

Emsworth Neighbourhood Plan

Pre-Submission Version
November 2017



Please send your comments on this draft
neighbourhood plan by Tuesday 19th December 2017
in the following ways:

/ web <http://emsworthforum.com> and go to the online survey

/ email stephanie@stephelsy.net

/ post The Community Centre, North Street, Emsworth, PO10 7DD

/ survey Copies of paper questionnaires are available at Emsworth
Library and the ECA

Thank you.



This pre-submission consultation plan has been prepared by the Emsworth Neighbourhood Forum, on behalf of those who live and work within Emsworth



This draft of the Emsworth Neighbourhood Plan has been prepared by the Emsworth Forum, the qualifying body responsible for plan preparation. Contact for further information:

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Introduction



This pre-submission consultation plan has been prepared by the Emsworth Neighbourhood Forum on behalf of those who live and work within Emsworth. The plan sets out a vision for the area through to 2036 and is supported by a set of planning policies and a series of specific projects.

This neighbourhood plan has been informed by the strategic policies in the adopted Havant Local Plan, made up of the Core Strategy (2011) and the Allocations Plan (2014) against which it needs to be in general conformity. In order to address the high need for new housing in the borough, Havant Borough Council is reviewing the adopted Havant Local Plan. Therefore, this neighbourhood plan will need to be in conformity with the emerging Havant Borough Council Local Plan 2036.

In accordance with the neighbourhood planning regulations, this plan has been prepared through extensive community consultation.



About Neighbourhood Planning

The Government introduced the opportunity for local communities to prepare neighbourhood plans through amendments to the Town and Country Planning Act 1990 and the Localism Act 2011, and through the Neighbourhood Planning (General) Regulations 2012, which set out the requirements for neighbourhood plans.

Neighbourhood plans are policy-based land use plans that need to be in general conformity with the local plan. In this case, the local plan is prepared by Havant Borough Council. Neighbourhood plans are produced by community forum groups or parish or town councils.

Neighbourhood plans can influence or allocate new housing; produce design policies for allocated sites or for general design policies; protect or identify new community facilities; and identify green spaces to be protected from any future development proposals and more.

In Emsworth, the preparation of the neighbourhood plan is being led by the Emsworth Neighbourhood Forum. There is also an ongoing dialogue between Emsworth Forum and Havant Borough Council to ensure the policies conform with national and local policy, as required by the neighbourhood plan regulations.

The Emsworth Forum is an approved Neighbourhood Forum under the Localism Act 2011, which brings together local residents and organisations to a neighbourhood Plan for the future development of Emsworth. The Forum aims to promote the social, economic and environmental well-being of the Emsworth Neighbourhood.

The Designated Neighbourhood Area

This plan has been produced by the Emsworth Neighbourhood Forum, which was set up for the purpose of producing a plan. All residents and those with an interest in Emsworth were invited to join the Forum and the community has been closely involved in developing the policies which have gone into the plan.

The forum was established and formally designated by Havant Borough Council in 2014. The area to be covered by the plan was debated at some length prior to the application for designation to Havant Borough Council. Whilst in three directions the physical boundaries to the town are reasonably well-defined, its boundary to the east is less well-defined.

There are considerable social and economic links across the county boundary to the east, with many of the residents of Hermitage in Southbourne using Emsworth as their district shopping centre, as well as seeing it as a centre for social interaction.

However, Southbourne, along with other West Sussex parishes, was already in the process of producing its own neighbourhood plan, which clearly would lead to difficulties were an attempt made to include the area in West Sussex as part of this plan. It was therefore decided to seek a designation for the area of the neighbourhood forum to include the civil ward of Emsworth itself, which is well-defined.

Planning Policy Framework

Havant Borough Council Local Plan 2036

There is a local plan covering the whole of the Borough of Havant, including Emsworth, which was adopted in 2011 and sets out the policies which will determine planning decisions across the borough.

In 2014, Havant Borough Council adopted more detailed housing allocations, including sites in Emsworth, which were agreed after public examination. These allocations were part of the response by the Borough to housing needs in the sub-regional PUSH area which covers the coastal areas of South Hampshire, including Southampton and Portsmouth.

A “Local Plan Housing Statement” was formally adopted in December 2016. This statement starts to address the rising housing need through a review of the Havant Local Plan up to 2036. Though the statement does not have the same status as a local plan in decision-making, it provides the foundation for the new Havant Local Plan and creates a positive framework for decision makers until the new local plan is adopted.

The Borough Council is likely to consult on a draft Local Plan early in 2018. This will include sites identified for development across the borough, including in Emsworth, as well as general policies guiding future proposals. Notably, the Local Plan Housing Statement proposes a strategic development site between Denvilles and Emsworth.

The Neighbourhood Forum and Havant Borough Council are in continuing dialogue to ensure that the Borough Council is aware of the Community’s aspirations for the future of Emsworth, and that the Neighbourhood Plan remains in general conformity with the emerging Local Plan.

Emsworth Design Statement

Following broad public consultation, an Emsworth Design Statement (EDS) was produced by the Emsworth Residents Association in 2008, setting out the design parameters for the town. Since that time it has been treated as a document of “material consideration” by Havant Borough Council. The EDS has an appendix which was not adopted, but has been used as an advisory note in planning matters for the town.

The Emsworth Neighbourhood Plan does not seek to duplicate or replace the content of the EDS but it does include its own design policies that refer to the EDS and therefore give it greater weight in decision making. This is because, once made, the neighbourhood plan will become a statutory planning document within the legal planning framework and will need to address matters of design.

A Shared Vision & National Planning Policy

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood” (para. 183 of the National Planning Policy Framework).

Each stage of the process, the Emsworth Neighbourhood Plan has sought to extend the amount of common ground between local residents, business groups and other stakeholders, narrowing down various options through a transparent and open process.

At all stages, the neighbourhood planning process has allowed room for dissent and minority views, but the overall aim of the process has been to build a broad-based consensus around the policies and projects.

This process has allowed a set of draft objectives for the neighbourhood plan to be developed with a supporting draft six-point vision statement. Both the objectives and the vision statement are not yet fixed and the views of the community are now being sought to ensure these are appropriate for Emsworth.

Neighbourhood Plan Policy Structure

The consultation processes have resulted in the draft set of planning policy themes, a vision statement and a set of neighbourhood plan objectives. The planning policy themes, and their policy letter and colour codes, are set out here as follows:

- **Community (C)**
- **Living (L)**
- **Working (W)**
- **Moving (M)**
- **Waterfront (WF)**
- **Heritage (H)**
- **Design (D)**

The individual policies within each theme will be applied to the future decision-making process with regard for the vision statement and the neighbourhood plan objectives. This will ensure that they are complementary and will be effective at delivering the right balance between change and preservation across Emsworth.

Emsworth Today

Understanding the context



Settlement Patterns

Emsworth lies at the south-eastern edge of the Borough of Havant. Its eastern boundary is marked by the River Ems, which also marks the boundary with neighbouring West Sussex.

Originally a fishing village on the northern shore of Chichester Harbour, it now houses many people who work in Portsmouth, Southampton or Chichester, or further afield. However it is much more than a dormitory settlement since it is an important recreational centre, drawing participants from across the South East of England, some attracted by its sailing activities. It also has a growing employment base in services and small scale manufacturing, some of which is linked to its maritime location.

Land Use & Protection

The southern boundary of the town is the shoreline of Chichester Harbour, which is well protected by its European and national designations and where any development will be very sensitively managed. On the east, the River Ems forms its administrative boundary with West Sussex.

Whilst there is considerable social and commercial interaction between Emsworth and these neighbouring areas of Southbourne and to the north, Westbourne, this plan covers only that part of the community within Hampshire.

The northern edge of the settlement is marked by woodland known as Hollybank Woods, a part of the ancient Forest of Bere and which creates a natural barrier to significant northward extension and is itself a significant recreational resource.

Protected Environments

Emsworth has a number of environmentally sensitive and valuable areas which have various levels of protection. To the south, Chichester Harbour Area of Outstanding Natural Beauty (AONB) is an important habitat which has national, European and international protection.

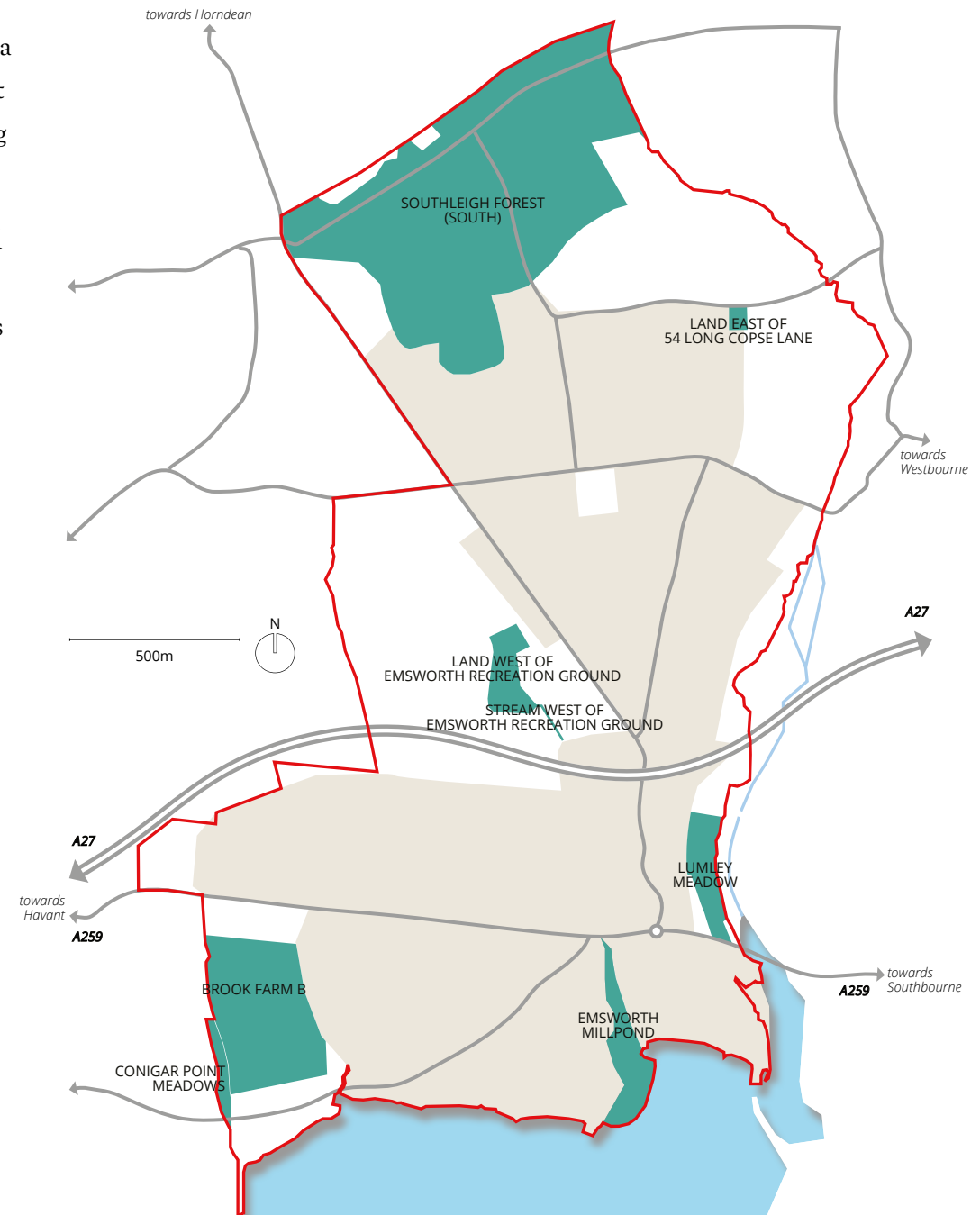
There are national sites of special scientific interest (SSSIs) and Special Protection Areas (SPAs) for birds (under a EU Directive). Under the EU Habitats Directive it is also part of the Solent Maritime European Site, which is a Special Area of Conservation (SAC). Internationally, it is designated as a Ramsar wetland, recognised at an international level as an important wetland site.

The historic woodland of Hollybank Woods (61 hectares), which lies on the northern boundary of Emsworth is important for its flora and fauna, such as bats, orchids and fungi, as well as providing nesting sites for a variety of birds. In addition, several other areas are of particular significance for nature conservation. The woods are designated nationally as a Site of Importance for Nature Conservation (SINC).

Brook Meadow is an area of natural unimproved grassland which is also a SINC and has been designated as a Local Nature Reserve. It is important for bird and plant life as well as providing habitat for the water vole along the banks of the River Ems which flows through the reserve.

Other small areas are also designated as SINCs, including the Town Mill Pond and the area of the Westbrook north of the railway. To the west of the town, the area known as The Horse Field is part of the AONB, and is also a SINC.

Although not designated, the Slipper Mill Pond on the east of the town centre and Peter's Pond which flows into it, are both important habitats for birdlife as well as other flora and fauna. These environmentally valuable areas provide an important framework for the town as well as offering considerable recreational opportunities.



Sites of Important Nature Conservation (SINCs) in the neighbourhood area.

Access & Movement

The town is divided by the major transport routes which run on an east-west axis through the town. Historically, the railway brought about a north-south divide, but at a time when northward expansion was very limited. Built in 1974, the so-called short by-pass brought some temporary relief from traffic congestion in the centre of the town caused by the A27 running through it, but introduced a new east-west line which effectively created a northern and southern division of the town centre to the north and south of the road (now the A259).

This division was considerably reinforced by the A27 (T) by-pass which was constructed in 1989. Together these two transport routes have created physical and psychological divides between communities that need to be addressed if the area is to protect and enhance its coherent settlement character.

Retail & Commercial Uses

The district centre of Emsworth is a vibrant retail centre, situated to the south of the railway, to the north and south of the A259. It is characterised by a high proportion of independent shops, and a range of restaurants and public houses which support a lively night-time economy.

A higher rate of turnover of shops to the north of the A259 compared to the south underlines the need to implement policies which protect that part of the centre. This difference in economic performance can be partially attributed to the physical and psychological divides that result from the 20th Century road infrastructure.

In a general sense, employment is in relatively small units, involved in small scale manufacturing, distribution and services, located mainly to the east of the frontage of the B2148 (North Street) or to the south of the railway adjacent to the railway station. However, there are also small units to the south of the A259, often in premises converted from other uses. Employment directly linked to the maritime recreational activities of the town has declined at the centre, where historic boat-building and repair businesses have been lost to neighbouring areas.

The service sector is however, an important part of the local economy, including design and marketing companies which are based in the town. There is also a significant number of service businesses run from home, which are dependent almost entirely on good internet connections. These will need to be maintained to ensure that this economic activity can be supported adequately in the future.

Schools & Education

There are two primary and middle schools in the town: Emsworth Primary and Middle School located in Victoria Road and Emsworth St James Primary and Middle School in Bellevue Lane. Recent new housing developments have put pressure on school places, with some new classrooms being provided through Section 106 contributions from the developers.

It is envisaged that further new housing will result in additional pressure on school places, which will require further funding through Section 106 contributions and/or Community Infrastructure Levy. In addition to these schools, Glenwood School serves children with special needs, located in Washington Road, off Victoria Road. This school has a much wider catchment area than Emsworth itself.

The local 12 — 16 age school is Warblington School, two miles to the west of Emsworth, although many children go further afield either to schools in the private sector, or across the West Sussex border to secondary schools in Chichester.

Education beyond the age of 16 is provided by Havant Sixth Form College, South Downs College, Highbury College or Chichester College, all of which are easily accessible from Emsworth.

Health Services

The Emsworth Practice is the only general practice in Emsworth, and it also has a surgery in Westbourne. The main surgery is in the centre of Emsworth, but it is old and cramped, and does not have any accommodation for Primary Care Team members other than GPs and practice nurses. Child health clinics are held in the local Community Centre due to lack of space in the Surgery. There are two large and a number of smaller nursing and residential homes in Emsworth.

Community nursing and mental health services for Emsworth are provided by Southern Health, but they do not have access to health premises in the town. Oak Park Community Clinic is located in Havant and provides a comprehensive range of outpatient and community services for both adults and children.

There are however, no direct transport links to the clinic from Emsworth, and buses cannot turn round at the clinic, making it unlikely that a commercial bus service can serve the site.

The Town Centre Retail Offer

Emsworth is a thriving district centre providing a wide range of convenience stores, including two small neighbourhood supermarkets provided by national chains, Tesco and Co-Op) a delicatessen, two independent butchers, a greengrocer, a hardware store, two pharmacies and two florists, together with a range of shopping goods outlets, including a jeweller, two opticians, a second-hand bookshop, two carpet stores, a furnishing fabric outlet, a record shop, antique shops and a number of gift shops.

Services provided include estate agents, a travel agent and four hairdressers. There are a large number and wide range of restaurants and public houses. It has a high proportion of independent outlets, much valued by the local community.

Recent changes, however, have changed the structure of the retail offer within the town. Three of the national banks have closed their branches since late 2014, leaving just the post office in the town.

In 2016, a coffee shop and a betting shop, both national chains, were established in one of the vacated bank premises. The increase in the number of charity shops to four in the centre south of the A259 has given rise to some concern amongst the residents and retailers of the town.

Access & Movement

When considering the users of streets and paths in Emsworth, the following hierarchy of needs should be observed so that a balanced and sustainable approach can be developed, safe for all. All new development should provide for access by emergency and service vehicles (waste and recycling), disabled access, child pedestrians, pedestrians, cyclists, users of public transport (inc. buses and taxis), and finally other motor traffic. This hierarchy will help to ensure that the correct priority is given during the formulation, planning, design, and construction phases.

Cycling

A cycle route strategy has been implemented in Emsworth, especially to provide more protected routes to schools. However, there are few stretches of dedicated cycle routes as opposed to cycle lanes marked on existing roads and even where such lanes have been marked they are often perceived to be too narrow, unsafe and not well-maintained.

Bus Services

Emsworth is served by the Portsmouth – Brighton south coast bus service by a national operator, as well as a range of local services, linking the town to Leigh Park, Rowlands Castle, Westbourne and Havant, including shopper service to local large supermarkets. There are currently two national operators and a local family business offering public transport to and from Emsworth.

Rail Services

Emsworth is well-connected by rail. There are regular services to Chichester, Brighton, London Victoria and Gatwick, Havant, Portsmouth and Southampton (all direct) with a regular well used service to London Waterloo (via Havant). Recent changes to the station infrastructure mean that it now has full access for all passengers and since 2014, a community initiative has supported the establishment of a small refreshment/coffee facility.

Impacts of Through Traffic

The town lies on the A259, providing the main east-west road link since the construction of the A27 by-pass. Although the new road relieved the town of major congestion associated with the principal south coast trunk, the fact that the nearest access to the A27 to the east of Emsworth is nine miles to the east, means that much of the traffic generated by the settlements between Chichester and Emsworth goes through the town, which is now causing renewed concerns, especially as these settlements are expected to expand in the future.

Despite the introduction of new road infrastructure over recent decades as a means of relieving congestion, there remain peak-time congestion issues and associated air quality and noise issues. Furthermore, some of this road infrastructure has created severance issues, making north-south movement between North Street and High Street particularly difficult for pedestrians and cyclists. This severance issue is directly addressed by Policy M5.

Car Parking

There are three off-street car-parks in the town: South Street (105 places), Bridge Street (52 places) and Palmers Road (117 places). Two are regulated with a minimum charge for a one hour stay. Bridge Street is free. There is also on-street which is regulated, the majority with a maximum waiting time of 45 minutes. Parking is a concern to some residents and traders, with many fearing that the cost of parking could be a disincentive to use the shopping centre, especially for minor shopping trips.

Green Spaces, Recreation & Leisure

Emsworth has two public parks both to the north of the railway. Horndean Road recreation ground has grass pitches available for team games, tennis courts, a children's playground and a skate park. Southleigh Park has pitches for team games and a children's playground. Spencer's Field has a central open space with a children's play area. There is also an area of open space adjacent to the old hospital site, owned by the Friends of Emsworth Community Health, but this is only open on an occasional basis.

To the south of the railway, however, there are no formal open air recreational facilities and no children's playgrounds. There is access for more informal recreational activities on the foreshore and in Nore Barn Woods. There are a number of meeting spaces where recreational and leisure activities take place in Emsworth, either associated in one of the churches in the town, or in the community-managed Emsworth Community Centre.

The town also has a busy calendar of community events, including the Wemsfest Arts Festival, British Food Fortnight celebrations with special events by local restaurants and a regular Farmers' Market.



Main features and services in Emsworth.

Vision Statement

Emsworth in the Future

Emsworth will experience change in the future. To ensure this change is well-designed and right for the community, this vision statement has been prepared to describe the aspirations of the Emsworth Community. Furthermore, development proposals will be measured against the vision statement to help inform planning decisions. The following points are not written in a particular order and should be considered collectively.



The distinctiveness of Emsworth as an outward-looking but cohesive community will be maintained as new growth is sympathetically accommodated

New residential development will be supported by the right level of essential infrastructure such as schools, flood defence, drainage, health, transport, broadband and social services

Emsworth's attraction as a recreational centre will be enhanced wherever possible, through a combination of the continued careful conservation of protected areas and the sympathetic addition of new facilities

The needs of the growing number of elderly people will be recognised. Greater accessibility to health and social services for all residents will be encouraged, while both public and private health services across the town will be maintained and enhanced

There will be a wider range of facilities for the expected increase in the number of young people, to enable them to develop a sense of belonging to the town and its community

The north/south divide will be bridged by design and planning measures, which will seek to ensure that all residents feel part of a single, well-supported community

Neighbourhood Plan Objectives

Defining a series of objectives to guide the future of Emsworth

The public consultation process has revealed a series of issues that are of concern to local residents and businesses. The same process also identified the features and characteristics of the area about which people are proud and wish to see protected or enhanced.

Together, these results have been used to generate these ten plan objectives for Emsworth. These are the guiding principles of the plan and are designed to strike the right balance between protection and enhancement. All ten objectives are of equal importance. The range of planning policies are written in such a way as to help the plan meet these objectives.



1. Maintain and enhance the historic and maritime character of Emsworth, its immediate setting and the wider neighbourhood area.
2. Coordinate all new development so that it contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and essential services for all members of the community.
3. Create a robust yet flexible network of streets and spaces, suitable for all modes of travel and for current and future populations.
4. Use land and resources efficiently so that new developments have a reduced demand for energy and water and move towards carbon neutrality.
5. Protect and enhance the rich natural and historic environment of Emsworth.
6. Ensure the high quality of new development through appropriate use of materials, details and inclusive designs that responds to local context.
7. Ensure that land made available for development will be developed in such a way as to improve people's quality of life, for both new and existing residents.
8. Deliver the social and environmental infrastructure necessary to support a growing community in the 21st Century.
9. Protect and enhance Emsworth's unique linear waterfront experience for use by both current and future generations.
10. Reconnect parts of the community that are currently divided and fragmented through the presence of major road infrastructure.

COMMUNITY

Promoting social cohesion through well designed public spaces and services.

Policy Objectives

— Create living and working environments that respond to the Emsworth's rich and outstanding heritage, the demands for high-performing standards of sustainable development, whilst supporting community groups and their aspirations.

— Reinforce the Emsworth's public destination potential by including opportunities for the arts, culture, youth facilities, tourism, leisure, retail.

— Create a diversity and vibrancy of land uses by providing opportunities for a range of different community uses throughout the neighbourhood area.



What makes a successful town centre?

The topic of maintaining a vibrant town centre has been highlighted by the relocation of the doctors surgery and the loss of the banks. Set out below are some guiding principles on why different activities should be combined into a close-knit, compact town centre.

Physical & Mental Health Benefits

By positioning goods and services within a walkable distance from one another, people can easily access what they need while enjoying health benefits of active travel and the mental well-being benefits of social interaction. Health services or associated support services may well play a key part of a unified town centre strategy.

Increased Footfall & Economic Benefits

As people use the town centre for a range of services — e.g. retail, health, leisure, employment — the combined in footfall benefits the local businesses and local economy. Increased levels of activity helps to create a vibrant and attractive town centre, which attracts more customers, tourists, investment, and businesses, further strengthening the economy.

Town centres need a critical mass of activity to make them economically successful. When the centre is vibrant and pleasant to be in, employees of the local businesses and public services, such as shop workers, will begin to do their lunchtime shopping in the centre, rather than driving out of town.

This increased critical mass to a town centre users also adds to the viability of railway and bus services. As stated by Centre for Cities, the following insight regarding cities can also apply to lively town centres:

“... cities are match makers; they match workers with jobs, citizens with health and with education services, and they match people with people”.

Meeting on the Street

Face-to-face interactions are more likely to occur on the street and these chance encounters help improve individual happiness and wider social cohesion, and the opportunity for exchanging knowledge and sharing ideas on a personal level has been shown to advance business innovation and enterprise.

Off-Centre Locations

By locating traditional town centre uses in an out of town location, residents are far less likely to access the service by foot. Here, the experience solely consists of driving from their home to the service and back again, meaning there is reduced opportunity to enjoy the benefits of a town centre and making “linked trips”.

Sitting inside a car reduces the chance encounters and informal conversations people experience on an active high street. This can increase isolation, which can be a particular a problem for the elderly and can further contributes to mental health issues.

Public Transport

Public transport networks often focus onto town centres, helping reduce the need for private cars which add to environmental degradation, air quality problems, congestion and put pressure on land use to address the need for parking.

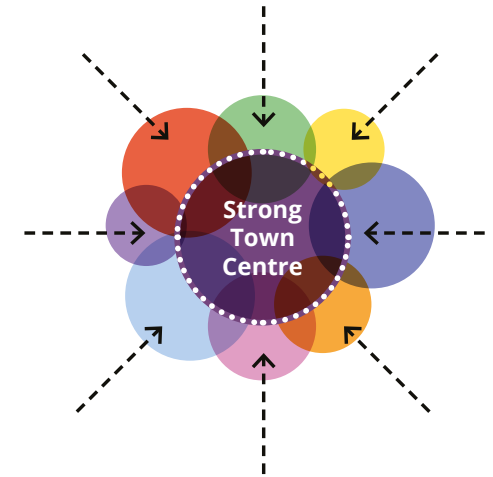
Increasing the Dwell Time of an Urban Centre

The ability to dwell within public spaces allows people the time to reflect and relax. With many people having increasingly busy day-to-day lives, this is important for health, and significant enhancements can be made with little intervention.

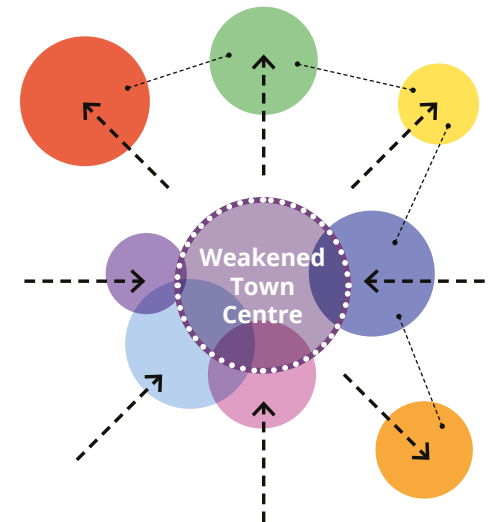
Quality of life improves with the quality of the public realm. People enjoy spending time in places that are pedestrian-friendly, compact, mixed-use, have public transport, and are green and healthy.

Town centres are becoming ever more the focus of leisure and non-retail activity, placing greater emphasis on the need for them to encourage these experiences. It is accepted within the urban planning profession that different categories of public activity can be influenced and affected by the built environment.

Bringing land uses together strengthens the viability and vitality of a town centre



The dispersal of services can leave a town centre weakened and can place pressure on the wider road network



POLICY C1

Community & Public Services Hub

- a) Support will be given for planning applications for the development of health or social care facilities on the former site of Victoria Cottage Hospital.
- b) If applications for such uses do not come forward on this site, a mix of community and public services will be supported with particular emphasis on ground floors.
- c) Applications for a public library, nursery or other social or cultural service that enhances social integration in the proposed public service hub will be supported.

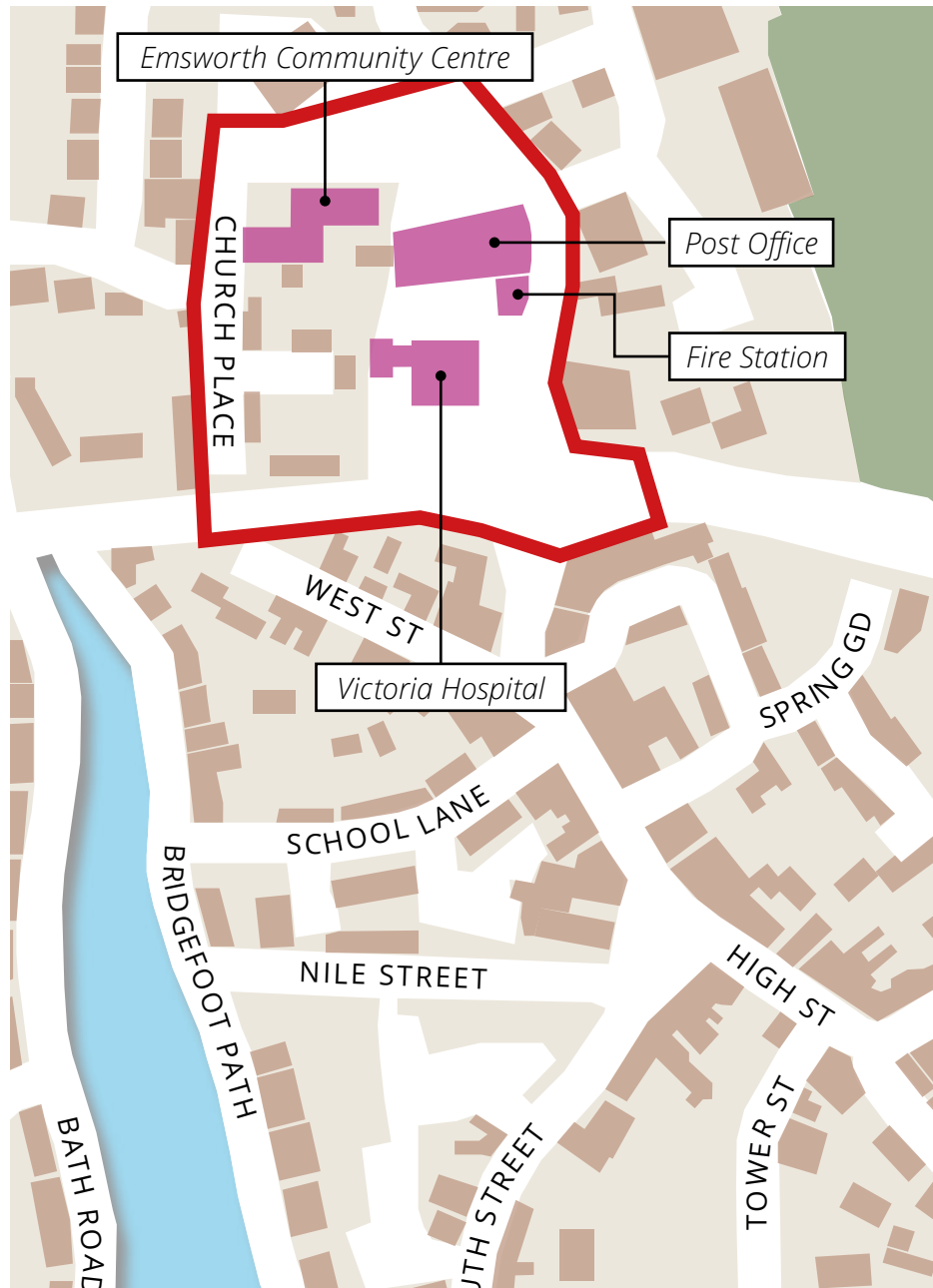
The former site of Victoria Cottage Hospital was paid for by the people of Emsworth for health services and people wish to see it used for similar purposes if possible. The community of Emsworth requires that its healthcare needs are met, not in isolation, but as part of a wider strategy that encourages a healthy town and healthy lifestyles. Concentrating health services in a central location will create a local hub, allowing

people to easily access different forms of healthcare. If health services are not placed here, the site should be used to accommodate a mix of uses, with ground floors safeguarded for community, social and/or commercial activity. The wider “public service hub” is defined as the land that contains the former Victoria Cottage Hospital site, the Emsworth Community Centre, the Post Office, the Fire Station and buildings within the car park (see map on following page).

A well-rounded provision of community services will make Emsworth an even better place to live. Interaction between residents through leisure, recreation and daily essentials increases social cohesion and fosters a vibrant atmosphere. Such facilities may include crèches and day nurseries, day centres, art galleries, museums, libraries, halls/public assembly spaces and non-residential education and training centres.

By positioning services within a walkable distance of other services and facilities, people can easily access what they need while enjoying the experience of leisurely exercise and social interaction. Face-to-face interaction improves individual happiness and wider social cohesion, and decreases isolation, which is a particular challenge for the elderly.

Incorporating a library service, nursery or other social or cultural activity that enhances social integration within the proposed public service hub will be supported. The provision of an accessible, inclusive spaces for people of all incomes and backgrounds, that promote wider social cohesion — such as libraries or nurseries — is key to a successful local community.



Policy C1 — Community & Public Services Hub with key buildings highlighted in pink

POLICY C2

Retail, High Street & Food / Drink Uses

Land use classes A1, A2, A3 & A4 uses will be supported where it can be demonstrated that they enhance public and community uses and add to a safe, vibrant and attractive street scene. Appropriate locations are as follows:

- High Street & St Peter's Square
- North Street & South Street
- Queen Street

A healthy mix of economic and social uses within the town centre will be required to maintain and enhance the attractiveness of Emsworth. For this reason, retail and food and drink uses will be supported in town centre locations where it can be demonstrated that they enhance public and community uses and add to a safe, vibrant and attractive street scene.

The Emsworth Design Statement (EDS) aims to improve the quality of Emsworth, and the design guidance it contains should apply to non-residential development, such as retail and food and drink uses, just as it also applies to residential designs.

POLICY C3

Public Realm Design

Development proposals that improve the public realm across the neighbourhood plan area will be supported, especially where they improve pedestrian connectivity, encourage cycling and connections with public transport.

The public realm — the streets, squares and spaces between the buildings — is an essential asset of community life in Emsworth. These spaces are where social connections are made and individual well-being is improved. Enhancement of the public realm will be supported and is often the means by which to measure the liveability of the town. Strong pedestrian, cycle and public transport connections are vital factors to ensure successful public realm design.

POLICY C4

Leisure & Recreational Facilities

The following existing community spaces should be protected:

- a) Horndean Road Recreation Ground, including the pavilion, sports pitches, skate park, bowling club and children's play area
- b) Southleigh Road Recreation Ground, including the pavilion, sports pitches and children's play area
- c) Hampshire Farm Meadow and its functions as a buffer zone between the recent Redlands Grange residential development and Westbourne, containing 30 allotments, a playground area, a community orchard, a woodland, open space and the balancing pond to alleviate flood risk further south.

d) Spencer's Field and the Southleigh Youth Recreational Community Hall

Development of leisure and recreational facilities will be further encouraged, especially north of the railway in North Emsworth. This general location is best placed to provide such activities, considering the existing grounds at Emsworth Park and St. James Primary School. Enhancement of the town's leisure and recreation facilities will promote happiness and well-being on both an individual and societal level. Social interaction and exercise improve health for mind and body.

Beyond the town centre, there are important community facilities such as recreational spaces and sporting facilities. These are vital for residents' social connections, health and leisure time and will be protected by the neighbourhood plan. See plan on page xx for the location of the assets to be protected by Policy C6.



Policy C4 — Community facilities to be protected.

POLICY C5

Designated Green Spaces

a) Planning applications for development that may cause significant harm to the designated green spaces, natural environment or habitats of the neighbourhood plan area will be refused.

b) New development proposals that detract from the visual, historic, recreational, landscape or ecological value of designated green spaces will not be supported.

c) The following green spaces shall be designated as Local Green Spaces:

— Brook Meadow Nature Reserve

— Hollybank Woods

— Nore Barn Woods

— Peter's Pond (part of)

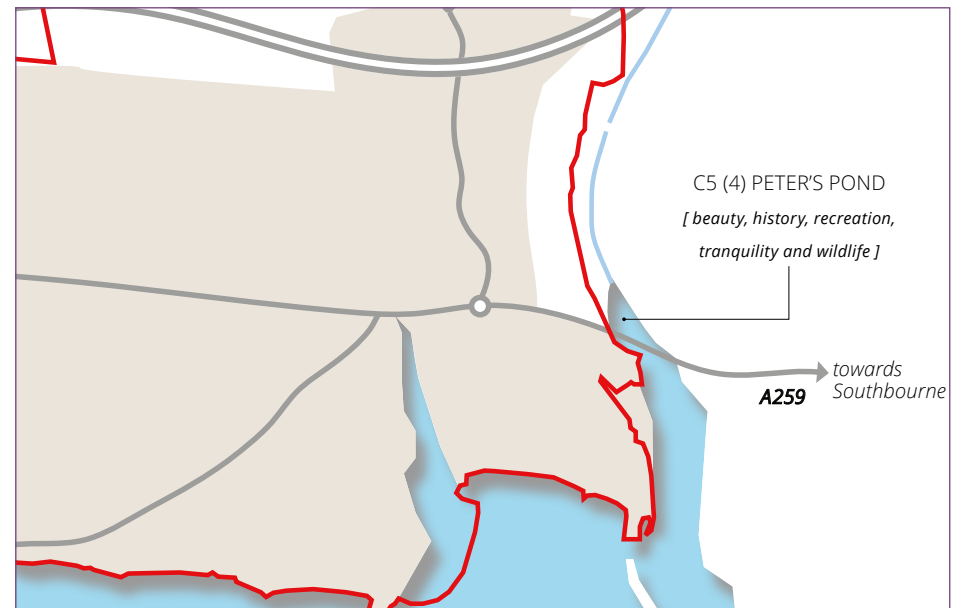
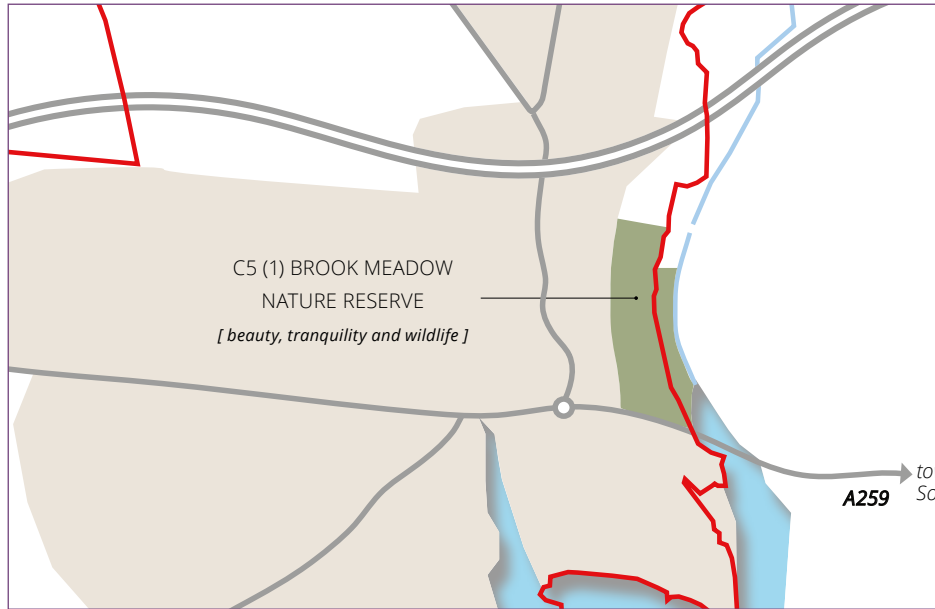
— Slipper Millpond

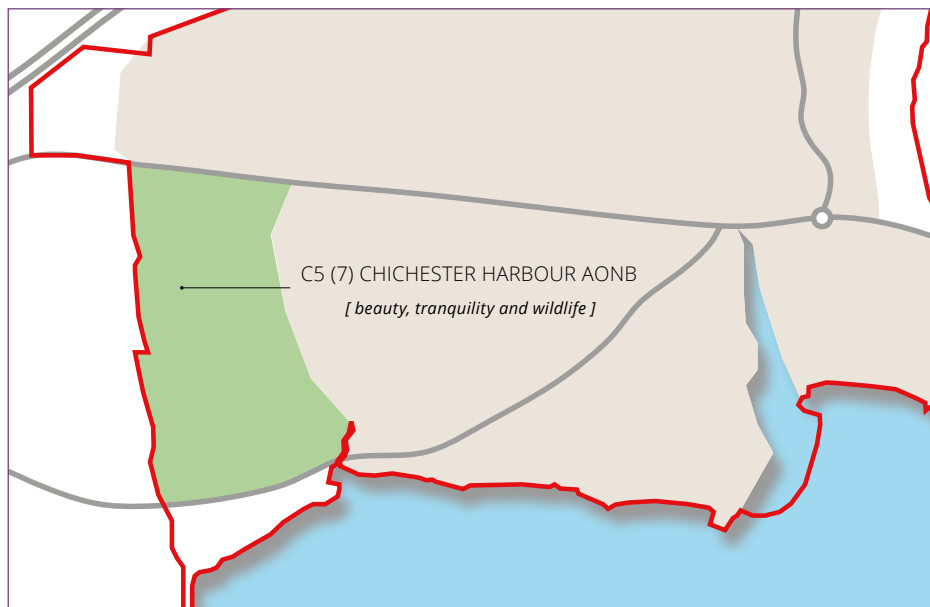
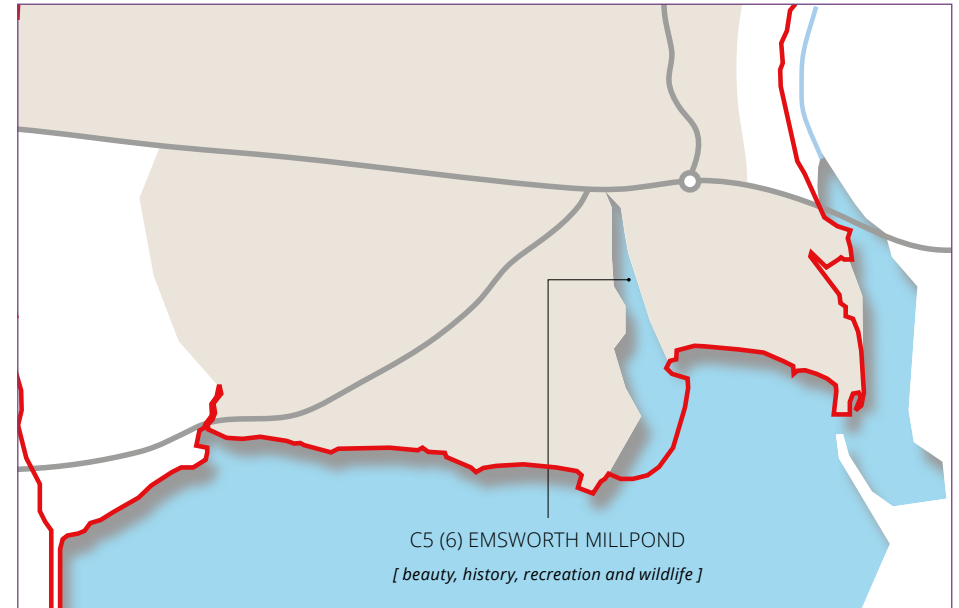
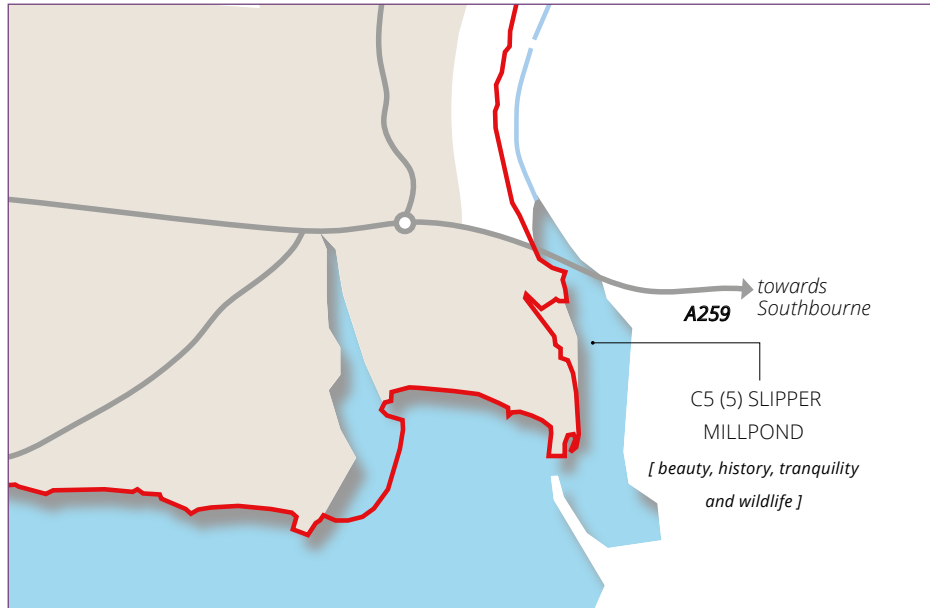
— Emsworth Millpond

— Chichester Harbour AONB (part of)

The Emsworth Neighbourhood Plan has identified this network of green infrastructure and open spaces through the town, linked to the surrounding countryside, that the community use for enjoyment and have a wildlife benefit and value. They are afforded Local Green Space designation here to protect them into the future. See maps on page xx for their locations. These have been considered worthy for inclusion due to their value to Emsworth based on the following five criteria:

- *Beauty* — A place of aesthetic beauty that adds to the visual qualities of the town.
- *History* — A place with significant historical importance for the town.
- *Recreation* — A place which offers formal or informal recreation and sporting opportunities for residents and visitors.
- *Tranquillity* — A place that offers an escape from everyday urban noise and activity.
- *Wildlife* — A place that provides a haven for wildlife, both animals and plants.





LIVING

Accommodating a mix of housing types designed to benefit the whole community.



Policy Objectives

— Provide a range of housing types and tenures as part of mixed use environments, to support delivery of area wide objectives and to redevelop sites no longer suitable for other uses.

POLICY L1

General Housing Policy

a) New housing will be permitted as specified in individual site policies as contained within the Havant Local Plan, subject to other area-wide policies contained within this neighbourhood plan.

b) In all new developments 40% of these dwellings will be affordable, with social housing encouraged.

c) All new housing in the plan area must respect Emsworth heritage assets, especially in the town centre and on the waterfront. New housing shall not be permitted to interrupt views or roofscapes identified in the Emsworth Conservation Area Character Appraisal (March 2010).

d) There must not be any loss of public access to the water's edge resulting from new housing development.

It has been agreed between the Emsworth Neighbourhood Forum and Havant Borough Council that the Havant Local Plan 2036 will lead on housing policy and site allocations within the neighbourhood area. This is due to the strategic nature the housing delivery in the area which cannot be dealt with by a neighbourhood plan.

That said, the Emsworth Neighbourhood Plan will continue to have an influencing role on housing across the neighbourhood area through a range of policies, including this general housing policy, other more specific housing policies and policies on design and related matters.

** See paragraph 106 of Housing Needs Assessment, Emsworth Neighbourhood Forum, Havant, Hampshire, April 2016, Final Report.*

POLICY L2

Housing Mix

New housing developments of ten or more houses should demonstrate how the proposed mix of house types and tenures respond to the needs of Emsworth.

It is important that Emsworth can provide for both its existing community and newcomers to the town, for the long term. Currently there is a high demand for smaller and more affordable housing, leaving the elderly without many options to downsize and the young with little opportunity to start on the property ladder.

A mix of housing types will ensure that all members of the community can settle down and be assured that the town will remain available to them throughout their lifetime. The following housing advice has been taken from the Housing Needs Assessment, Emsworth Neighbourhood Forum, Havant, Hampshire, April 2016, Final Report and should inform all new housing developments.

Meeting the needs of younger people

Homes designed for younger purchasers are needed to help young adults join the housing market. These are likely to need to be smaller units, including flats. This could help ensure fewer young people leave Emsworth; even if they may still need to commute to work elsewhere, at least they can start on the local housing ladder.

Provide smaller dwellings

Provide within range of new dwelling sizes a proportion of smaller dwellings (e.g. 1-2 bedrooms), for which there is evidenced demand. Providing these smaller units will also be an effective response to the increase in private renting seen locally, younger people moving away and would offer the opportunity for the older population to downsize locally. For smaller units aimed at older people downsizing, bungalows or flats could be suitable.

A range of housing types & sizes

To provide a wider range of dwellings and a more balanced community, the neighbourhood plan area may wish to encourage the provision of more flats and terraced housing which would complement the large number of existing larger detached houses. This is supported by our conclusions on the need for smaller dwellings above; they would meet a need arising from both the older and younger populations.

In order to provide a greater balance/mix of dwellings, and to cater for the increase in families with children evidenced by the census data within the range of new dwelling size, there is likely to be a need for a proportion of larger, family sized dwellings.

Although family housing will continue to be in demand, a proportion of it should be three bedroom units, i.e. smaller than the standard 4-5 bedroom offer. If smaller housing is to be provided, then older person households can downsize into it, thus freeing up existing 4-5 bedroom units for family occupation and reducing the number of larger new units that need to be built.

Need for specialist housing for the disabled and/or elderly

The growing number of people over 60 living in Emsworth suggests a requirement for specialist housing for the elderly and/or disabled. Specialist housing for the elderly, including smaller units suitable for independent living as well as more specialised housing types such as sheltered accommodation, need to be provided in appropriate locations within walking distance of services, facilities and public transport, recognising the accessibility requirements of the older population and the fact that care homes are also places of employment.

POLICY L3

Walking Distances

Housing proposals that are within a convenient walking distance of a local shop will be supported.

Newcomers to Emsworth should find it easy to access daily supplies using sustainable travel. Maintaining a walking distance from their home to a local shop will encourage the option of walking and cycling, rather than a greater distance leading people to drive and contribute further to congestion and environmental issues.

New development needs to integrate the use of sustainable modes of travel between the site and the heart of the existing built areas. People choosing to walk or cycle will also increase the number of chance social interactions on the street, fostering a greater sense of community.

For the purposes of this policy, walking distance in this instance is up to a maximum of 800m from origin to destination. This distance has been informed by the Institution of Highways & Transportation “Guidelines For Providing For Journeys On Foot” advice note, 2000. It should be noted that the hilly topography in certain areas can make even short walks challenging for some so these guidelines need interpretation on the ground regarding any site-specific proposals.

POLICY L4

Independent Living

Proposals to deliver specialist housing to promote independent living for older residents will be supported, especially in the centre of the town with good access to public transport, shops, and services.

The older generation should be able to act independently and go about their lives with ease. Central housing provision, rather than out-of-town complexes, will enable elderly people to continue interacting with the community and be close to all essential services. The simple act of walking to the shop brings a variety of health benefits such as exercise and social interaction, with a decrease in isolation, which is often a significant challenge for elderly people who have lost their partner.

POLICY L5

Avoiding Settlement Coalescence

Housing development proposals of a non-strategic nature will only be permitted if they do not impinge on the current gaps between Emsworth and its neighbouring settlements, nor encroach on the protected landscape area to the north or the waterfront area to the south.

The local characters of Emsworth, Westbourne, Southbourne and Denvilles should remain distinct and allow each community to have their own identity. Protecting green gaps between settlements will retain the landscape quality with benefits for wildlife, leisure, recreation, and mental well-being. That said, this neighbourhood plan acknowledges the strategic site allocation (known as the area between Denvilles and Emsworth) in both the adopted Havant Housing Statement and the emerging Havant Local Plan. It is acknowledged that the development proposals will inevitably lead to an increase in built-up area between settlements but with careful landscape and design work, these settlements should remain distinct and allow each community to have their own identity. Similarly, the waterfront area provides the community with a unique local attraction.

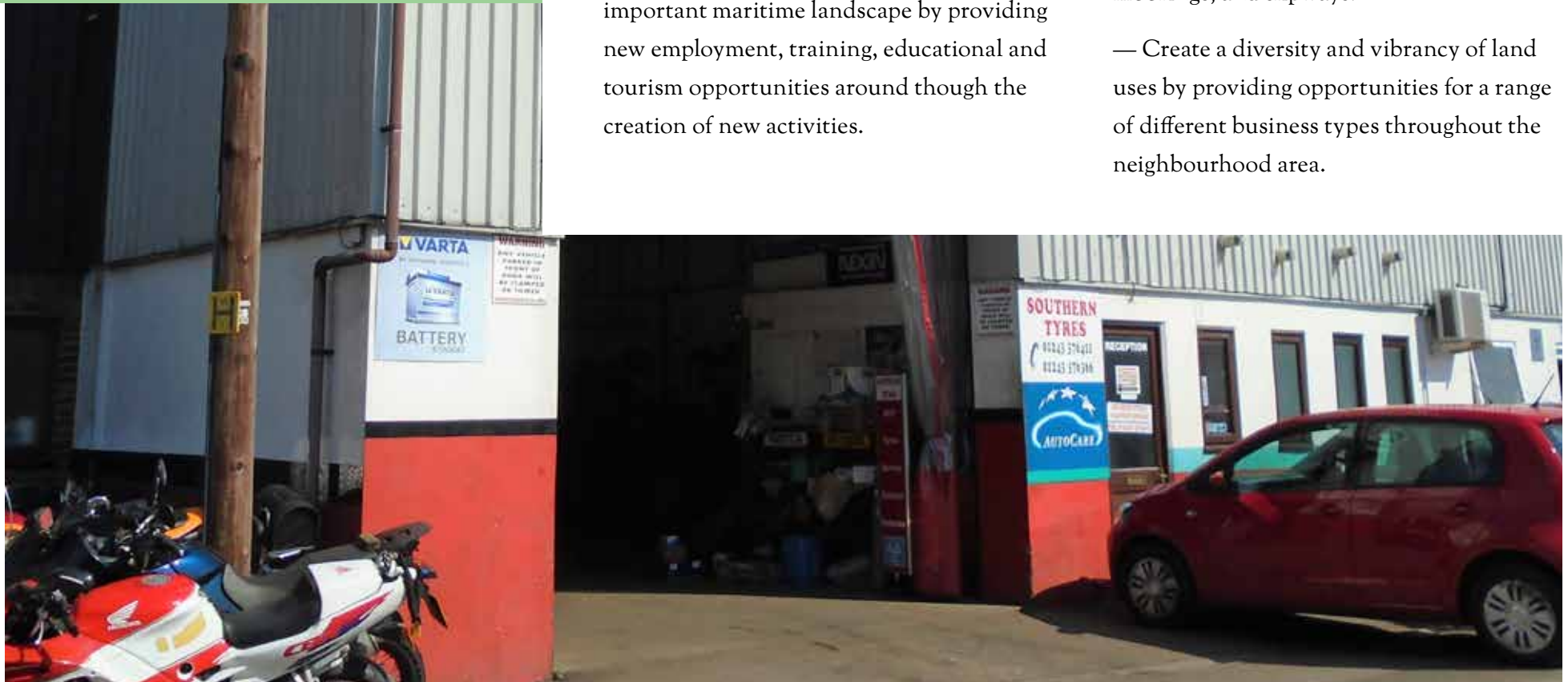
WORKING

Providing long-lasting jobs for a sustainable economy.

Policy Objectives

- Create living and working environments that respond to the Emsworth's rich and outstanding maritime heritage, the demands for high-performing standards of sustainable development, whilst supporting existing businesses and their aspirations.
- Safeguard and enhance the area's important maritime landscape by providing new employment, training, educational and tourism opportunities around though the creation of new activities.

- Safeguard and enhance the area's services sector and creative industries, both of which are very important in the Emsworth economy.
- Reinforce Emsworth's public destination potential by including, within development, opportunities for the arts and culture, youth facilities, tourism, leisure, retail, moorings, and slipways.
- Create a diversity and vibrancy of land uses by providing opportunities for a range of different business types throughout the neighbourhood area.



POLICY W1

Employment Premises & Design Quality

a) Any new development outside existing industrial and employment areas will be required through its design, scale, and materials to enhance the neighbourhood area as a visitor attraction and as an attractive location for new businesses.

b) All employment and industrial proposals need to demonstrate through a Design & Access Statement how they will relate to the wider Emsworth context, with specific reference to clear and convenient connections with the town centre, the creation of public access to the waterfront and with surrounding adjacent areas.

POLICY W2

Strong Economy & Youth Training

a) Any new business activities in the plan area that contribute to the strength and diversity of Emsworth's wider tourism and employment offer, and do not undermine the town centre economy, will be supported.

b) Applications for developments that specifically provide job opportunities for those leaving education and seeking further training will be supported.

Emsworth should offer a wide variety of retail, maintaining lots of interesting shops which complement each other, rather than a small number of retailers dominating the town. The local character of the area suits a multi-faceted retail approach, and recognises the importance of independent businesses which can successfully occupy smaller premises.

It is important that Emsworth can offer jobs for its residents and strengthen its local economy. By maintaining employment opportunities, the town will be home to a mix of ages and cultivate a more thriving setting. Young people will be less likely to have to move elsewhere for work, therefore providing them with a certain stability when needed.

POLICY W3

Change of Use Applications

a) Any application to change the use of land from industrial to any other uses will not be granted, unless continuing provision is made for B2 (or B1) on at least 50% of the site.

b) Applications for change of use between permitted retailing classes will be granted if they relate to a single existing retail unit only. Applications to combine two or more retail units will be refused.

c) Applications for further A2 uses (e.g. financial and professional services) will be resisted.

d) Land use class A3 (e.g. cafés and restaurants) will be supported in the town centre subject to there being no detrimental impact upon key retail frontages.

e) Land use class A4 and A5 (e.g. pubs, drinking establishments and takeaways) will be resisted in key areas of the town centre retail frontage. In this instance, key retail frontage comprises the following streets:

- High Street & St Peter's Square
- North Street & South Street
- Queen Street

Emsworth strives to provide a diverse retail offer. Limiting certain retail uses within the town centre should encourage a varied and interesting mix of shops for the local community and tourists. A town that provides a range of services is more likely to experience higher visitation and be an attractive option that can compete with neighbouring locations.

Industrial sites should remain as such and not be taken over by residential, or any other form of development. It is important to maintain employment prospects alongside the arrival of large numbers of houses, to provide a town that works for everyone. Working age people should not be forced to move elsewhere for jobs, or commute daily, which will further contribute to environmental and congestion problems.

Banks, building societies and credit unions

The Use Class Order does not distinguish between different types of financial and professional services. The policy seeks to restrict the proliferation of estate agents, so applications for further A2 uses (i.e. financial and professional services) will be resisted. However, it should be noted that banks, building societies, credit unions and similar socially-aware financial innovators will be encouraged to locate in the town centre. This explanatory text should be taken into account when assessing planning applications of this type.

Vibrant & vital town centre

While the primary focus of the town centre in the future will continue to be retail, it is also acknowledged that a mix of associated social uses, such as restaurants and cafés, will help ensure a vibrant mix of uses that will maintain Emsworth status as a destination of locals and visitors alike. For this reason, A3 uses will be supported in the town centre subject to there being no detrimental impact upon key retail frontages while A4 and A5 uses will be resisted. For reference, these restrictions apply to the following land uses:

- *A3 Restaurants & Cafés — For the sale of food and drink for consumption on the premises*
- *A4 Drinking Establishments — Including public houses and wine bars*
- *A5 Hot Food Takeaways — For the sale of hot food for consumption off the premises*

POLICY W4

Technology & Tourism

a) Development of employment opportunities in identified growth sectors will be encouraged, especially in leisure, marine and ICT.

b) Developments which are focused on further growth of the tourism industry will be encouraged, subject to the other policy objectives of this plan.

These industries bring many positive benefits to Emsworth and have further potential to be successful. Emsworth is well equipped for a thriving marine industry, with the accompanying benefits in tourism and leisure. Concentrating growth in these areas will attract experts in these fields and encourage investment across the whole town.

Visitors to Emsworth bring a large contribution to the local economy, as well as enhancing the vibrancy of the town. Emsworth offers a unique waterfront coupled with a town centre in a distinct local character; it is valuable to recognise these strengths and enhance them, as well as addressing the weaker areas in which the town can improve.

POLICY W5

Home Working

a) Any application to create a home-based workspace will be permitted provided that the proposed activity does not pose any potential for disturbance to neighbouring properties.

b) To enable effective home working, any application for new residential development must be accompanied by agreed plans to install high speed broadband prior to development.

Working from home is of great benefit to both the town and the worker. The town's economy can benefit from its local contributors, while the worker will no longer need to spend time and money commuting. Reducing commuting will also free up more leisure time in which people can enjoy community activities, thus improving the town's social life. However, disruption to other residential properties in the form of noise or traffic generation must be avoided.

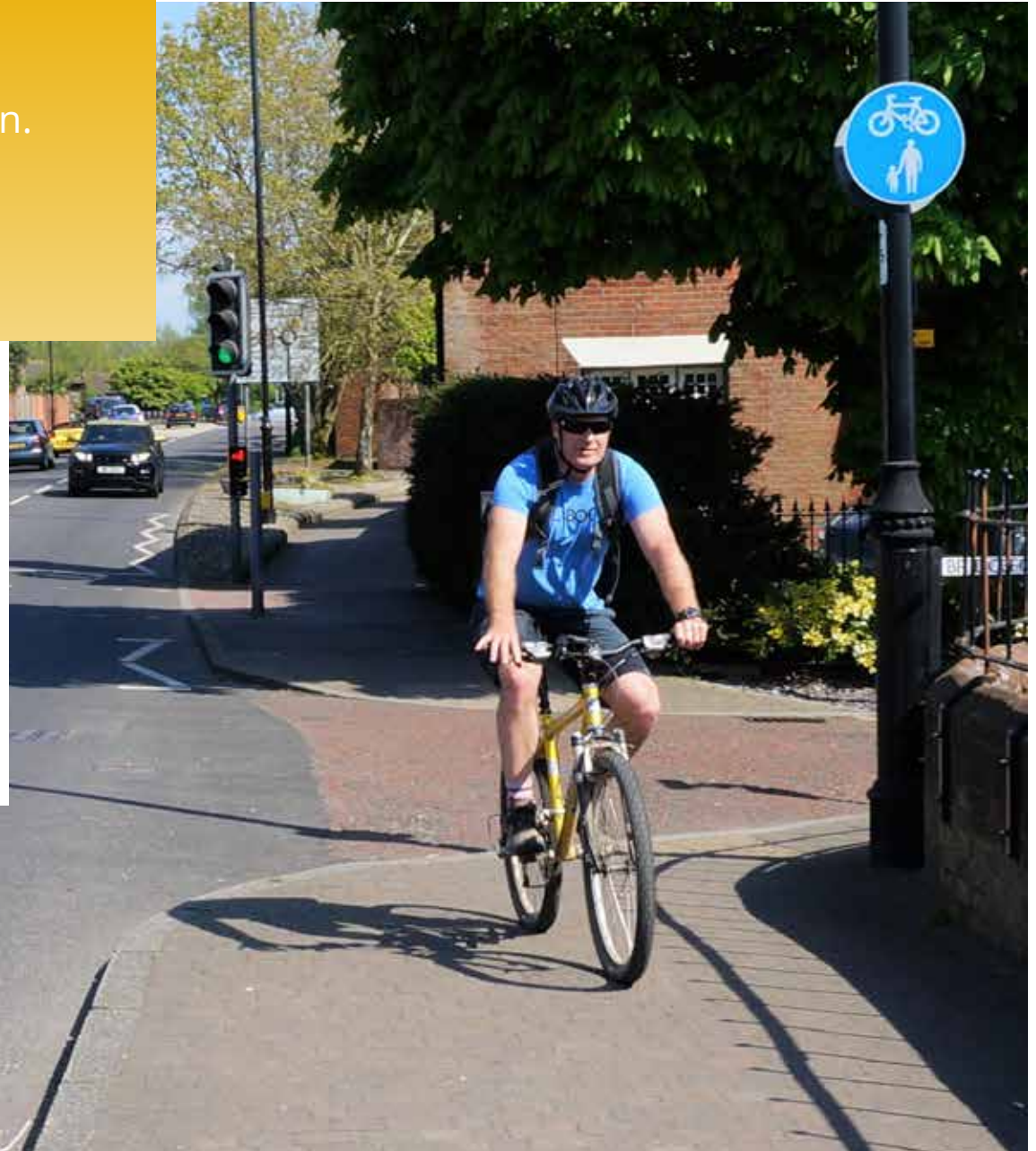
A high-speed broadband connection allows flexibility for workers who may be able to split time between the office and home, as well as full operational ability for home workshops.

MOVING

Strengthening links throughout the town.

Policy Objectives

- To provide a range of movement choices that are convenient, sustainable, safe and enable well-being and healthy lifestyles.
- To support changes to streets, spaces and the public realm that can deliver lasting benefits for the local economy, the local environment and local communities.



POLICY M1

New Civic Space

Improvements to the A259 Havant Road will be sought to ease traffic flow, improve conditions for pedestrians and cyclists, and enhance the character of the high street and the wider town centre.

There is a wish to improve Havant Road from the perspective of all users. Applications to redesign the Havant Road roundabout to improve the pedestrian experience will be supported, provided these are accompanied by the appropriate feasibility studies and sufficient funding. Currently, the roundabout is a divisive block between the north and south of Emsworth, both physically and psychologically. There is a great opportunity to replace this block with a Dutch-style pedestrian square, which would allow the movement of people to comfortably flow between north and south, therefore enhancing the personal experience of the town. The following case study shows what can be achieved. See also: Emsworth North Street, Urban Design Considerations, AECOM, 2015.

Case Study — Poynton, Cheshire

The town centre suffered from a divisive and congested traffic junction at its centre. The space was unpleasant for pedestrians and caused

frustration for drivers, with detrimental impact upon the wider public realm. To solve these issues, a “double roundel” system was introduced, which allows for a steady flow of traffic at low speeds. The space was decluttered and new paving laid. Since the implementation of the scheme, residents are now able to walk across the space far more easily and the number of collisions has fallen sharply. The improvements have also boosted local businesses via increased footfall on the high street.

The design has encouraged drivers to be more aware of their surroundings. The slower, constantly moving traffic has resulted in reduced noise and air pollution and the project has won national awards. Emsworth could learn a great deal from the Poynton example, with similar challenges caused by the divisive roundabout on the A259. A new central space remodelled on these lines could reconnect north and south and provide an attractive new civic space for residents and visitors alike.



Lessons from Poynton (above) can inform changes in Emsworth.

POLICY M2

Improve the Pedestrian Environment

- a) Improvements to the network of footpaths and footways throughout the town to ensure they are safe, convenient and comfortable will be supported.
- b) Footpath widening and resurfacing where necessary will be encouraged.

The network of the existing footpaths and footways throughout Emsworth does not always allow for safe and convenient access. In many places, they are too narrow to be used comfortably. There is also a need to address the perceived threat to pedestrian safety that results from narrow pavements, the passage of HGVs and the associated issue of air pollution.

To encourage more people to walk, existing and future footpaths around need to be generous, well-surfaced, safe and well-connected. In the centre of the town, particularly around junctions, many existing footpaths could be widened to make walking more comfortable.

POLICY M3

Cycling Strategies

- a) The creation of a series of on-street and off-street routes that are safe, convenient and comfortable for cycling will be supported.
- b) The creation of a shared network suitable for safe cycling will be encouraged between the main areas of commercial and social activity in Emsworth and residential areas.

The creation of streets that are safe for cycling will encourage healthy active lifestyles for all ages. In certain areas, segregated or dedicated cycling infrastructure may be required, for example, at key junctions. These measures should help raise the level of utility cycling (e.g. riding to work, the shops or to school). Good quality cycle infrastructure will give cyclists the space they need to ride safely on the roads and keep pavement space for pedestrians.

Facilities intended to be shared between pedestrians and cyclists must be built to high standards and draw upon best practice.

POLICY M4

Cycle Storage Provision

a) All proposed new residential development applications must include cycle storage facilities based on one per one or two-bedroom dwelling or two per three-bedroom dwellings.

b) All new non-residential development applications must include covered and secure storage space as set out in the HBC Core Strategy, Appendix 5.

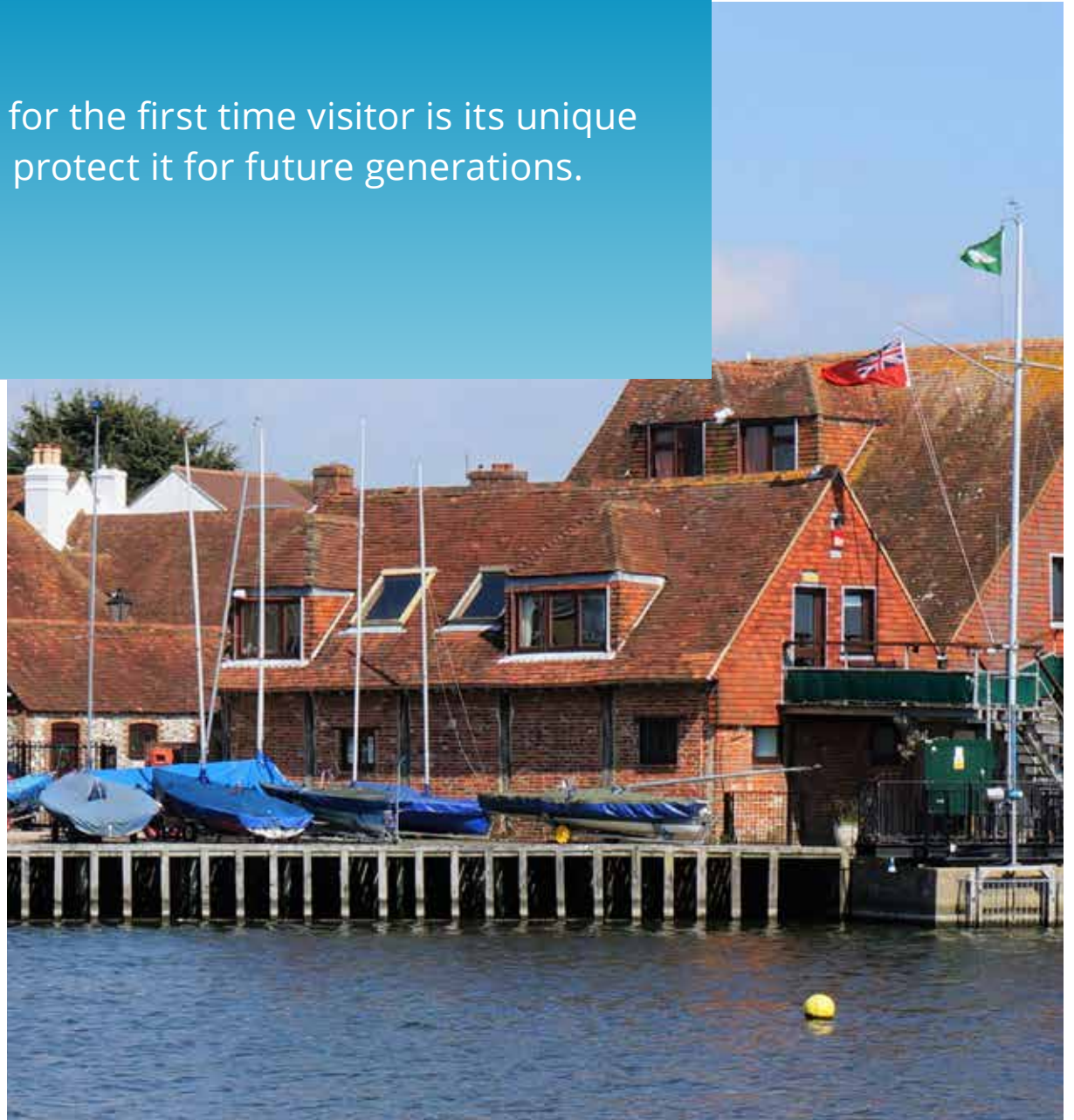
Including sufficient cycle storage within homes and places of work will increase the likelihood of people choosing to cycle rather than drive. Designing out as many hindrances to cycling as possible will provide residents and workers with an easy and attractive option. This will result in health, social and environmental benefits to the whole town and its community.

WATERFRONT

The memorable image of Emsworth for the first time visitor is its unique waterfront. These policies set out to protect it for future generations.

Policy Objectives

- To avoid harm to areas designated for their ecological importance, whilst ensuring that a network of habitats is maintained.
- To open pedestrian, cycle and visual connections to adjacent marshland landscapes by providing and maintaining a waterfront edge route.
- Manage the threat of flood by safeguarding flood plain functions and ensuring that such measures necessary to protect the area are undertaken.
- Enable development potential to be realised by addressing capacity issues on the local sewerage and surface water network.



Waterfront Context

Emsworth comprises residential neighbourhoods, nature reserves, employment land, farming fields and a popular town centre, edged by the waterside. Unlike many towns which developed around the railway line, this arrived later than the shipping trade, and Emsworth therefore has a much closer relationship with its waterfront than other similar coastal settlements.

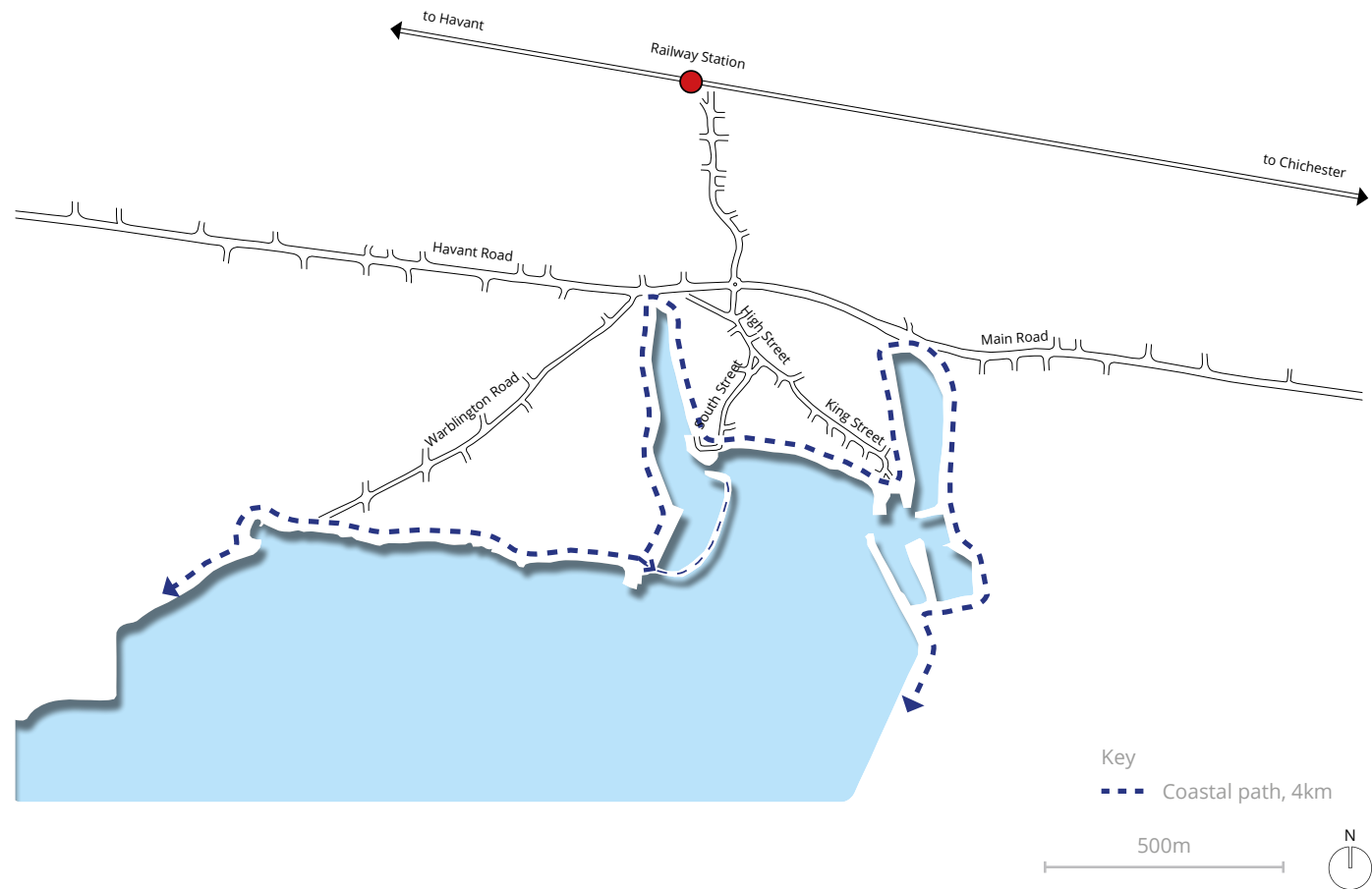
Emsworth is vulnerable to flooding and this plan therefore sets out policies and strategies to minimise potential impact. This is an essential measure for the town and such policies must be strictly adhered to, especially in a time of rapid global climate change.



Coastal Path

The highlighted coastal path stretches for around 4km. This route makes for an interesting walk, with different types of environment encountered along the way. Residents can gain health and leisure benefits from the coastal path, with its accessibility allowing more chance for regular exercise, benefiting both body and mind. The route provides the space for social interaction, with chance encounters with friends being more likely as pedestrians pass each other.

The unique promenade experience allows people to walk “across the water” with dramatic views in a variety of directions. This is an attractive route for tourists, which brings economic benefit to the town and surroundings.



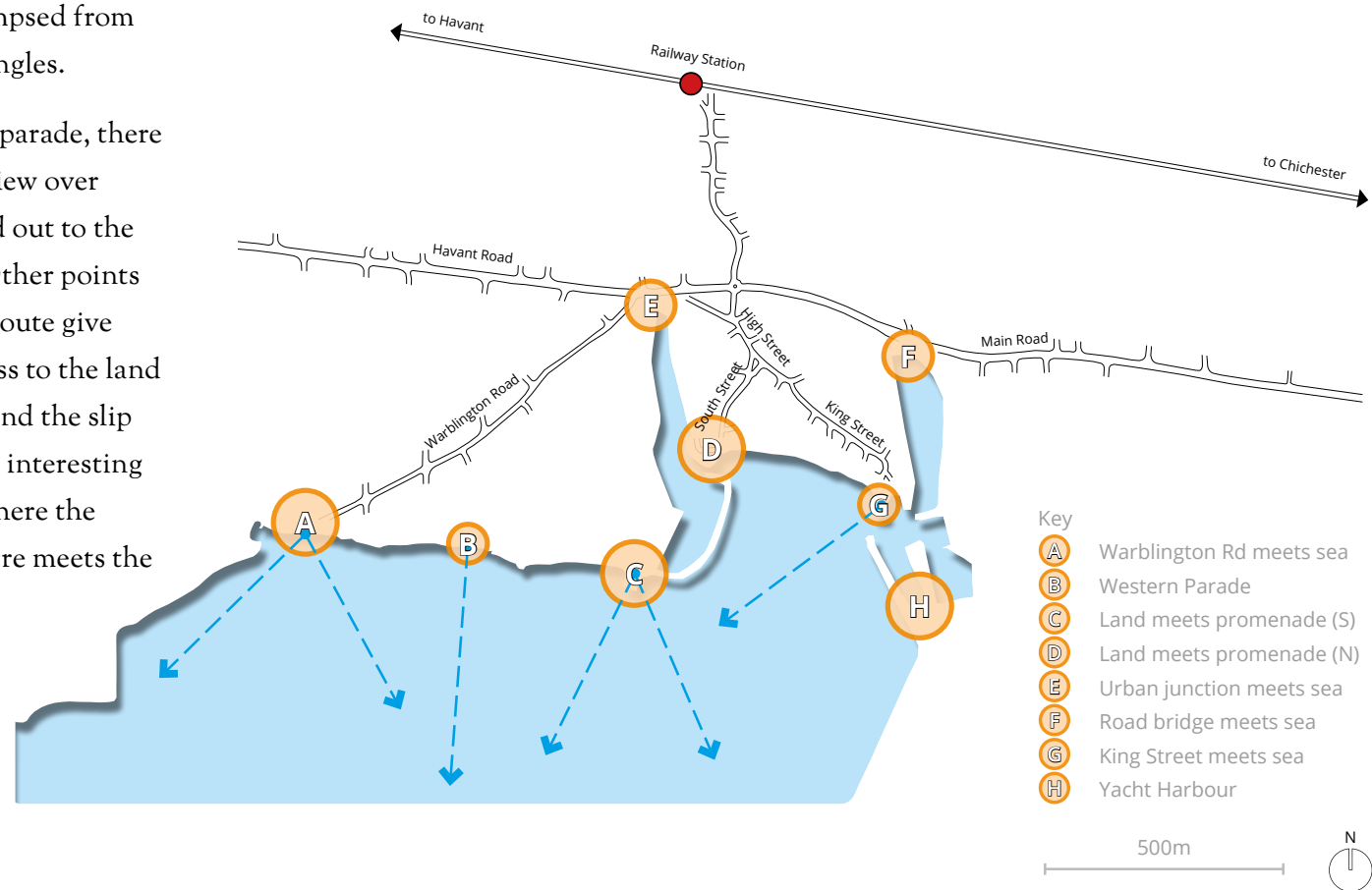
Focal Points

Points of interest along the coastal path make for a pleasant and more engaging walk. The distance between “stopping points” averages at around 350m along the 4km route, which allows those less mobile to undertake the route, or parts of the route, without it seeming too daunting.

As one moves along the path, the series of views give changing perspectives on the waterfront. The different types of location include the urban landscape, the

meeting of roads and water, and where views of the land and sea can be glimpsed from different angles.

Along the parade, there is a wide view over the sea and out to the horizon. Other points along the route give views across to the land opposite, and the slip ways make interesting features where the urban centre meets the sea.



Waterfront Character

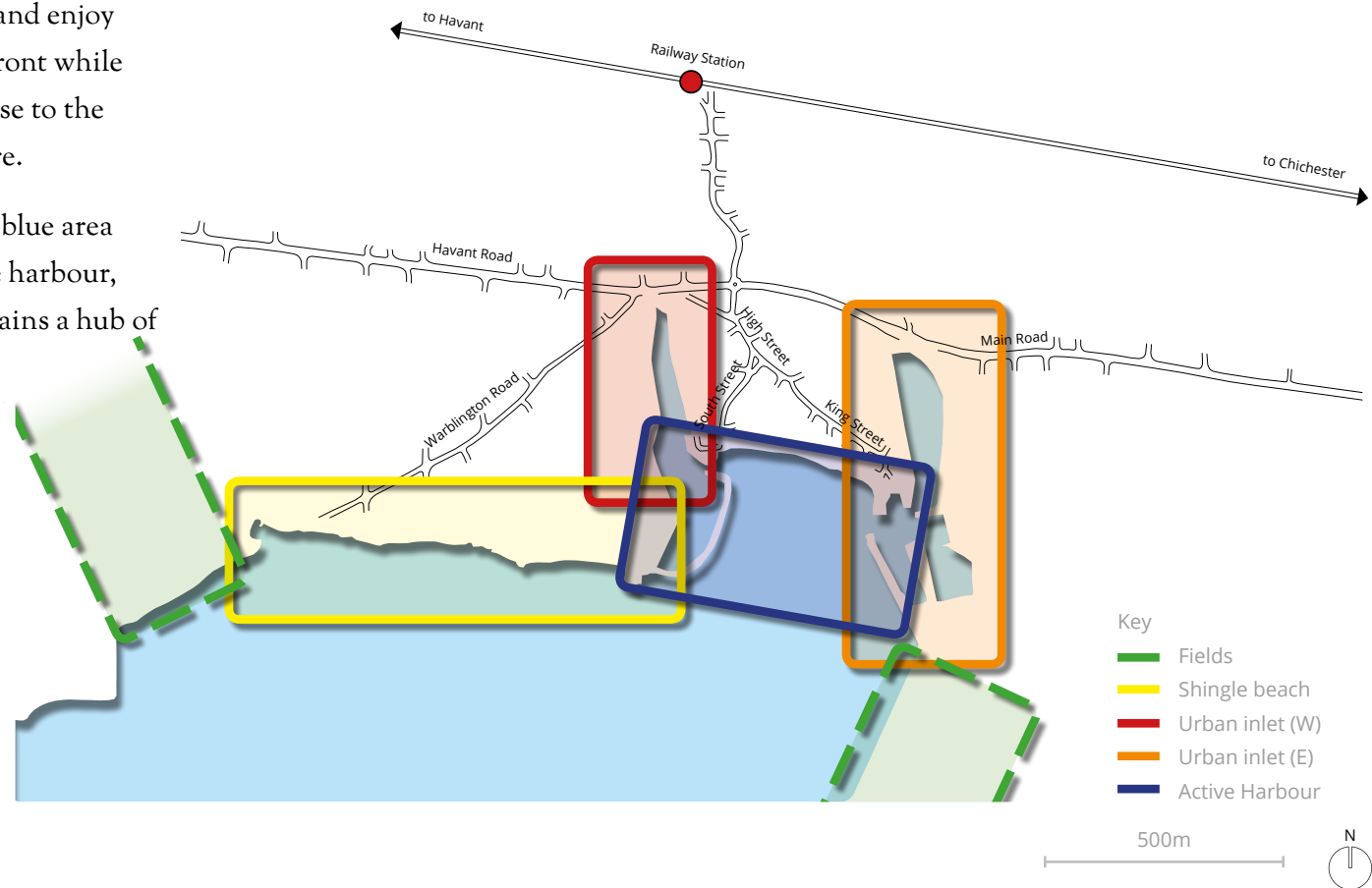
Emsworth's unique waterfront is made up of five distinctive character areas. The green areas depict fields, paddocks, wetlands, and where the countryside edges flank the main waterfront.

The yellow highlights the shingle beach, sailing clubs, and mudflats. Urban inlets, west and east, are outlined in red and orange respectively.

Bath Road and Bridgefoot Path border the western millpond, overlooked by homes on either side. This

area is an attractive location for tourists, where families can feed the ducks and enjoy the waterfront while staying close to the town centre.

Lastly, the blue area depicts the harbour, which remains a hub of activity.



POLICY WF1

Public Enjoyment of the Waterfront

- a) Any new development on any waterfront site shall provide public right of access for leisure and educational activities.
- b) Any application for new development on any waterfront site must include an appraisal of options for the provision of public spaces and leisure amenities, including slipways and moorings, and must explain clearly how the proposals have taken account of this appraisal.

c) Applications that support the delivery and enhancement of Natural England's England Coastal Path project* when relevant to land within the Emsworth neighbourhood area, will be supported.

4) Community involvement and consultation must be carried out as part of the planning application process for any proposal that affects public enjoyment of the waterfront.

** England Coast Path: improving public access to the coast, Natural England*

HERITAGE

Protecting Emsworth built heritage for future generations.

Policy Objectives

- Create living and working environments that respond to the Emsworth rich and outstanding heritage; the need for sustainable development, whilst supporting existing business and their aspirations.
- Maintain and enhance the surrounding townscape setting of the town centre and waterfront, its roofscape and higher ground, waterways, landmark buildings, and urban marshland edges.



POLICY H1

Design & Heritage

Any new development or alteration to an existing structure will be required in its design, scale and materials to preserve or enhance the setting of heritage assets, whether designated or undesignated, and the historic character of Emsworth, and to have regard to the guidance in the Emsworth Design Statement (EDS).

POLICY H2

Heritage Appraisals

- a) Any application for new development or alteration to an existing structure must include an appraisal of the site and its surroundings, with drawings showing its relationship to heritage assets, whether designated or undesignated, including roofscapes and views.
- b) Any application for new development or alteration to an existing structure must include an appraisal of the impact of construction work and traffic on heritage assets, whether designated or undesignated.
- c) The application must clearly explain how the development proposals have taken account of the findings of such an appraisal.

POLICY H3

Buildings of Local Historic Interest

a) Emsworth Community Centre, The Fire Station, Old Town Hall, Museum, and the Post Office buildings should be retained because of their historic character, architectural merit and location at one of the key gateways to Emsworth.

b) These buildings should continue to be used for public and community purposes (D1), but where it can be demonstrated that this is not viable, class A1, A2 or A3 may be supported where this would enhance the vitality and amenities in the plan area.

It is important that these buildings do not become derelict and beyond repair. Any community activity that requires a meeting space should first be referred to these buildings for suitability, therefore maintaining important built heritage. These historic landmarks contribute to the local character of the town and represent a glimpse of many different eras. Maintaining these buildings is vital for both the current and future generations to understand and appreciate the history of the town.

DESIGN

Appropriate guidance for future development.

Policy Objectives

— Create living and working environments that respond to Emsworth rich heritage and the demands for high-performing standards of sustainable development.

— Maintain and enhance the surrounding townscape setting of Emsworth, its roofscape and higher ground, waterways, landmark buildings and urban marshland edges.

— To ensure that the layout, form and density of all new development reflects the historic urban grain of the area and the specific urban characteristics of each part of the neighbourhood area, as described in this neighbourhood plan

— To ensure that applicants demonstrate through the planning application process how their proposals relate to the wider Emsworth context, with specific reference to clear and convenient connections with the town centre and with surrounding adjacent areas.



POLICY D1

General Design Policy

- a) All new developments and redevelopment proposals should respond to the Emsworth Design Statement (EDS) and are expected to be of high quality, in accordance with the housing policies of this neighbourhood plan.
- b) The visual impact of any development, along with any required landscape mitigation measures, should be specified in a Design & Access Statement, submitted with the application.

POLICY D2

Height, Mass & Materials

- a) All new buildings shall be required to enhance the character of the area and to be appropriate in height, mass and materials.
- b) In most cases, this will mean buildings constructed or clad in materials typical for the area with any pitched roofs being of slate or tile (solar panels will be acceptable)
- c) Buildings should normally be no more than three storeys in height, although use of the roof could provide for four floors of useable space.

The local character of Emsworth is defined by architecture of fewer than four storeys. New buildings which adhere to this height will be designed in keeping with the surrounding context, thus creating visually a more integrated and seamless addition to the town.

POLICY D3

Layout, Form & Density

The layout, form and density of all new development needs to reflect the historic urban grain of the area and the specific urban and waterfront characteristics of each part of the neighbourhood area.

POLICY D4

Design of External Areas

External areas shall have regard to the guidance in the Emsworth Design Statement (EDS) and the Emsworth Conservation Area Character Appraisal, with particular regard for public access to the waterfront.

POLICY D5

Design Integration

All redevelopment proposals need to demonstrate how they will relate to the wider Emsworth context, with specific reference to clear and convenient connections with the town centre, the creation of public access to the waterfront and with surrounding adjacent areas.

POLICY D6

Resource Efficiency

To help achieve both the sustainability goals of the neighbourhood plan and the wider objectives of local, national, and international planning policy (such as the Climate Act 2008) all developments in Emsworth should reduce the carbon footprint of the neighbourhood area through the promotion of good design, as follows:

- a) High levels of energy conservation in the construction and use of new buildings
- b) Integration of rainwater capture and grey water recycling technologies in new buildings
- c) The use of local building materials

d) The reuse of rainwater and minimization of the amount of impermeable ground cover

e) The use of sustainable on-site energy sources, where application – solar, wind, ground-source heat pumps, biomass

f) The use of local forms of power to minimize power loss through the national grid

g) The promotion of low CO2 transport options through the design of new buildings.

Efficient use of water and its recycling are important considerations which can be easily achieved by simple design measures. This lessens the effort of the individual to ensure water efficiency, resulting in a positive impact on the environment.

POLICY D7

Rooms in the Roof

a) Application for residential development above ground floor will be supported provided they respect scale of neighbouring buildings.

b) Such proposals will need to be of a high design standard and will need to conform to the provisions of the Emsworth Design Statement.

Living above businesses is an efficient use of land and brings benefits such as vibrancy, mix of people, social interaction, and security through passive surveillance. The Emsworth Design Statement gives guidance on what exactly is meant by “high quality design” and should be used to inform any new development

POLICY D8

Mitigate Light Pollution

a) In any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spillover lighting where possible.

b) This policy will be particularly important on sites on or near the Emsworth waterfront.

c) Lamp columns and other street furniture related to lighting shall be designed to respond in an appropriate manner to the heritage and conservation context of Emsworth.

DESIGN CHECK-LIST

The following design topics should be addressed through a Design & Access Statement (DAS) by any applicant seeking planning permission for development or redevelopment in the neighbourhood area:

Amenity

Green spaces of appropriate scale and quality within new developments will be encouraged. All new houses to have private amenity space and/or gardens, at the front, back or side of the property, as appropriate.

Construction

The build quality of new developments, and the materials selected as part of the construction process, should ensure a high standard of appearance over time. Construction techniques and materials should prevent a rapid deterioration that can lead to buildings with an unsightly or neglected appearance. Building maintenance should be cost-effective and easy to administer.

Density

The density of new development should be in character with the local surrounding area, respect the character of the area and be designed to give an impression of spaciousness with opportunity for green landscape between buildings.

Discretion

Car parking is to be discreet, with a proper provision of off-road parking as appropriate. On-road parking needs to be accommodated carefully to ensure that footways are not blocked or narrowed.

Domestic

The scale of new dwellings to be of a small or domestic scale suitable for the local context. This is especially true within the existing built areas.

Evolution

Emsworth is to evolve gradually and not to experience rapid large-scale development. All development proposals are required to demonstrate how they will contribute to this positive evolution.

Extension

House extensions are to be sympathetic with the style of the host house and use similar materials and fenestration. Modern style extensions to traditional houses will be resisted.

Integration

New buildings should be well-integrated into the site and become part of a unified and interrelated composition, both with other buildings on site and with existing buildings adjacent to the site.

Layout

New developments should incorporate access routes and footpaths within the layout that reflect the historic character of Emsworth.

Lighting

Consideration should be given to the need for lighting, and where it is deemed essential, efforts should be made to seek to minimise its impact in the landscape through choice of light source and control of light spillage. Lighting should only be installed in areas of need, such as alongside pedestrian routes in and around the built areas. Areas adjacent to open spaces should be left unlit to avoid light pollution.

Locality

New buildings are to be based on local needs, use local construction materials, and reflect local building traditions. Materials to be obtained from local sustainable sources.

Resource Efficiency

Measures to help conserve water and energy in new buildings will be encouraged. The reuse and recycling of building materials will be encouraged, as will the use of locally sourced timber in construction.

Security

All developments and improvements in Emsworth should be designed to ensure that safety and security are built in. Designs should ensure people feel safe during hours of darkness through unobtrusive path lighting and active frontages (i.e. doors and windows facing onto the street) and safe, permeable routes where appropriate.

Sustainability

New development should seek for ecological enhancement to the immediate area, such as provision for birds and bats to be incorporated into new buildings.

Tradition

Styles and materials that relate to those found in the more historic parts of the locality will be encouraged.

Projects List

Actions to help implement the policies and meet the aims and objectives of the neighbourhood plan

Emsworth will inevitably experience growth over the next decade or more. This growth will only be successful if the right level of investment is made to improve the community and social infrastructure at the right time. Delivery of infrastructure need not all be “upfront” but current and forecasted infrastructure shortfalls must be independently evaluated and a full mitigation plan must be supplied by the developer before large-scale housing applications can be approved.

Policy P1 is linked to a set of specific projects identified through the neighbourhood plan process. This policy will act as “hook” or starting point for these projects to be developed further. The projects may require further feasibility work, perhaps outside the scope of the neighbourhood plan, to establish how they can be funded and delivered.



POLICY P1

Neighbourhood Projects

PROPOSALS FOR NEW AND IMPROVED COMMUNITY AND SOCIAL INFRASTRUCTURE IN THE PLAN AREA, INCLUDING THE PROJECTS LISTED BELOW, WILL BE SUPPORTED SUBJECT TO THOSE PROPOSALS MEETING THE OBJECTIVES OF THIS PLAN AND BEING COMPATIBLE WITH OTHER PLANNING POLICIES IN THE PLAN.

- Town Centre businesses and trades people should be encouraged to become “dementia aware” in the way they promote and manage their operations.
- Promote the use of vacant retail sites to be used as “pop-up” shops and other temporary or meanwhile uses.
- Retailers and businesses to consider improving accessibility available to mobility challenged customers and wheelchair users.
- Maintain and encourage support for banks and innovative financial services.
- Appoint a Town Centre Manager to coordinate related initiatives.
- Create a list of assets of community value.
- Investigate the creation of an undesignated heritage list, comprising buildings that are currently not eligible to be listed and/or scheduled.
- Create a visitor centre and/or tourist information centre.
- Encourage more leisure facilities to be located in the north of Emsworth, in particular for young people.
- Encourage more tree planting. Investigate how more Tree Preservation Orders (TPOs) can be applied in specific areas.
- Develop more renewable energy projects.
- Develop a new bus service to Oak Park Community Health Centre.
- Investigate the provision of “on — off” hopper bus serving all of Emsworth.
- Increase the number of secure cycle racks in appropriate locations across the neighbourhood area.
- Install charging points for electric vehicles in appropriate locations across the neighbourhood area.
- Install one or more zebra crossing in the High Street, in a convenient and useful locations.

What Happens Next?

Further involvement from the Emsworth community is needed



Pre-submission consultation

This is the Regulation 14 pre-submission consultation draft of the neighbourhood plan. Emsworth Neighbourhood Forum wants to know the views of the people who live, work or carry on business in the neighbourhood area.

The statutory six-week pre-submission consultation period runs from Monday 6th November 2017 until Tuesday 19th December 2017, inclusive.

Please send your answers, views and opinions to the Emsworth Forum before the end of the six week consultation period, as detailed inside the front cover and on the outside of the back cover of this document.

Revisions to the draft plan

Once the Regulation 14 consultation period is closed, the Emsworth Forum will gather together all the comments received and produce an official Consultation Statement, listing all the views and opinions and how the plan is to be amended, if appropriate, as a result.

Submission to the Havant Borough Council

The revised neighbourhood plan, together with the Consultation Statement and a statement of the Basic Conditions will then be formally submitted to the Havant Borough Council, the local planning authority. In accordance with the Neighbourhood Planning Regulations, the

Borough Council must satisfy itself that the draft neighbourhood plan complies with all the statutory requirements before submitting it for examination.

Independent examination

The plan will then be published for a further six week period of consultation, after which an independent planning inspector will be appointed to examine the plan in a series of public meetings. Should the independent planning inspector find the neighbourhood plan to be in conformity with the basic conditions, then it will go forward to be the subject of a referendum, to be voted upon by the residents of the neighbourhood area.

Further information

Contacts for further information:

- Chair: Stephanie Elsy | stephanie@stephelsy.net
- Secretary: Mike Bateman | mikebateman20@gmail.com
- The Emsworth Forum, c/o The Community Centre, North Street, Emsworth, PO10 7DD.





Please send your comments on this draft
neighbourhood plan by Tuesday 19th December 2017
in the following ways:

/ web <http://emsworthforum.com> and go to the online survey

/ email stephanie@stephelsy.net

/ post The Community Centre, North Street, Emsworth, PO10 7DD

/ survey Copies of paper questionnaires are available at Emsworth
Library and the ECA

Thank you.