

Emsworth Neighbourhood Development Plan: Response to the Examiner's Clarification Note

Independent Examiner's Clarification Note	Emsworth Forum Response
Points for Clarification	
<i>The Plan period</i>	
Is it intended that the Plan period is 2019-2036 to coincide with the emerging Local Plan?	Yes
<i>Policy C1</i>	
I fully understand the purpose of the policy and its relationship to this important site. The current structure of the policy suggests a degree of preference for uses or a sequence of events. Was this the intention? Otherwise I am minded to recommend a modification that would result in a more general policy that would offer support for the wide range of uses included in parts a-c of the policy. Does the Form have any comments on this proposition?	We request that the present policy is retained. 'The preference for uses or a sequence of events was intentional and reflects the strong community views that came from several public consultations, including the Reg 14 consultation. There is strong community support for the Hospital site to remain in health use in general and in particular for a new Emsworth Surgery. At time of writing SE Hampshire NHS Clinical Commissioning Group and the Emsworth Medical Practice have stated they intend to re-develop the Hospital site for that purpose. Planning Permission was granted in September 2019 for the Conversion of the Hospital to a GP Surgery (ref APP/19/00414. However, at this time, not all the legal and commercial negotiations have been concluded. Should their plans not proceed, the alternative uses would come forward in order to protect the site for community uses.
<i>Policy C2</i>	
I saw the vibrancy of the town centre on my recent visit. However how would any of the uses be able directly to demonstrate that they would add to a safe, vibrant and attractive street scene? Is	Yes. It is intended to ensure that there are few 'dead' frontages. These uses would generate visibility or activity and people on the frontage of the buildings through windows or spill out onto the

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this part of the policy necessary?	street. This would add to the safe, vibrant and attractive street scene.
<i>Policy C5</i>	
Is there any more detailed assessment of the 14 proposed local green spaces than that in the policy itself?	<p>The green spaces designated here are all in close proximity to the community. They are all local in character and not extensive tracts of land. These areas have appeared in previous drafts of the NP and been widely supported by the community. The loss of these areas would be resisted locally.</p> <p>It should also be noted that designation numbers 1, 2, 5, and 6 are proposed for Local Green Space designation in the emerging Havant Local Plan.</p> <p>More detail on the evidence to support these designations is provided in Appendix 1.</p>
How were affected landowners advised about the emerging proposals for local green spaces?	<p>Several of the proposed LGSs are owned by Havant Borough Council or Hampshire County Council who have been consulted at every stage of the NP development (1, 2, 4, 5, 6, 7, 8, 9,12, 13, 14)</p> <p>We wrote to all statutory consultees and the Friends of Emsworth Community Health who own 3 and they supported the proposal.</p> <p>The owners of 10 and 11 responded to our Reg 14 consultation objecting to their inclusion.</p>
What are the sizes of proposed local green spaces 1/2/4/9/10/11?	<p>1: 4.26ha 2: 60.58ha 4: 17.38ha</p>

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	9: 3.97ha 10: 3.52ha 11: 5.97ha
Can a millpond (proposed local green space 9) reasonably be a local green space?	We are advised by our consultants that ponds in Standish were approved at Examination. See https://www.wigan.gov.uk/Docs/PDF/Council/Strategies-Plans-and-Policies/Planning/Neighbourhood-plan/Standish-plan/EB-Appendix-F.pdf
A comparison of Figure 1 with Figure 6 suggests that local green space 8 is outside the designated neighbourhood area. Can the Forum comment on this matter?	We accept that LGS8 lies outside of the Forum's designated area. On this basis we accept that LGS8 may need to be removed from the Neighbourhood Plan.
How has the Forum chosen to define the boundaries of local green space 2?	The boundaries were drawn up from online maps. After consultation with HBC we have drawn up a new map which is included in Appendix 1.
Does it have any specific comments on the representations that refer to the overlapping policies in the emerging Local Plan?	These will be addressed in Appendix 2.
<i>Policy L1a)</i>	
Does this policy add any value to the development plan?	Yes. It is useful for someone reading the NP without referring to the Local Plan.
<i>Policy L1b)</i>	
On what basis has the 40% figure been determined?	This figure was determined by Aecom in their Housing Needs Assessment which was included in the Submission pack. See http://emsworthforum.com/wp-content/uploads/2017/10/Emsworth-

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	HNA-FINAL-050416.pdf
Has its potential impact on the viability and deliverability of housing in the Plan period been assessed?	No. Our view is that MHCLG's approved experts have recommended this and it was strongly supported by the community in our Reg 14 consultation so we should support it in the NP.
On what basis has it been concluded that affordable housing should be for rent?	This is supported by the Emsworth Housing Needs Assessment which confirmed that there is a high level of demand for affordable housing in Emsworth and that Emsworth has a low proportion of socially rented housing compared to local and national averages. Whilst we intended to reflect this in Policy L1b we did not intend all affordable housing to be for rent. We accept that there may be a need for greater flexibility in this policy. If the examiner is minded to recommend changes to the wording of this policy the Forum would request that a preference for affordable housing for rent should be retained in the policy. This is consistent with HBC's emerging affordable housing policy (Policy H2).
<i>Policy L4b)</i>	
Is the purpose of this part of the policy to ensure that more general redevelopment schemes for housing purposes or for the conversion of larger houses into flats should be designed so that they would facilitate independent living for older residents?	It is for both.
<i>Policy L5</i>	
I understand the purpose of the policy. However, Figure 1 indicates that the neighbourhood area only includes a part of the wider	It combines with the elements of the HBC Local Plan to provide anti-coalescence effects. It protects land to the North, North West

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extent of land that contributes towards the existing separation of the various settlements. As such how would the policy work in practice?	and West of Emsworth that is not already allocated or identified in the emerging Local Plan.
<i>Policy H2</i>	
This reads as supporting text to Policy H1 given its concentration on process matters. I am minded to recommend that it is included in the supporting text. Does the Form have any comments on this proposition?	We would support such a recommendation
<i>Policy H3</i>	
This policy addresses two separate issues. Its first part comments about buildings of local historic interest. Its second part comments about their future uses. How did the Forum design the policy?	The buildings that the community value and wish to see protected were identified during the development of the NP, particularly those that form part of the Community Hub in North street which are not Listed. The buildings are valued both for their historic interest and their community uses which are long standing.
In relation to the second part of the policy is The Slipper Sailing Club primarily used for public and community uses?	The Slipper Sailing Club is a private members club and after further discussion with them we understand that the club house is already listed so can be removed from Policy H3.
<i>Policy W1a)</i>	
Why would new employment development have to enhance the neighbourhood area as a visitor attraction? In any event would this be practicable for non-tourism related development?	Our intention with this policy is to promote connectivity in public spaces for employees and the general public and to improve and support public access around new employment buildings. We would not want new employment development to detract from Emsworth being a quality visitor attraction/destination. We would

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	support an improved wording of this policy.
<i>Policy W1b)</i>	
Will any or all of the matters at the end of the policy relate directly to new employment and industrial proposals?	Yes as per above
<i>Policy W2a)</i>	
Does this policy add any value to Policy W1? How would 'undermining the town centre economy' be defined and assessed?	We believe it reinforces it and could be assessed through loss of jobs and employment space and less activity due to change of use.
<i>Policy W3b)</i>	
Other than through shopfront design could this matter be controlled through planning legislation? In any event what harm would be caused by the creation of larger shop units (or for example the incorporation of a successful shop into vacant retail premises next door)?	The intention behind this is to offer some protection to small independent businesses which tend to need smaller spaces. Larger spaces tend to be occupied by large chain stores.
<i>Policy W3c)</i>	
I can see the attraction of further A3 uses in the town centre. However how would any of the uses be able directly to demonstrate that they would add to a safe, vibrant and attractive street scene? Is this part of the policy necessary?	Yes. As stated previously through encouraging active frontages.
<i>Policy W3d)</i>	
The part of the policy relating to A4 uses appears to conflict with Policy C2 Please can the Forum advise on this point	Our intention here is to protect existing employment. We would welcome improved wording of this policy. We agree and suggest deleting A4.
<i>Supporting text on banks etc (page 51)</i>	

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<p>The text appears to be contradictory. Its first sentence highlights the flexibility of Class A2 uses. The remainder of the paragraph then makes a distinction between specific uses in Class A2. How does the Forum expect its ambitions to be applied through the development management process?</p>	<p>We recognise that the DM process cannot differentiate between specific uses. The text is designed to encourage the kinds of uses the community would like to see. We recognise that this is too negative and would welcome a recommendation for improved wording.</p>
<i>Policy W5</i>	
<p>Should the policy recognise that most working from home proposals are unlikely to create a material change of use and not therefore require planning permission?</p>	<p>Yes. Perhaps we could introduce the policy with the phrase 'where planning permission is needed...'</p>
<i>Policy M1</i>	
<p>This reads more as a community objective rather than a land use policy. Please can the Forum advise on this matter.</p>	<p>This policy emerged in the course of the development of the NP. The North Street Report commented on the physical barrier posed by the roundabout and A259 to traffic and pedestrian flow between the town centre and North Street. This insight resonated with the community and this policy wording was designed to establish the need to address this issue. This was welcomed both by residents and businesses who agree that 'something needed to be done'</p>
<i>Policy WF1</i>	
<p>Looking at the relationship between Figures 1 and 12 it appears that the Waterfront policy has taken account of land to the east of the neighbourhood area. Please can the Forum comment on this matter.</p>	<p>The purpose of Fig 12 is to put the waterfront in a context. It does not imply that neighbourhood plan policies should apply to this area. – we understand that the NP does not apply to areas outside the ward boundary.</p>
<i>Policy WF1a)</i>	

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What might be the 'exceptional circumstances' highlighted in this policy?	For example, essential utilities infrastructure. Southern Water specifically requested this wording in their response to our Reg 14 consultation.
Might it be appropriate for the policy to require right of access to the waterfront where it is practicable for the proposed development to provide such access?	Yes
<i>Policy WF1e)</i>	
This reads as a procedural matter rather than a policy. Please can the Forum advise on this matter	Yes but unless it is a policy requirement there is a risk it will be ignored.
<i>Policy WF1g)</i>	
Should this policy recognise that most repair works will be permitted development?	Yes but it should be retained nonetheless.
<i>Policy D2c)</i>	
Does this policy refer to proposals for the use of existing accommodation above commercial buildings for residential use? If so, what is the purpose of the reference to design standards and the scale of neighbouring buildings?	Yes. It applies to change of use to residential and any additional floor space such as extensions or additional stories. The purpose of the reference to design standards and the scale of neighbouring buildings is to ensure that any redevelopment expansion of the site is still consistent with design standards and scale.
<i>Design Check List</i>	
This is a very effective part of the Plan.	Thank you!
Representations	
Does the Forum wish to comment on any of the representations received on the Plan?	Yes. This will be sent separately as Appendix 2.

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APPENDIX 1

RESPONSE TO THE EXAMINER REGARDING PROPOSED LOCAL GREEN SPACES IN EMSWORTH NEIGHBOURHOOD PLAN

Local green space designation, defined within the NPPF paragraph 100, should only be used as follows:

1. When the green space is in reasonably close proximity to the community it serves.
2. Where the green space is demonstrably special to a local community and holds a particular significance, using the following criteria:
 - a. Beauty
 - b. Historic significance
 - c. Recreational value (including playing field)
 - d. Tranquillity
 - e. Richness of wildlife and biodiversity
3. Where the green space is local in character
4. Where the green space is not an extensive tract of land.

As stated in paragraph 99 of the NPPF: “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

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As can be seen in figure 6 of the Submission Draft of the Emsworth Neighbourhood Plan, all of the proposed Local Green Spaces are in close proximity to the Emsworth community, they are local in character and none are extensive tracts of land. The following table describes each in turn and how it meets the criteria demonstrating how it is special to the local community and why it holds a particular significance.

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LOCAL GREEN SPACE	CRITERIA	DESCRIPTION
1. Brook Meadow Nature Reserve , off Palmers Road	b, r, t, w	Designated SINC and Local Nature Reserve. Included as an LGS in HBC Emerging Local Plan. Looked after by the Brook Meadow Conservation Group.
2. Hollybank Woods , to the north of Emsworth	b, h, r, t, w	An ancient medieval working coppice woodland and forestry, open all year to the public. The woods are managed day to day by the Friends of Hollybank Woods for conservation and forestry on behalf of Havant Borough Council. The area comprises 157 acres of mostly mature broadleaved woodland, with a younger conifer forestry plantation and groups of conifer stands. A national cycle route also runs through the woods and gives cyclists direct access to the South Downs from Emsworth. Included as a Destination Open Space in the HBC Emerging Local Plan.
3. Emsworth Victoria Cottage Hospital Gardens , North Street	h, r	Small walled, gated garden located in an urbanised area of Emsworth that is open to community groups for events and owned and managed by Friends of Emsworth Community Health. Included as an LGS in HBC Local Plan.
4. Hampshire Farm Meadows , Westbourne Road	h,r,w	Open space, walking paths, play facilities and balancing pond for flood mitigation, the site is on the edge of a new housing development at Redlands Grange. With views to the spire of Westbourne Church, this green space is part of the "gap" between Emsworth and the Westbourne/West Sussex border.

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5. Hollybank Recreation Ground , off South Leigh Road	r	Included as an LGS in HBC Local Plan. An important urban green space. Well used by the community with a cricket pitch & pavilion, children’s play area and skate park.
6. Emsworth Recreation Ground , (referred incorrectly in the submission version as Horndean Road Recreation Ground) off Horndean Road	r	Included as an LGS in HBC Local Plan. An important urban green space. Main town recreation ground, home of Emsworth Cricket Club, with tennis courts and other play and sport facilities
7. Nore Barn Woods , south-west Emsworth	b, r, w	A public open space and woods, adjacent to the shore of Chichester Harbour. It has a circular walking path around the woods, and along the shoreline. The Friends of Nore Barn Woods work with Havant Borough Council to conserve the woods, create open glades, plant trees and hedge saplings, improve the paths, conserve 100m of shoreline and provide information and notice boards to visitors. Included as a destination open space in the HBC emerging Local Plan.
8. Peter’s Pond (part of) to be removed (is in West Sussex) and replaced with Slipper Mill Pond footpath on western edge	h, b, r, w	The Slipper Mill Pond is a feature of Emsworth’s industrial past and marks the edge of Emsworth with W Sussex border. The footpath leads around Slipper Mill Pond from Queen Street to Emsworth Yacht Harbour and beyond to Thorney Island and is well used by locals and visitors alike. It attracts numerous species of wildlife throughout the year.
9. Emsworth Town Mill Pond , between Bath Road and Bridgefoot Path, including the promenade also accessed via South Street	h, b, r, t, w	Along with Slipper Mill Pond the Emsworth Mill Pond is an historic and beautiful attraction to the town. It is a destination open space for walkers and home to many species of wildlife that frequently nest there.

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10. Horses Field , open fields south of Havant Road south of A259, west of Barn Close and east of Church Lane	b,t	The Horse Field is part of the AONB, ground for migrating birds (including Brent Geese) and provides an attractive and tranquil open space for walkers along a number of public footpaths.
11. Ems Valley Corridor "Westbrook" , east of Westbourne Avenue and Westwood Close	b, r, t, w	Open field with views to Westbourne Church, close to the South Downs National Park, with grazing land and a well-used public footpath (part of the 150 mile Sussex Border Path from Thorney Island to Rye.) Also has numerous species of wildlife. Adjoins the Westbourne Strategic Wildlife Corridor.
12. Washington Road Allotment	R, w	Allotments for community use.
13. Warblington Road Allotments	R, w	Allotments for community use.
14. Redlands Grange Allotments	R, w	Allotments for community use.

Criteria Key:

b = Beauty, h = Historic significance, r = Recreational value (including playing field), t = Tranquillity, w = Richness of wildlife and diversity

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1. BROOK MEADOW:

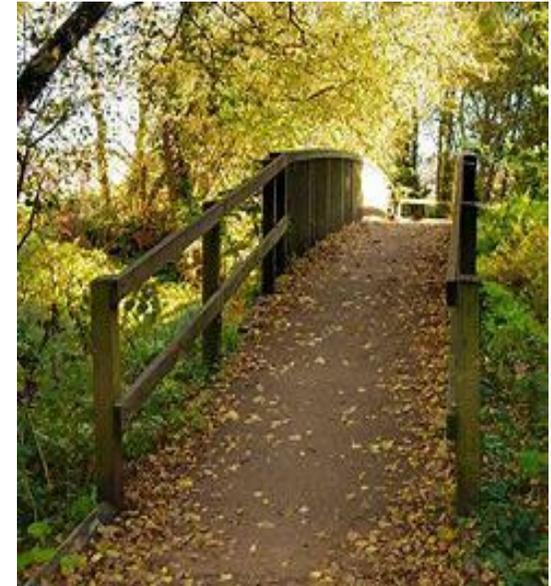
The main entrance is from Palmers Road car park, off North Street, in the middle of Emsworth.

Beauty: This six-acre site is a designated SINC and Local Nature Reserve. Included as an LGS in HBC Local Plan.

Recreation & Tranquillity: Visitors come to enjoy the peace and tranquillity of this lovely area in the centre of Emsworth. Walkers, dog owners, students of natural history, families, school parties and other groups regularly use Brook Meadow.

Richness of wildlife: The site has over 300 species of trees and plants including wild orchids. Rare sedges have led to the Meadow being designated a Site of Importance for Nature Conservation. Over 50 species of birds, 20 species of butterflies and 300 different species of plants have been recorded. The River Ems, which flows through the Meadow, contains several species of fish. The small but healthy population of water voles has diminished, with no sightings since 2016. Their habitat is carefully protected and it is hoped they will return in the future.

The Brook Meadow Conservation Group works in co-operation with Havant Borough Council to help restore, protect and conserve the natural environment for the benefit and quiet enjoyment of the people of Emsworth. The Rivers are primarily managed by the Environment Agency to maintain a good flow of water, avoid flooding, and to create a good habitat for fish, Water Voles and other riparian wildlife.



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2. HOLLYBANK WOODS:

Is located at the northern-most part of Hollybank Lane, in north Emsworth.

Beauty: The area comprises 157 acres of mostly mature broadleaved woodland.

Historic significance: It is an ancient medieval working coppice woodland and forestry.

Recreation & Tranquility: It is open all year round, managed day-to-day by the Friends of Hollybank Woods and enjoyed by walkers, birdwatchers and nature lovers. A national cycle route also runs through the woods and gives cyclists direct access to the South Downs from Emsworth.

Richness of wildlife: Hollybank Woods is home to a large variety of birds, bats and small mammals.



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3. EMSWORTH VICTORIA COTTAGE HOSPITAL GARDEN:

The Garden is sited on the corner of A259 and North Street, to the south side of the unoccupied Emsworth Victoria Cottage Hospital (EVCH). Emsworth GP Surgery is planning to relocate its practice to the hospital site after refurbishment, in 2020. Included as an LGS in HBC Local Plan.

Beauty and Tranquility. The Garden is a place of beauty and tranquility in the town centre enjoyed by the residents of Emsworth since the Hospital was built.

Historic significance: Emsworth Victoria Cottage Hospital opened in the heart of Emsworth in 1898 to commemorate Queen Victoria's Diamond Jubilee. In 1948 the Hospital, but not the Garden, was taken over by NHS. In-patient beds were closed in 2005, at which point the Garden was managed by Trustees and members of the Friends of EVCH (now known as Friends of Emsworth Community Health).

Recreational value: The walled garden is a green and restful place, maintained by local volunteers. It is open to the public at the discretion of the Trustees of The Friends and the garden is offered for fund-raising and social events for local community groups.



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4. HAMPSHIRE FARM MEADOWS:

The main entrance to Hampshire Farm Meadows is via the Redlands Grange housing development, off Redlands Lane, off the New Brighton Road roundabout. It is screened with hedging on the busy Westbourne Road.

Historic significance: Hampshire Farm Meadows (HFM) originally formed part of Hampshire Farm, a large site which was sold for much needed housing about ten years ago. One of the Conditions of Planning Consent was that HFM be preserved in perpetuity for community use. It creates a “green gap” between Emsworth and neighbouring Westbourne, thus preserving respective village identities.

Recreational value: This green space, with its clear view towards Westbourne Church steeple, is enjoyed by walkers and dog owners, cyclists and nature lovers. A community orchard has 53 trees with apple, pear, cherry and plum trees. Redlands Grange Allotments are at the edge of the Meadows, and monthly work parties help maintain HFM.

Richness of wildlife: The fenced-off Balancing Pond is a necessary feature, with reedbeds and marsh area designed to mitigate the flood risk. It provides an undisturbed habitat for birds , insects and plant life



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5. HOLLYBANK RECREATION GROUND:

Hollybank Recreation Ground is located at the crux of Hollybank Lane and on Southleigh Road. It is surrounded by houses and is a valuable green space, serving north Emsworth. Included as an LGS in HBC Local Plan. (It is incorrectly described in the Submission Draft as ‘Southleigh Park Recreation Ground)

Recreational value: Hollybank Recreation Ground has a cricket pitch and well equipped play area. It is well used by families, walkers and cyclists.



6. EMSWORTH RECREATION GROUND:

Is located on the left side of Horndean Road, north of Emsworth town centre. Included as an LGS in HBC Local Plan. (incorrectly described in the Submission draft as Horndean Road Recreation Ground).

Recreational value: Emsworth Recreation Ground is the largest of the two Recreation Grounds and home to Emsworth Cricket Club (est. 1881). Within the recreation ground, facilities include a cricket pavilion, bowling green, public toilets, two hard tennis courts, basketball, a skateboard park, children’s play area and ample parking. There is also a cycle path and safe route for children making their way to Emsworth Primary School and St James Church Primary School.



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7. NORE BARN WOODS:

Is sited to the west of Emsworth, a walkable field away from the 11th Century Church at Warblington. The woods cover about 6 acres of hawthorn and oak woodland. They are in two areas North and South, the latter being accessible to the public. The northern area is of a different character and is a typical example of a “wetland woodland”.

Beauty: The site is adjacent to the shore of Chichester Harbour. South of the woods are extensive views over Chichester Harbour with salt marsh exposed at low water.

Recreation and Tranquility: Nore Barn Woods are a short walk from Emsworth, follow the Wayfarers Walk from the end of Warblington Road, heading west. It has a circular walking path around the woods, and along the shoreline. Seating is placed at regular intervals for people to enjoy the views south to the harbour. It is popular for walkers, nature lovers and picnickers. Volunteers of Friends of Nore Barn Woods work with Havant Borough Council to conserve the woods, create open glades, plant trees and hedge saplings, improve the paths, raise grants to conserve 100m of shoreline and provide information and notice boards.

Richness of wildlife: The site is a haven for birds and bats. 26 bird species are recorded, including the famous “Nore Barn” Spotted Redshank, which has overwintered yearly since 2004.



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8. WEST SIDE OF SLIPPER MILL POND:

Slipper Mill Pond lies at the bottom of Queen Street, opposite the old Flour Mill, facing south. The Hampshire/West Sussex County border runs down the centre of the Mill Pond. The western footpath is within the Emsworth, Hampshire boundary.

History: First recorded in 1640, the first Slipper Mill was built in the 1760's as part of industrial developments at the mouth of the River Ems. By mid-19th Century, the tide-driven Slipper Mill, together with the Quay tide mill was part of a complex of four working mills in Emsworth.

Beauty: It is a site of nature conservation importance. It is a saline lagoon and seawater from Chichester Harbour enters the Slipper Mill Pond during high water or spring tides through the sluice gates. The Old Flour Mill at the bottom of Queen Street is an iconic reminder of the site's history.

Recreation: The footpath starts at a kissing gate at Chequers Quay and follows the pond bank. The footpath links with Emsworth Marina and onward walks to Thorney Island and is in constant use by walkers, photographers. Volunteers of the Slipper Mill Pond Preservation Association (SMPPA) work to manage the vegetation and protect the wildlife habitat.

Richness of wildlife: Slipper Mill Pond provides a nursery area for young fish. Grey mullet can be present in considerable numbers. It is a saline lagoon, a very rare wildlife habitat. The Pond attracts a range of wintering, breeding and passage migrant birds (16 species of regularly visiting birds have been recorded and 30 species of occasional visiting birds).



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9. EMSWORTH TOWN MILL POND:

Is approached from either the end of South Street or from Bath Road. Tidal Chichester Harbour is on one side of the Promenade and the saline water Town Mill Pond on the other.

Beauty. The Mill Pond is fed by West Brook at the north, and by salt water via the two sluices controlled by the Environment Agency. It draws many walkers, birders, boaters, locals and tourists.

Historic significance. According to an 1879 OS Map, the Mill Pond was known as the Seaside Mill Pond and was used for oyster beds. At the Mill Pond's edge, Quay Mill (now Emsworth Slipper Sailing Club) used to be driven by the tidal Mill Pond.

Recreational value. Emsworth Slipper Sailing Club and Emsworth Sailing Club, who train their youngest sailors within its safe confines, use the Mill Pond several times a week. It is also enjoyed by three groups of radio-sailors who bring their model yachts to the millpond to "race" around permanently sited buoys. All water activities are much enjoyed by spectators of all ages who walk around the Promenade.

Tranquillity. With its many benches and flower tubs around the perimeter, people stop, picnic and enjoy this popular local space.

Richness of wildlife. The Mill Pond is home to swans, ducks, moorhens and regularly visited by red-breasted mergansers, tufted ducks, egrets, the occasional herons and kingfishers.



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10. THE HORSE FIELD:

The Horse Field is located south of the A259, a fifteen-minute walk to the west of Emsworth. The site is directly to the north of Nore Barn Woods and within the AONB. There is an unbroken line of fields between there and the Chichester Harbour shoreline.

Beauty: The site is part of the AONB. For as long as anyone can remember horses have grazed here, and today the space is divided into sections to accommodate the horses that live there. The low brambles and mature trees which line the A259 give welcome frequent glimpses of this continuing use of the land.

Recreation: The field is a place where Horses are kept and trained – hence its name. The footpath gives local residents and visitors the opportunity to get away from the town and the traffic and to observe the birds and other wildlife

Tranquillity: The peaceful use of the land is visible from the A259, and a quiet public pathway leads from the A259 south towards Nore Barn Woods and the shoreline.

Wildlife: As part of the AONB the land is visited by numerous species of migrating birds and is popular with birdwatchers. The footpath contains species rich hedgerows.



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11. Ems Valley Corridor

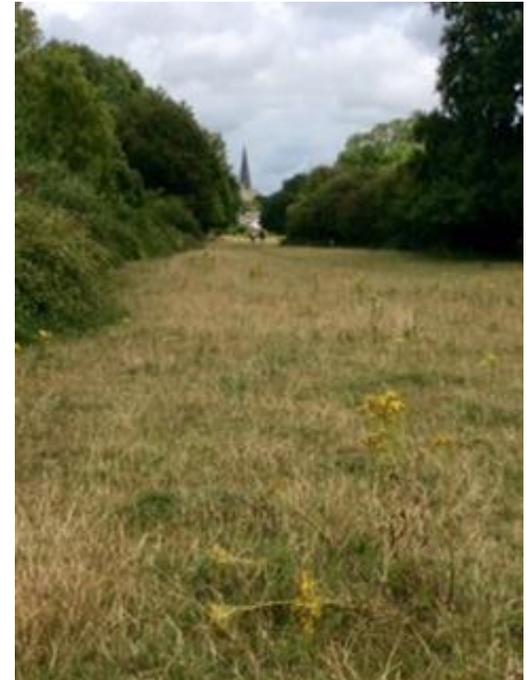
Boundaries of the site are North 300m to Westbourne Road, South 400m to A27, and East 200m to West Sussex border.

Beauty: In summer, the well-trodden path through the field from the A27 towards Westbourne Road is a mass of wild flowers. Grazing cattle and the canopies of two ancient oaks are significant features, as is the sight of the 13th Century Westbourne Church spire that draws the eye at the end of the field. There are now three Oak trees each of which are 200-300 years old and two Field Maples which have been officially entered on the Ancient Tree Inventory.

Recreational value: Through the centre of the field is a footpath, part of the Sussex Border Path, a national recreational walking trail that runs 150 miles from Thorney Island to Rye, East Sussex. The footpath between Westbourne and Emsworth has been used by local people for over 400 years. This is the last green space on the eastern edge of Emsworth, and forms a vital green corridor to Chichester Harbour via Lumley Mill or Brook Meadow. An average of 100-150 people use the field daily, including local dog walkers, national and local ramblers, bird watchers,

Tranquillity: With increasing levels of housing development at this end of Emsworth, it is increasingly difficult to find a quiet green and healthy place to walk and find peace. This location uniquely allows local people to walk into Emsworth via a green path instead of driving down the main road.

Richness of wildlife: A local wildlife expert has recorded the wildlife here for 40 years and has identified 17 common animals and reptiles, and over 26 species of birds. These include owls, sparrow hawks, red kites, buzzards, pheasant, deer, foxes, bats and butterflies. During spring and summer the field is a mass of wild flowers, supporting a wide range of insects.



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12. WASHINGTON ROAD ALLOTMENTS:

The entrance is via Washington Road. The allotments are bordered by the busy Portsmouth/London railway line to the north, Washington Road to the east and south and Emsworth Primary School playing field to the west and convenient for those living in central and northern parts of Emsworth.

Recreational use: These matured allotments are home to Emsworth Horticultural Society (EHS). Within the grounds of the allotments is The Hut (Distribution Store), which offers most gardening requirements at reasonable cost. The EHS and management of The Hut was originally for the use of local allotment holders, and nowadays welcome anyone interested in gardening.

Wildlife: The allotment has wildlife value in that it contains flowering plants that attract bees and other birds and insects.



13. WARBLINGTON ROAD ALLOTMENTS:

Are accessible via Watersedge Gardens and Warblington Road. It is also bounded by Bath Road, Creek End and Beacon Square and is fully utilised by local Emsworth residents.

Recreation: Of Emsworth's three Allotments, Warblington Road Allotments has the most plots and offer many things to different people, including physical exercise outdoors, growing fresh vegetables, social interaction, plant and knowledge sharing.

Wildlife: The allotment has wildlife value in that it contains flowering plants that attract bees and other birds and insects.

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14. REDLANDS GRANGE ALLOTMENTS:

Are located between Westbourne Road and Hampshire Farm Meadows, and on the edge of the Redlands Grange housing development.

Recreational value: These allotments were created in conjunction with the Redlands Grange housing development less than ten years ago. They were quickly taken up by the community and today are enthusiastically cultivated.

Wildlife: The allotment has wildlife value in that it contains flowering plants that attract bees and other birds and insects.



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	Respondent Comments	Forum Response
ENP 002	Objection to a plot of private land being included in the map of Brook Meadow	This plot was included in error and we accept that this plot may need to be removed from the Neighbourhood Plan.
ENP 004	Objection to the inclusion of the Slipper Sailing Club in policy H3b	We agree that this site can be removed.
ENP 007	Objection to the use of the word 'vibrant'	Many towns and villages have lost their vitality or 'vibrancy' with the growth of online shopping and amenities closing or moving to other areas and there is a danger of this occurring in Emsworth also (e.g. recent loss of high street banks). Retaining shops, restaurants, etc. is therefore vital to the economic and social sustainability of Emsworth.
ENP 007	Objection to no policy on second homes, holiday homes, holiday lets and AirBnB Lets	Although we recognise that there are a significant number of such properties in Emsworth, this was not raised as a concern during our public consultations.
ENP 007	Comments on the traffic constraints created by the railway bridge and A27 & Poynton scheme	We do not disagree regarding the A27 and Railway but overcoming such issues are beyond the scope of this neighbourhood plan. Policy M1 is an enabling policy aimed at easing traffic issues at the A259 roundabout.
ENP 008	<i>'The ENP should seek to align with this document (the emerging Local Plan) where possible to minimise conflicts and avoid being superseded by Local Plan policies when adopted..'</i>	We have been in close contact with the Havant Planning team in order to achieve this.
	Re Policy C5. <i>'In order to designate land as LGS the ENP must be supported by proportionate robust evidence that</i>	We have provided evidence in Appendix 1 of our Response to the Examiners clarification questions.

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	<i>demonstrates how each of the designations meets the national policy requirements...</i>	
	<i>'As the ENP does not seek to allocate housing or ensure local housing needs are met it is not clear how the requirement ('that LGS designation should not be used in a way that undermines this aim of plan making') has been met</i>	At the inception of the ENP process the Forum decided not to allocate housing sites as Havant Council had already done so. HBC has again allocated sites in its emerging plan. The Emsworth Forum has worked closely with HBC in its plan making in order to ensure that our Neighbourhood Plan does not conflict with its Local Plan, both existent and emerging. We do not believe that our proposed LGS designations undermine the Havant Local Plan.
	<i>'The table on P33 of the ENP ...fails to consider whether each of the proposed LGS designations are local in character and not extensive tracts of land..'</i>	We disagree. All the proposed LGS designations are in our view local in character. We accept that this and the question of whether they are extensive tracts of land will be determined by the Examiner.
	Policy L1 (b) <i>'this policy requires 40% of dwellings on developments of more than 10 units to be affordable housing for rent. This is seeking for a greater level of affordable provision than is being sought through the emerging Local Plan and should be amended to reflect emerging policy'</i>	This figure was determined by Aecom in their Housing Needs Assessment which was included in the Submission pack. See http://emsworthforum.com/wp-content/uploads/2017/10/Emsworth-HNA-FINAL-050416.pdf . Our view is that MHCLG's approved experts have recommended this and it was strongly supported by the community in our Reg 14 consultation so we should support it in the ENP.
	<i>'affordable housing for rent is just one form of affordable housing provision and would not allow for other forms of provision to be included within the affordable housing mix.</i>	This is supported by the Emsworth Housing Needs Assessment which confirmed that there is a high level of demand for affordable housing in Emsworth and that Emsworth has a low proportion of

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	<i>This element of the policy should be amended to allow for other affordable tenures'</i>	socially rented housing compared to local and national averages. Whilst we intended to reflect this in Policy L1b we did not intend all affordable housing to be for rent. We accept that there may be a need for greater flexibility in this policy. If the examiner is minded to recommend changes to the wording of this policy the Forum would request that a preference for affordable housing for rent should be retained in the policy. This is consistent with HBC's emerging affordable housing policy (Policy H2).
	Policy L5 – Avoiding Settlement Coalescence. <i>' this policy would benefit from these areas (settlements at risk of coalescence) being listed in the policy wording and outlined on a policies map.'</i>	We are content to leave this to the Examiner to determine.
ENP 009	HCC request re-wording of the description of local schools and pressures on places.	This narrative reflects the experience, perceptions and feedback the Forum has received during its consultations with the community. We do not believe it to be inaccurate and see no need to change the wording.
ENP 009	HCC also request removal of the Poynton case study from M1 as DfT have paused shared space schemes	This case study generated a great deal of positive support in our consultations. The policy does not require a Poynton scheme and it is clear from the narrative that this is only an illustration of what could be done. DfT have not said they do not support shared space schemes – they have paused certain types of shared space schemes in order to do more research and develop new guidance. It would significantly reduce the impact of this important section of

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		the ENP to remove this case study. We are therefore of the view it should remain.
ENP 010	Policies C2 & W3	Addressed in response to Examiners clarification. We accept this point and A4 should be deleted.
ENP 010	Policies L4	Addressed in response to Examiners clarification.
ENP 010	Policies W3a & W3 supporting text	Addressed in response to Examiners clarification.
ENP 010	Policy M1	See above re ENP009.
ENP 010	Design checklist. Point 01 which states 'Emsworth should evolve gradually and should not experience rapid large-scale development.' <i>'is unrealistic in the face of large scale allocations being made in the Local Plan'</i>	Although there are numerous small to medium sized developments planned in various sites around Emsworth, none would be described as large scale. The allocated Southleigh site is mostly outside the NP area. We think this wording should be retained.
	Design checklist. Point 19 'Development proposals should not adversely affect the coastal habitats within the AONB or the amenity of the informal and rural nature of open spaces in and around Emsworth.' <i>'The broad reference to the 'informal and rural nature of the open spaces in and around Emsworth' ...is restrictive of development'</i>	We do not agree.
ENP 011	Objection to inclusion of private land in LGS site 2	We accept this is an error.
ENP 013	Suggested re-wording of Policy H1	We accept this re-wording.
	Suggested re-wording of Policy H3	We accept this re-wording.
	Suggested re-wording of policy W5	We accept this re-wording.
ENP 015	Objection to C5 site 2	We accept this is an error.
ENP 018	Objection to inclusion of private land in Brook Meadow LGS	We accept this is an error.

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ENP 019	Objection to the inclusion of LGS site 10, Horse Field	Our rationale for inclusion of this site is in Appendix 1.
ENP 020	Objection to affordable housing target	See previous response to ENP008.
ENP 021	Suggestion to include The Greenhouse Café & The Hut in King Street in Policy H3	Neither of these buildings appear to be listed but are in the conservation area of the town. They have not been considered hitherto and their owners have not been consulted about their possible inclusion.
ENP 021	Suggests policy W4 refers to the town's link to PG Wodehouse	P G Wodehouse is part of Emsworth's cultural heritage and could be referenced in the narrative.
ENP 021	Concern about the boundaries of the plan area	This is clearly marked on page 10.
ENP 027	Objection to inclusion of private land in C5	We accept this is an error.
ENP 029	Refers to errors in the boundaries on maps in page 11 and suggests reference to the Lumley Wildlife corridor	We agree.
ENP 031	Refers to errors in the boundaries with west Sussex	We accept this is an error.
ENP 033	Objections to L1b)	These have been addressed above.
	Objections to the inclusion of the Emsworth Community Centre, 10 North Street and the Old Post Office in H3	We do not agree. These buildings were widely supported in our Reg 14 consultation.
	Objection to the inclusion of Slipper sailing Club in H3b	We agree that this site can be removed.
	Suggested amendments to W1a & b	We do not consider these necessary.
	Suggested amendments to W3 a & b	We do not consider these necessary. It is not possible to include a specific policy on banks.
	Objection to policy WF1 a) & B)	We do not agree. This policy was widely supported in our Reg 14 consultation.
ENP 035	Objection to inclusion of private land in C5	We accept this is an error.

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