

MAISEMORE GARDENS LIMITED

Registered Company: No 714547

Secretary of MGL: Mike S Boys

64 Maisemore Gardens,
Emsworth, PO10 7JX

Response from the Directors of Maisemore Gardens Ltd to the Neighbourhood Plan drawn up by the Emsworth Forum. December 2017

Background

Maisemore Gardens Ltd (MGL) is a company that manages the leasehold of 74 properties in Maisemore Gardens, which lies on the western edge of Emsworth, south of the A259. It abuts the shore and the AONB area on its western flank.

Directors commend the Emsworth Forum on the work behind the publication of this document and hope that the feedback they receive is from a large cohort of the population eligible to respond. We hope you achieve a 'broad-based consensus'.

The estate of Maisemore itself does not figure in the Neighbourhood Plan and the Directors of MGL have confined their comments to the more immediate area around Maisemore Gardens and the western part of town's built up area. We have also made comments on community facilities, but not on matters that are better left to individuals for their comments.

Feedback on the Neighbourhood Plan from Maisemore Gardens Ltd (Please note yellow highlighted text is drawing attention to presentational matters rather than comments on Policies)

Emsworth Today pp10-12

On P 12 'The Horsefield' is mentioned in the text, but on the map Brook Farm is marked. The two are the same area. Not everyone has this level of local knowledge. The map does not have a key so the different areas with differing levels of protection are not clear. The area north of Nore Barn Woods is AONB – this needs to be clear from the key. (The map also, incidentally confuses Brook Meadows and Lumley Meadow – with one name on the map and the more commonly used name in the text.) The map also labels an area 'Conigar Point Meadows' – this label seems misplaced. The blue areas on the map may all be SINCs (although there are others – eg S of Nore Barn Woods) but other designated areas (eg SSSI etc) should also be mapped here. These protected areas are key to understanding the unique character of Emsworth.

P17 Map

This map needs a key – there are three shades of green. Somewhere in your Plan it needs to be pointed out that Nore Barn Woods is owned by Havant Borough Council and is a public open space. It would be helpful to name Nore Barn Woods on this map.

P21

Item 7 'Ensure that land made available for new development will be developed in such a way as to improve people's quality of life, for both new and existing residents' suggest adding 'while avoiding protected environments and habitats such as AONB designated land as much as possible.'

Item 9 ‘Protect and enhance Emsworth’s unique linear waterfront for use both by current and future generations’ **The Directors of MGL strongly support this statement**

COMMUNITY

P29 Policies C5 a, b and c. The Directors of MGL support these.

(Comment – the map showing Nore BARN Woods on P 30 has the name of the woods incorrectly.)

LIVING P32-36

L1 The Directors support this Policy

L5 Directors fully support the Policy of no housing development on the southern side of the A259 on the AONB/Horse field west of Emsworth, or any further west in order to preserve the gap between Emsworth and Denvilles.

WATERFRONT

Map P 50. Labelling the Green area ‘Field’ is too simplistic and again fails to mention in the text the Public Open Space (Nore Barn Woods) to the west, which is a key area attracting people to walk along the waterfront path from Emsworth, especially dog walkers.

P51 POLICY WF1 –

a) and b) We suggest some rewording might be considered here to clarify.

Policy WF1 c) The Directors of MGL support this section of Policy. We assume this is a reference to the projected Upgrade Project at the approach to Nore Barn Woods to raise the path above the high tide levels and replace the failing bridge with a higher one. The seawall of Maisemore Gardens estate is owned by MGL. Directors would fully support the extension westwards of the path along this wall, subject to sight of detailed plans and reassurances of any contractors on the careful management and maintenance of attachments to the seawall.

HERITAGE and DESIGN

The Directors feel no need to comment on these two sections as they have been addressed by other experts more fully – eg Chichester Harbour Conservancy’s submission. Within Maisemore Gardens we are investigating Conservation Area status as a way of protecting the heritage and design of our own immediate environment.

Signed

M S Boys
Secretary of Maisemore Gardens Ltd
On behalf of all Directors