# MAISEMORE GARDENS LIMITED

**Registered in England, No.714547**

October 2026

‘Frosty is the morning, and the air is chill;
Nature robed in beauty, bows to autumns will,’

From Autumn Frost by Clinton A Herwick

## Council of Management News

### Preserving the identity of Maisemore Gardens: A consultation on estate management and design

Designed in the early 1960s with our central green, beach access, private dinghy park and "homes within a garden" ethos, Maisemore Gardens is a lovely place to live. Maintaining this distinctive modernist character requires shared standards and close community cooperation.

As our leases pass their 60th year, the world is moving fast. To help us to find the right balance between preserving our classic architectural integrity and adapting to modern living, the Council of Management (CoM) is launching a community consultation.

We are planning a member survey to gather views from all 74 homes on two core topics:

- Modern technology & aesthetics: How we update our Design Guidelines to handle 21st-century upgrades - such as solar panels, EV charging pods, heat pumps and driveway extensions. Independent housing research shows that cohesive mid-century modern estates command a 10% to 15% market premium; ensuring new installations remain discreet directly safeguards this financial investment.

- Balancing rules & admin: Gathering feedback on how the Directors of Maisemore Gardens Ltd handle their legal responsibilities. This includes gauging resident appetite for using an external managing agent to handle day-to-day administration. The survey will explore whether the potential benefits outweigh the higher financial cost and potential loss of direct control.

### The consultation process & next steps

The directors have a legal duty to ensure lease covenants are not contravened. We would like to build a consensus about the best way for the directors to meet this duty.

The CoM are planning to distribute a MGL Member Survey (via digital links and paper copies) to gather views of the residents. The survey includes plenty of space for your written comments. We also want to have face to face conversation with as many residents as we can.

**MGL Committee of Management Directors 2026**
**Mike Austen, Liz Dixon, Martin Gebbett, Sarah Harrington, Judith Morgan, John Watt,**
**Co-opted; Andy Maxted, Ruth Austen, Sally Osborn**

Please spare us a few moments if one of us meets you to chat about this – or do get in touch with any director. All feedback will be considered by the CoM in shaping the future management of our community.

Please look out for the full briefing document and survey arriving in your inbox or post-box.

## Donation to the Save Horsefield Campaign

Maisemore Gardens Council of Management were approached by a Maisemore resident to consider contributing to the campaign being run by a group of very concerned residents in Brook Gardens and Barn Close. They have done a fantastic job so far but it may need a lot more work to challenge the development. The Council felt that as there would be a negative impact on Maisemore Gardens, and the whole of Emsworth that it was appropriate to give our support.

SAVE THE HORSEFIELD
Chichester Harbour National Landscape

We are writing to thank Maisemore Gardens Ltd. for their generous offer to donate £500 to the Save the Horsefield campaign. It is a significant contribution and greatly appreciated. We are a small group who have, for 20 years, led various campaigns opposing housing proposals for the Horsefield and the arable fields to the south. It is therefore very encouraging to receive support from others in the area for our latest campaign.

In the draft Local Plan, issued last year for public consultation by Havant Borough Council (HBC), the Horsefield was not allocated for development. However, in this year's updated Local Plan, HBC have allocated 85 houses to be built on the Horsefield. This follows a submission made by Markfield Investment Ltd.

Markfield owns the land from Havant Road to Nore Barn Wood. Their submission not only proposes housing on the Horsefield but also on the arable field to the south. This demonstrates the company's longer-term ambition to build out its land holdings. It is important that we prevent the initial Horsefield development from proceeding.

We believe we have strong arguments. All this land lies within the Chichester Harbour National Landscape, and, to date, no major development has taken place within its boundaries. Allowing such a development would set a precedent not only for Emsworth but for many other sites around the harbour.

The first stage of our campaign focused on encouraging Emsworth residents to respond to the proposed Local Plan consultation, through leafletting, social media posts and a website, and on preparing our own detailed submission objecting to the

Horsefield allocation. Our most significant expense, over £2,000, was the cost using a planning consultant to review our submission and advise on amendments. This has proved essential in ensuring that our objections are legally sound and properly presented.

Through local donations and our online Crowdfunder appeal we have covered the costs of this first stage of the campaign. The second stage will be when HBC will submit the Local Plan, together with all consultation responses, to a Government Planning Inspector for review. The Inspector has the authority to instruct amendments to be made to the Plan where legally valid objections are upheld.

We have asked to speak at the Local Plan Examination hearings, in the New Year, so that we can present the objections set out in our submission directly to the Inspector. To do this effectively, we will need further support from a planning consultant to help ensure that our arguments are both persuasive and legally robust.

If you have any questions about our campaign or would like to assist us in any way, then please get in touch.

Yours sincerely,
Chris Hooper, Andrew Caple, John Kingdon
(On behalf of the Save the Horsefield Group)



## Summer Lunch 1st August - Friends of Maisemore



The community spirit of Maisemore was again on show with the Summer Lunch Party. The 2026 lunch was held to celebrate the lives of the MG residents we had lost in the recent past.

A couple of private donations sponsored the event, keeping the price of the ticket affordable to all, at £5. We were treated to puddings made and donated by neighbours and a glass or two of Pims. 70 people attended, enjoying the weather and chatting with friends and neighbours.

The raffle and tombola also helped the wider Community. £250 was raised for MacMillan, nominated by Gwen Perchard, no 44, in memory of Pete who we sadly lost earlier this year.

### From MacMillian

*Friends of Maisemore Gardens, thank you so much for your gift of £250. Your donation plays vital role in helping us make sure every person with cancer gets the support they need we are so grateful to supporters like you. Best Wishes*



As well as supporting Macmillan Cancer Support the lunch raised funds for a local charity, Hayling Island Donkey Sanctuary.

The prize for the raffle was adopt a donkey. Martha, was the lucky donkey who got a new sponsor for a year courtesy of Maisemore Gardens.

## Gardens- News

Autumn is upon is and summer flowers are being replaced with berries and seedheads and the gardens are still flourishing with colour. Andy has done a splendid job and will now be busy cutting back some trees and shrubs after a very trying summer!

Needless to say with the exceptionally hot summer a few shrubs, including Viburnum tinus and a large Photinia did not survive and we are looking to replace these with more drought tolerant ones. Most of these will be bought and planted in the spring.



We are asking if anyone is able to commit the time to ensure newly planted shrubs are kept watered until established, it would be a great help and appreciated. (Andy is only here once a week and I'm away a great deal). If you are able to help, please could you contact me (No 74). Many thanks.
We would also like to kindly ask that when we start to have Autumn/Winter rainfall that the Green is not over used. This will prevent compaction and ensure healthy growth and a nicer surface to use when the weather warms up. Again, we appreciate your help with this.

Let's hope the winter weather treats us gently so we can enjoy our lovely gardens once spring arrives.

*Andy planting a Silvia – October 2026*

## MGL – Committee Notices

**Car Charging Points -** The installation of charging points at the front of houses, like all other external changes needs permission from the council of management. To inform the council if your intention please email mglsecretary@outlook.com

**Maisemore Gardens Limited Levy -** The invoice for the annual levy will go out at the beginning of December. Paying by bank transfer would be much appreciated.