

MAISEMORE GARDENS LIMITED

Registered in England, No.714547

Newsletter Update December 2018

Re. EGM of 9th December - Raised Shore Path Extension

Dear Member

Thank you to all members who came to the EGM. We had a very good turnout considering the time of year, coming up to Christmas, and the relatively short notice. There were about 50 people present representing 31 houses.

We give hear a short resume of the meeting for those not able to attend.

At the meeting all of the requisitionists were given the opportunity to state their case, their reservations about the shore path extension and their objections to it. There was then general discussion which was orderly and constructive.

There were 5 resolutions then to vote on. You will have received notice of these before the meeting. Resolutions 1 to 4 were effectively telling the Directors to do their job properly and have due regard of members interests. These were all passed near unanimously. Resolution 5 was for MGL to withdraw its support from the Natural England (NE) shore path project. This was rejected with just 4 votes for the withdrawal proposal. This means that MGL's official position is that we support the NE shore path project.

With this Newsletter you will receive the NE statement letter which was read out at the EGM. Please note two points; 1, the reference at the bottom of page 1, where it states that no votes were against the plan at the 2017 AGM, is misleading as no vote was taken. 2, first paragraph on page 2 – CIL means Community Infrastructure Levy – money from developers paid to HBC for community projects.

The Council of Management will keep in close contact with NE and keep members informed of progress, plans and procedures when we get to know them. We will pursue the matter of any possible liabilities to MGL.

Minutes of the meeting will be generated from the transcript of the meeting and then put on our website for members to see before being agreed at the 2019 AGM.

Thank you to all those who have already paid their 2019 levy.

We look forward to seeing as many of you as possible at our Directors Drink and Chat on 4th January. Rsvp please.

A Merry Christmas and Happy New Year to All

MGL Committee of Management Directors 2018
Mike Boys, Martin Gebbett, Barry Kings-Smith,
Suzy Daniels, Gill Edwards, Sarah Harrington, David Salmon

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Natural England Project Note for Maisemore Gardens EGM - 9th December 2018

In 2015 we started work on the South Hayling to East Head stretch of the England Coast Path and wrote to land owners giving details of the **England Coast Path (ECP)**, the long distance walking route around the English coast, which will pass through some of the most stunning and iconic landscapes of England.

Our duty under the **Marine and Coastal Access Act 2009** is to make the proposals to the Secretary of State for the England Coast Path, which will also include an adjoining margin of land ('the coastal margin') where the public will also have a right of access on foot.

Our proposals under consideration here, are for the ECP to follow the route of the Solent Way along the Public Right of Way past the properties at Maisemore Gardens and across the bridge. After much deliberation the project team decided there was a need to ensure the route here was available at almost all states of the tide and improve the current situation. This is a change to our original thoughts but feedback from various stakeholders and interested parties led to us reconsider our proposals.

By creating this route, the public will no longer have to wait or turn back at this pinch point. Our proposals will form part of the long distance walking route and as a National Trail we felt it important to provide a route that could be used at almost all states of the tide. As such Natural England has decided to take on the original proposals put forward by the Solent Way Upgrade Team and the designs prepared by Havant Borough Council.

The proposals are to extend the raised (80cm high) walkway which runs at the foot of the seawall, further along to the west thus addressing the low point that currently floods. Secondly the old bridge will be replaced with a robust, cost-effective, long-lasting and safe model that will occupy a similar footprint but be at least 30cm higher than at present (with a higher parapet) so making it passable to walkers who will be channelled onto the route across the bridge with extended approaches.

We understand these proposals have been circulated to all the residents of Maisemore gardens and discussed at recent AGMs, where concerns and issues were raised. We also understand that these proposals were aired at the 2017 AGM with a recommendation to support the plan and that no votes against it were received at that time.

Funding for the project will be covered by the England Coast Path project, whilst we would expect the on-going maintenance of the trail and any associated infrastructure to be covered by a Trail Partnership. We are working closely with the relevant authorities to ensure the raised walkway and bridge are constructed to a high quality that reduces the maintenance requirements. We are aware that CIL funding is also available.

We have spoken with Mr and Mrs Outram, as the new raised walkway would increase the height by which people would pass the foot of their garden and the loss of privacy they currently have when seated in their garden. We are proposing to increase the screening/fencing here to prevent this loss of privacy but we are aware that the loss of some view by any screening is something Mr and Mrs Outram wish to avoid. We would anticipate this screening to continue at a similar height to that already in place at the neighbouring properties and are happy to consider any innovative designs that could prevent the loss of the view. However if screening was not wanted then we would remove it from any design.

We also understand the concerns that by not extending the walkway to the full extent of their garden wall, some form of scouring may occur that may cause damage to the existing sea wall. When any licenses are applied for we will investigate the likelihood of this and if necessary propose an extension of the walkway.

Natural England will work closely with Hampshire County Council, who will undertake the works. They have a strict tendering process that ensures all relevant licences and consents are applied for and that any works take account of existing infrastructure. Officers will have oversight of the project and special conditions can be put in place to ensure works take in to account the current sea wall and that no damage is caused to it during construction works.

Publication of our final report is expected in Spring 2019 and It's important to note that there will be **no infrastructure works until the proposals have been approved by the Secretary of State** and that prior to this approval **landowners and affected parties will be sent the final proposals**, including guidance on how they may submit an objection or representation if they wish to do so. There is an 8 week period from submission of our report in which affected parties can object and anyone else can make representations on our proposals.

An independent inspector appointed by the Planning Inspectorate will then adjudicate on any objections and representations received before making a decision on whether to recommend the Secretary of State approves the proposals. This process is completely independent of NE and is designed to ensure we have proposed a fair balance between all parties.