

Andrew Ashcroft
Independent Examiner

Enquiries to: Jacqueline Boulter
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Email: jacqueline.boulter@havant.gov.uk
My reference: ENP
Your reference:
Date: 12 August 2019

Dear Mr Ashcroft

Emsworth Neighbourhood Plan Examination: Response to Clarification Note

I write in response to your Clarification Note dated 18 July 2019, in which you address a small number of questions to the borough council. A separate response will be provided by the Emsworth Forum regarding the matters addressed to them.

Question 1 to HBC:

Is the emerging Local Plan still being prepared to the timetable set out in the Local Development Scheme?

There is likely to be a delay to the timetable suggested in the [Local Development Scheme published in January 2019](#), due to a need to update some of the evidence base. Submission of the Local Plan to the Secretary of State is now envisaged in Q4 of 2019.

Question 2 to HBC:

Several representations refer to the overlaps between the proposed local green space (Site 2) at Hollybanks Woods and a proposed housing allocation in the emerging Local Plan. Please can the Borough Council comment on this matter in general, and the extent to which there is a potential conflict between the two sets of policies.

The council can confirm that the boundaries of proposed local green space 2 'Hollybank Woods' overlap with a proposed site allocation in the emerging Havant Borough Local Plan (Policy H8 'Land north of Long Copse Lane'). These are clearly in conflict with each other, one proposing protection of the open space, the other development.

Like the Emsworth Forum, the Borough Council sees the value of Hollybank Woods, and considers it worthy of protection. To this end, it has safeguarded the woods in emerging Policy E8 'Protection of existing Open Spaces'.

The Council has prepared a plan, appended to this letter, showing the extent of:

- Submission ENP Policy C5: Local Green Space #2 'Hollybank Woods'
- Pre-submission HBLP Policy E8: Protection of existing open spaces 'Hollybank Woods'
- Pre-submission HBLP Policy H8: Land north of Long Copse Lane

It is suggested that it would be sensible if LGS #2 in the Emsworth Neighbourhood Plan could be amended to align on the east site with the boundary of Hollybank Woods as proposed by the borough council. This would ensure consistency between the two plans, as well as the removal of the conflict between the LGS designation and the proposed development allocation, and any private land. The Council has discussed this proposal with the Emsworth Forum and they have confirmed that this is acceptable to them.

Request for assistance:

Please can the Borough Council liaise with Mr Lillywhite on his representation about the Brook Meadow Nature Reserve local green space. I cannot identify the specific parcel of land to which his representation refers. A map would be helpful.

Mr Lillywhite has provided a plan showing the extent of his ownership, and that of other owners who also commented during the Regulation 16 consultation. (See also a) below)

On the subject of Local Green Spaces, the Borough Council has done a detailed comparison of the Local Green Spaces proposed in the Emsworth Neighbourhood Plan with those identified through the council's own [Local Green Space Assessment](#) and mapping for Policy E8 'Protection of existing Open Spaces'. While it is accepted that alignment is not absolutely necessary, and in some cases would not be desirable, the council would suggest that it would provide greater clarity for users of the development plan if spaces which are very similar as currently proposed in the two documents were aligned, both in name and extent.

The Council would therefore like to add the following information for your consideration. For ease of reference, this includes the Hollybank Woods and Brook Meadow as discussed above:

- a) Proposed LGS#1 'Brook Meadow Nature Reserve' is also proposed for protection under policy E8 of the HBLP, but the areas diverge. Neither the HBLP outline nor that of EMP excludes the private land in the south east, which was referenced by consultees. It is suggested that the private land should be excluded from both designations. See appended plan.
- b) Proposed LGS #2 'Hollybank Woods' is also proposed for protection under policy E8 of the HBLP, but the areas diverge. On the east side, the HBLP outline excludes private land referenced by consultees, and avoids any overlap with emerging development allocation H8 in the HBLP. On the west side, the ENP extent of the space aligns better with physical features and the nature of the space. A revised outline for the space, aligned in both plans is shown on the appended plan.

- c) Proposed LGS #4 'Hampshire Farm Meadow' is also proposed for protection under policy E8 of the HBLP, but the areas diverge. Proposed LGS #4 includes an additional triangle of land in the north of the site. This does not appear to relate to obvious physical features on the ground. See appended plan.
- d) Proposed LGS #5 is named 'Southleigh Park Recreation Ground'. This site is officially known as 'Hollybank Recreation Ground'.
- e) Proposed LGS #6 is named 'Horndean Road Recreation Ground' in the table on p.33, and 'Emsworth Recreation Ground' on the map on p.35. This site is most commonly known as 'Emsworth Recreation Ground'.

If you should be minded to recommended changes to the neighbourhood plan to address these points, please note that they have been discussed with the Neighbourhood Forum in detail, and they have confirmed that they would not object to names and/or areas being amended to address the above.






If you require any further clarification on these or any other matters, please do not hesitate to contact me.

Yours sincerely,






J. Boulter

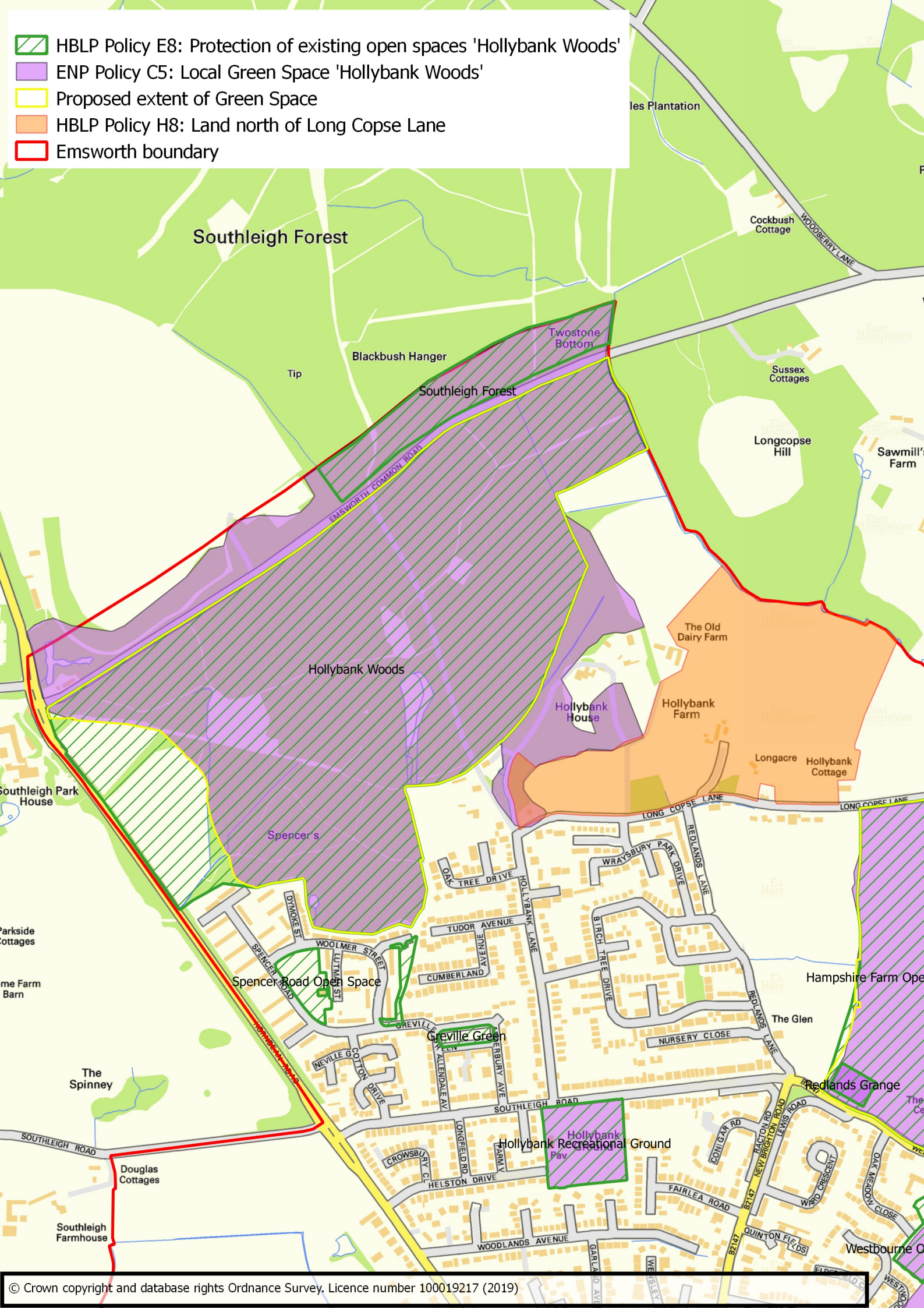
Jacqueline Boulter





Principal Planning Officer

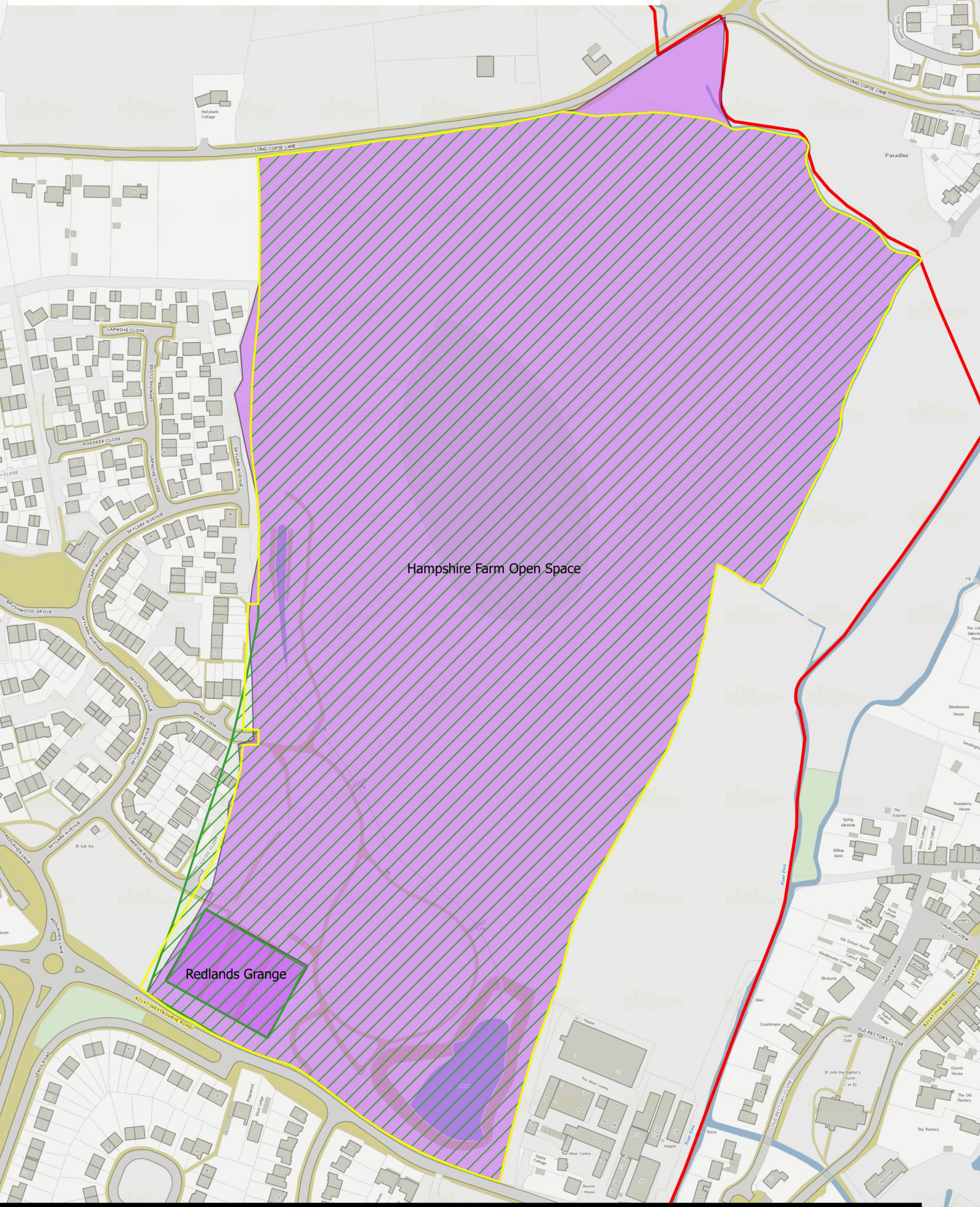
-  HBLP Policy E8: Protection of existing open spaces 'Brook Meadow'
-  ENP Policy C5: Local Green Space 'Brook Meadow'
-  Land in private ownership queried at Reg16
-  Proposed extent of Green Space
-  Emsworth boundary



-  HBLP Policy E8: Protection of existing open spaces 'Hollybank Woods'
-  ENP Policy C5: Local Green Space 'Hollybank Woods'
-  Proposed extent of Green Space
-  HBLP Policy H8: Land north of Long Copse Lane
-  Emsworth boundary



-  HBLP Policy E8: Protection of existing open spaces 'Hampshire Farm'
-  ENP Policy C5: Local Green Space 'Hampshire Farm'
-  Proposed extent of Green Space
-  Emsworth boundary



Hampshire Farm Open Space

Redlands Grange