matters on which we note that CHC have raised objection.

The allocation lies within the National Landscape and appears likely to constitute major development for the purposes of paragraph 190 of the National Planning Policy Framework (2024). National policy requires the scale and extent of development within nationally protected landscapes to be limited (paragraph 189) and provides that major

development within them should be refused other than in exceptional circumstances and where it is demonstrated to be in the public interest, following the assessment set out at paragraph 190. We have not been able to identify that assessment in the Plan or in its supporting evidence. We note that the Sustainability Appraisal identifies flood risk, but not landscape effect, as the negative effect requiring mitigation at this site, and that we have not been able to identify a landscape character assessment for the Borough within the evidence base.

In the absence of any assessment of the exceptional circumstances and public interest case for this allocation, together with the landscape evidence relied upon, so that the cumulative effect of development on the special qualities of the National Landscape as a whole can properly be understood, Chichester District Council wishes to express its serious concern with the proposed allocation at the Horse Field, for the reasons set out.

Yours sincerely



Tony Whitty
Divisional Manager
Planning Policy