

Land between Denvilles and Emsworth Masterplan Design Workshop 1

2nd March 2017

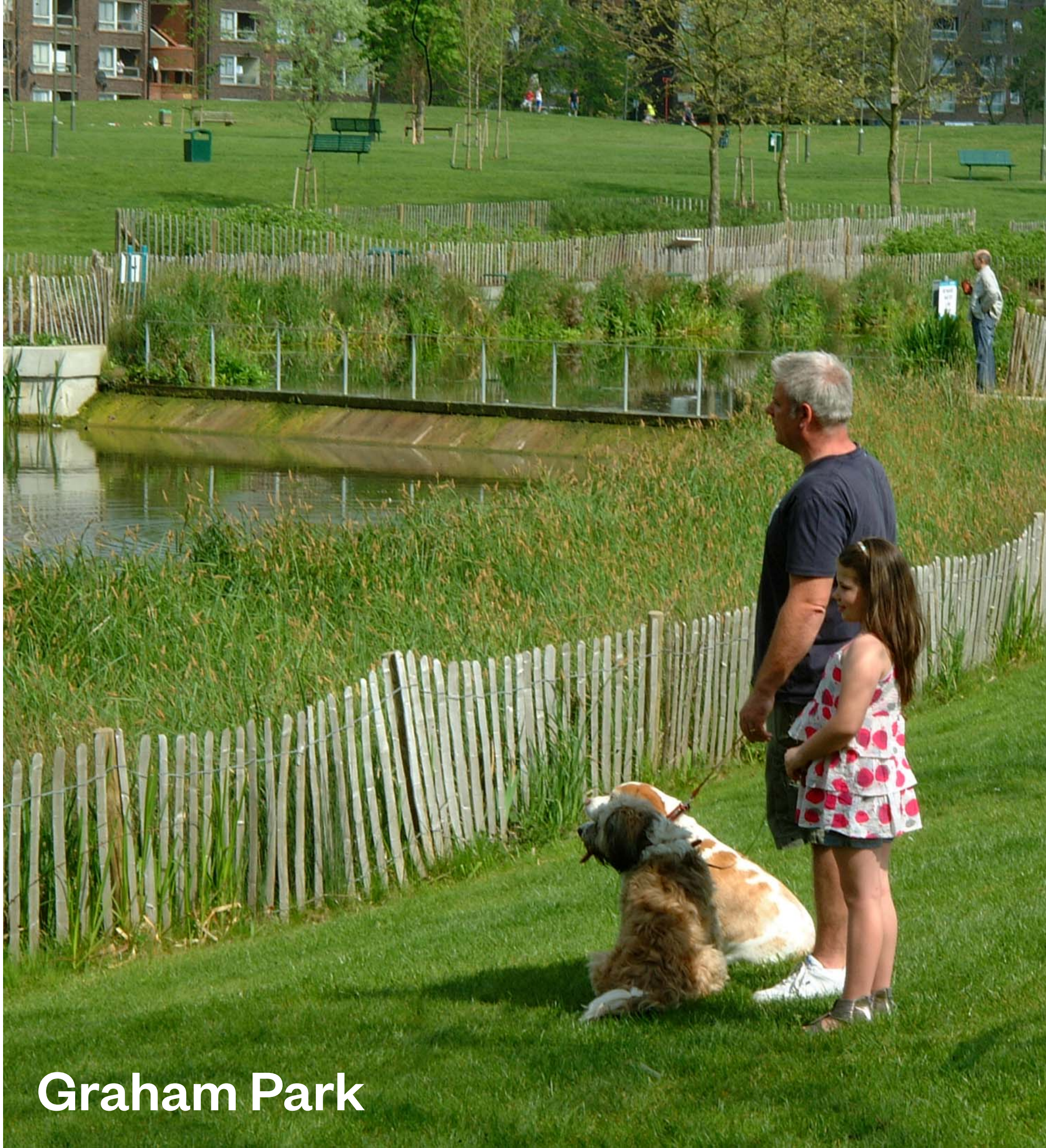


Levitt Bernstein
People.Design

Welcome

Levitt Bernstein





Graham Park

**Award winning
practice**

Established 1968

**London and
Manchester design
studios**

130 strong

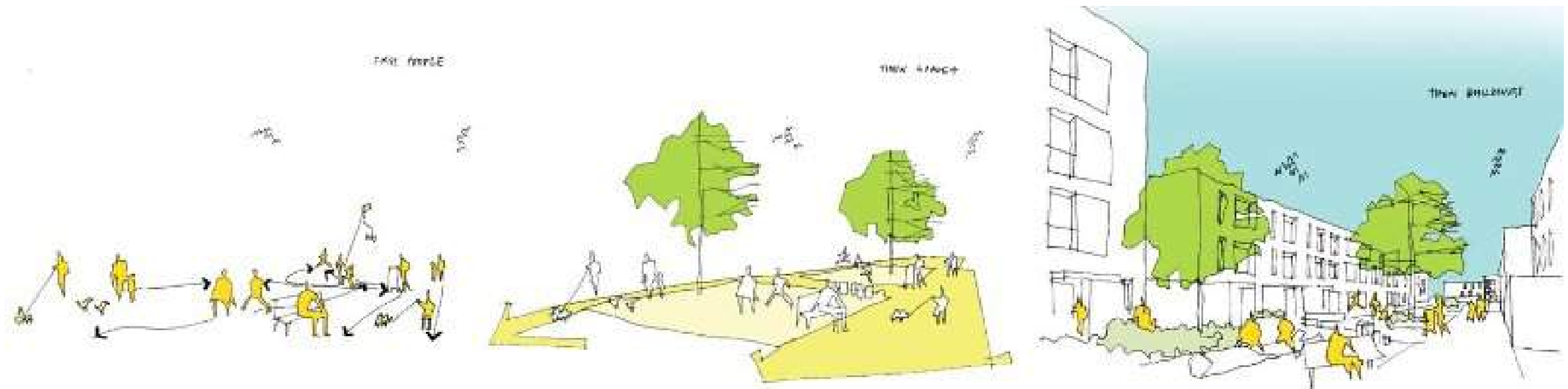
Landscape

Urban Design

Architecture

First life, then space, then buildings, the other way round never works.

Jan Gehl



Workshops and Community Consultation



Agenda for Masterplan Design Workshop 1: 2nd March

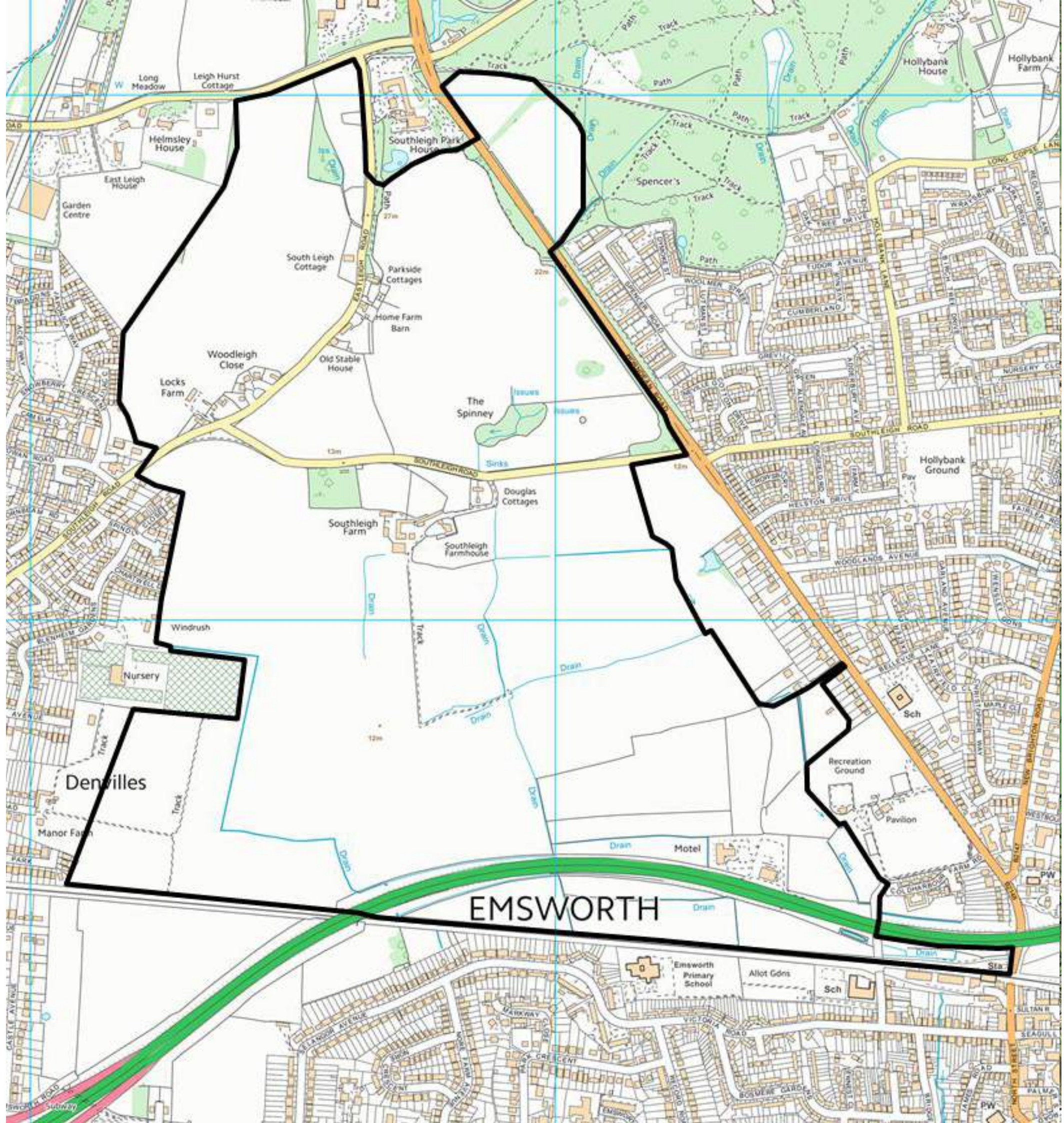
- 1. Why are we here today (5 Mins)**
- 2. Needs Assessment Feedback (15 Mins)**
- 3. Site Assessment Workshop (40 Mins)**
- 4. Coffee Break (15 Mins)**
- 5. Vision Workshop (45 Mins)**
- 6. Summary and Next Steps (10 Mins)**

Why are we here today?

The Story so Far

The Site





Site Boundary

Strategic Site in Local Plan Housing Statement

Havant
BOROUGH COUNCIL

Local Plan 2036

Local Plan Housing
Statement

December 2016

Havant Borough Local Plan 2036

Local Plan Housing Statement Consultation

- Objection in principle to development of greenfield land
- Settlements identity / distinctiveness
- Loss of semi-rural landscape
- Impact on ecology, trees and open spaces
- Infrastructure Capacity:
 - Highways
 - Warblington Junction
 - Doctors
 - Schools
 - Leisure

The Site



Bartons Rd

Bartons Rd

Eastleigh Rd

Southleigh Rd

Southleigh Rd

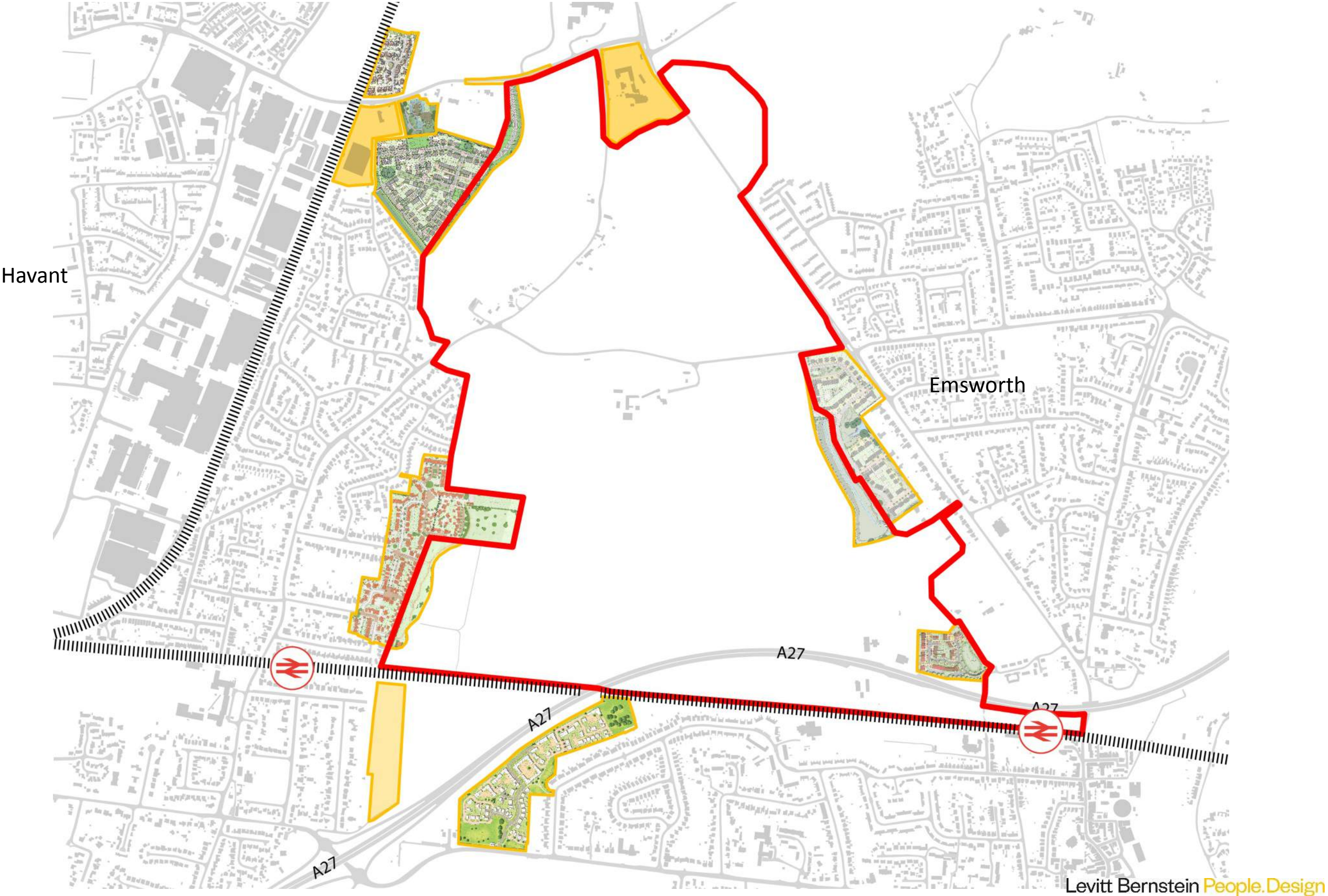
Horndean Rd

New Brighton Rd

Southleigh Rd

A27

Neighbouring Housing Sites





If we accept the principle, we can work together on the detail

General Rules

1. Positive engagement. The purpose is not to discuss the principle of development.
2. Please be respectful of others views.
3. Questions should be held until after the presentations.
4. Please allow facilitators to manage timing during discussions.
5. If you do not wish to be photographed please tell the photographer or your facilitator.



Needs Assessment

(Results as of Monday 27th February)

Needs assessment survey to date

Results as of Monday 27th February



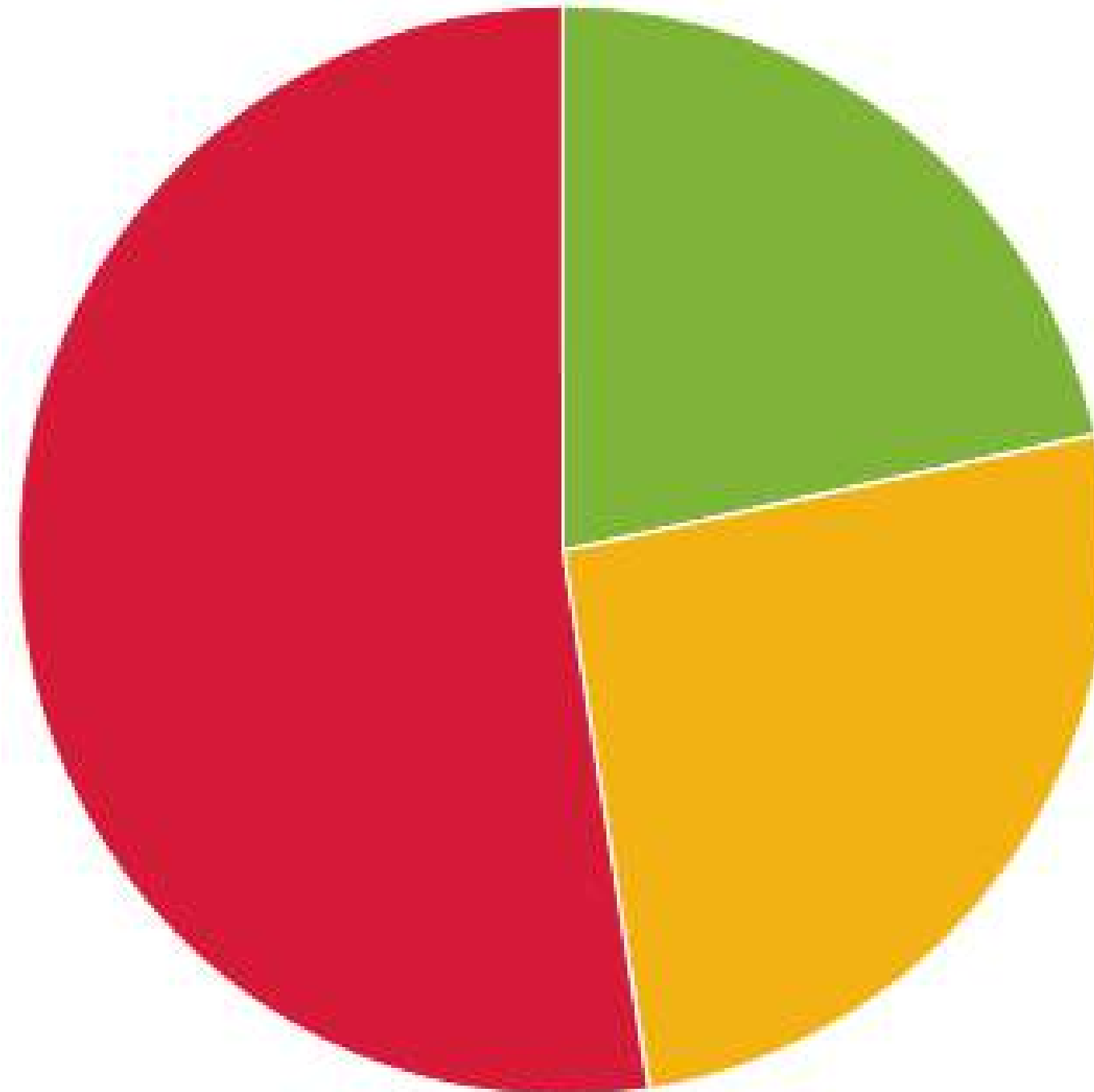
887 visitors to the Needs Assessment website

258 visitors read the website in detail

139 contributors to the website

125 (90%) of contributions have come from surrounding Denvilles and Emsworth. Of this 55% came from Denvilles and 35% came from Emsworth.

Do you support the benefits for the wider area that development of this site will bring?



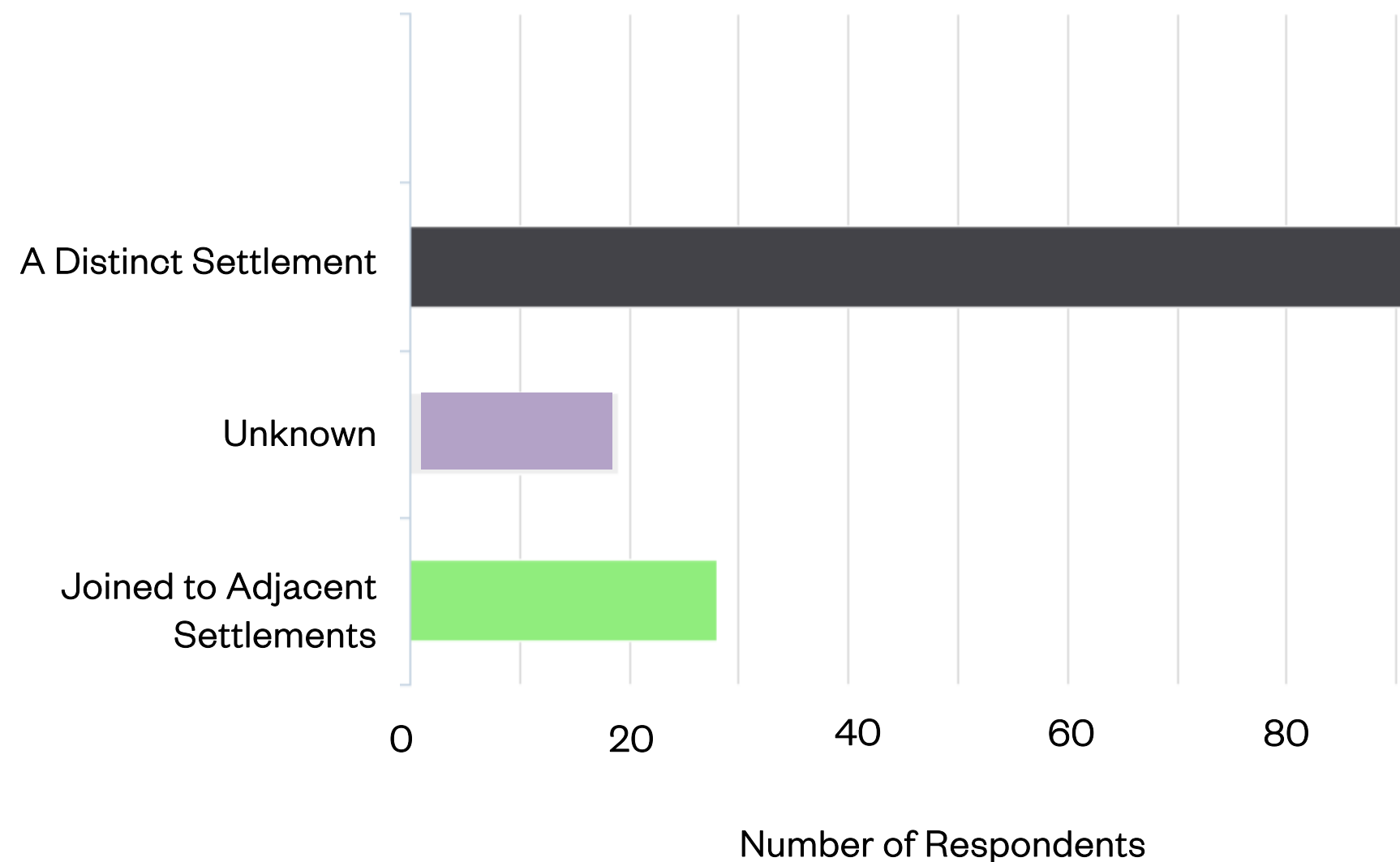
30 (22%) Positive

36 (26%) Neutral

73 (53%) Negative Response

48% of respondents as either neutral or positive

What should the identity of the development be?



92 (66%) of respondents believe the new development should be a **distinct settlement**

28 (20%) of respondents believe the new development should be **joined to adjacent settlements**

19 (14%) of respondents are **unsure of what the identity should be**

What do you value most about your local area?

Access to the countryside

- I like the home I live in
- Feels safe
- Sense of community
- Friendliness
- Access to the major road network
- Parks and leisure
- Easy to get to work
- Public transport
- Community facilities
- Family ties
- Good Schools

Peace and quiet

- Historic buildings
- Health provision
- Facilities for children
- Retail offer

Proximity to the Coast

What should the main features of the new development be?

**Good drainage
well integrated
into the landscape**

- Attractive public areas
- High quality landscapes
- Shops and community facilities on the site
- Improved access to the countryside and the coast
- Good quality homes
- Easy to get to and move around on foot
- A range of homes of varying styles & sizes (mixed community)

**Upgrades to
the local road
network**

- Easy to get to and move around by bike
- Renewable energy
- Easy to get to and move around by car
- Playable landscapes
- Traditional architecture
- Contemporary architecture

**A new
junction onto
the A27**

What type of open spaces could the development provide that would also benefit the wider area?

Wildlife areas

Cycling routes

Woodland

- Public footpaths
- Wild meadows
- Green connections to neighbouring areas
- Parks and gardens
- Reed beds and sustainable drainage
- Child play areas
- Community Orchards/Food growing
- Fitness trail
- Allotments
- Sports facilities
- Art trail

What new community facilities could the development provide that are needed for the wider area?

GP Surgery

**Primary
School**

**Leisure and
Recreation**

- Improvements to adjacent schools
- Dentist
- Secondary School
- Community hall
- Sport facilities
- Nursery

What type of housing do you think is most required in the area?

Starter homes
for young
people

Homes with
gardens or
courtyards

Family
Housing

- Supported housing for older
- Affordable housing
- Smaller homes
- Executive housing
- Custom build housing

What improvements to transport infrastructure would you like to see?

Easy and safe walking and cycling links to Emsworth

Improved road infrastructure in the surrounding area

Easy and safe walking and cycling links to Havant

- Improved rail services
- Improved bus services
- Cycle parking
- Electric car charging points
- Car clubs

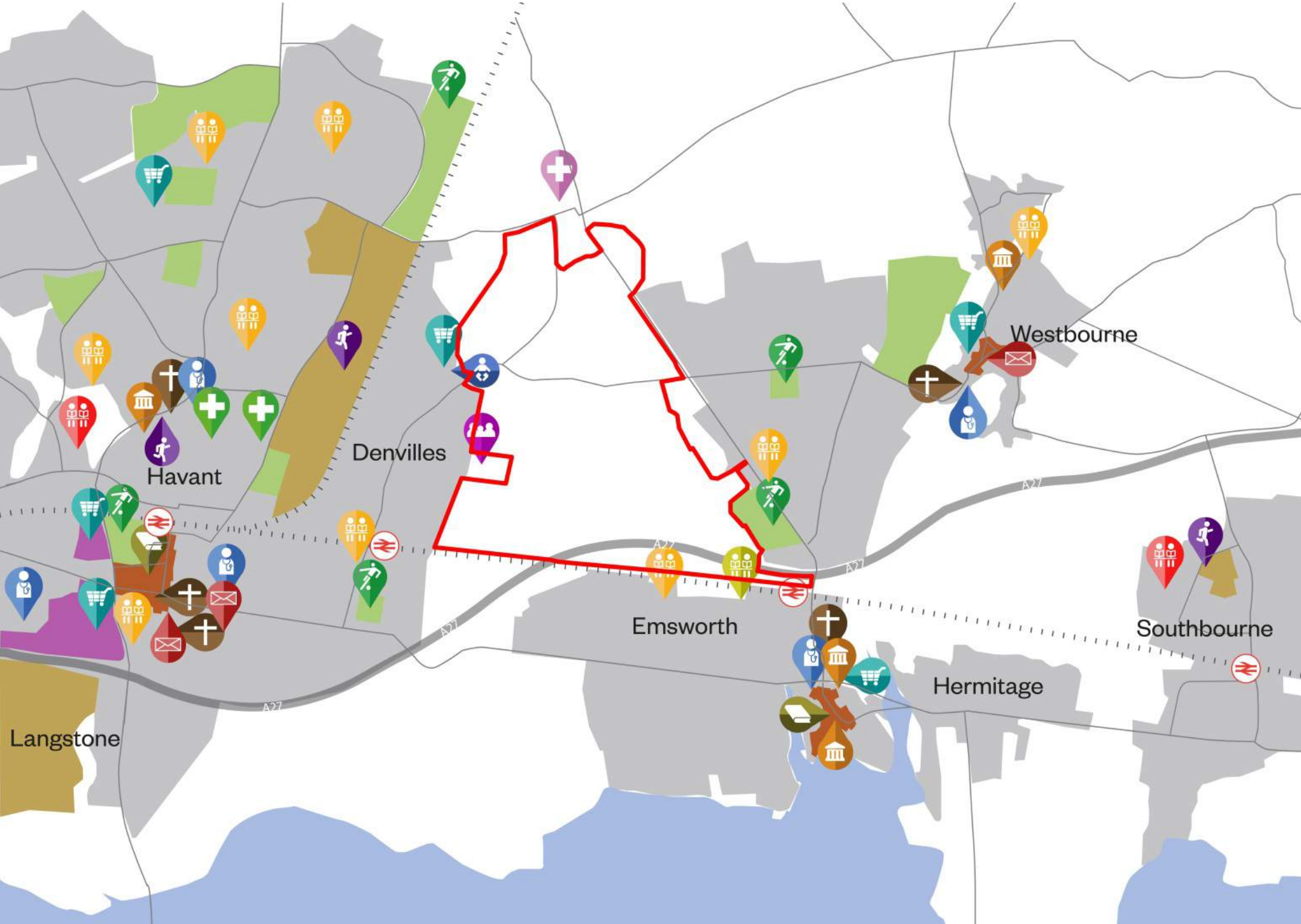
What should the development be called?

Southleigh (7), Southleigh Park (2), Havant and Emsworth (2), Southleigh Village(2), Southleigh Garden Village (2), Southleigh Farm (2), Southleigh Fields, East Havant, D'Enville, Meadow Field, Emsville, Emstoke, Woodleigh, Hollybank, Nursery Fields, Great Leigh Village, Nursery Woodland, Warblington, Westvilles, Newfield, Newbourne, Emsfield, Denbourne, Leigh Park-On-Sea

Site Assessment Workshop

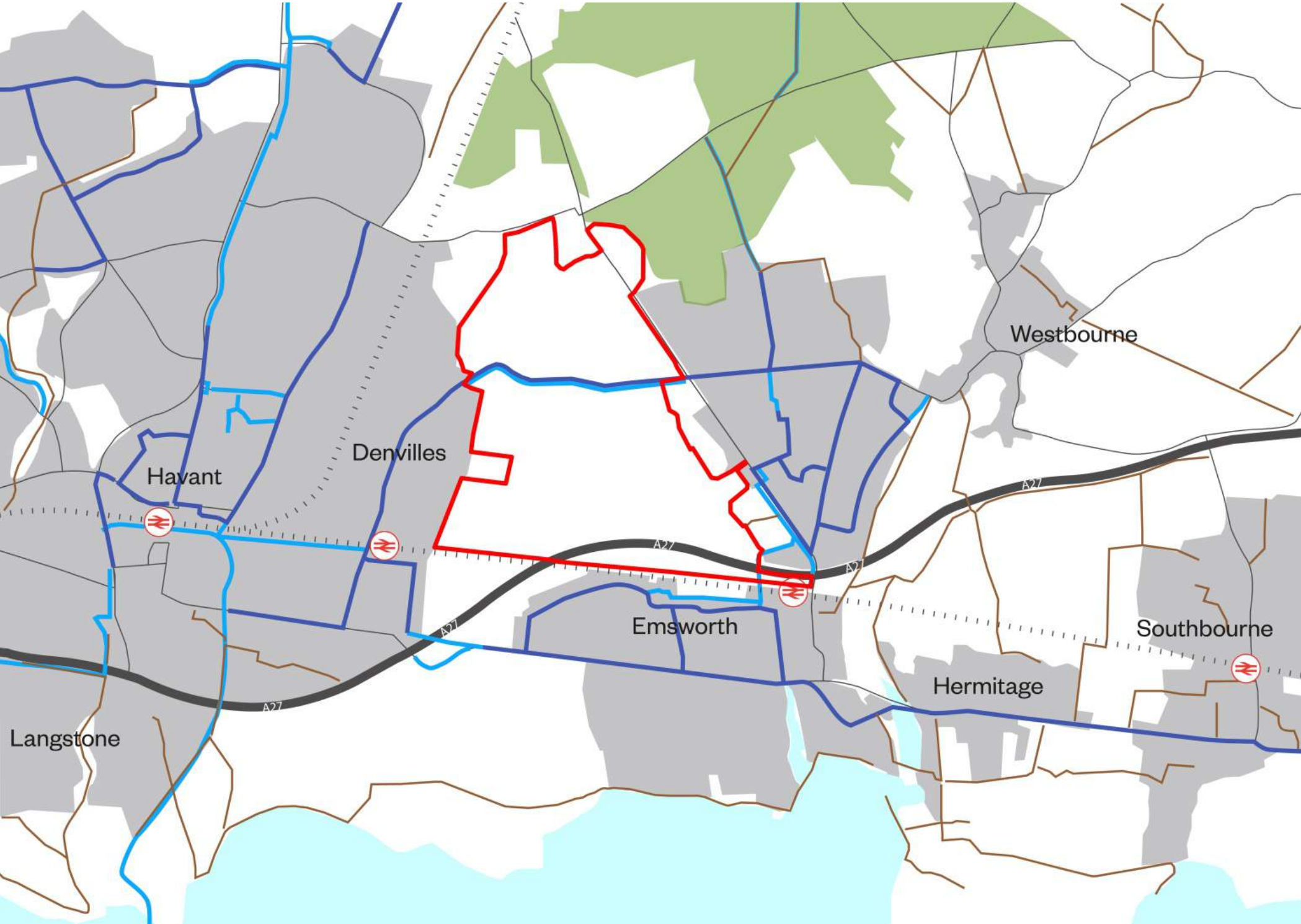
Understanding the Site

Local facilities



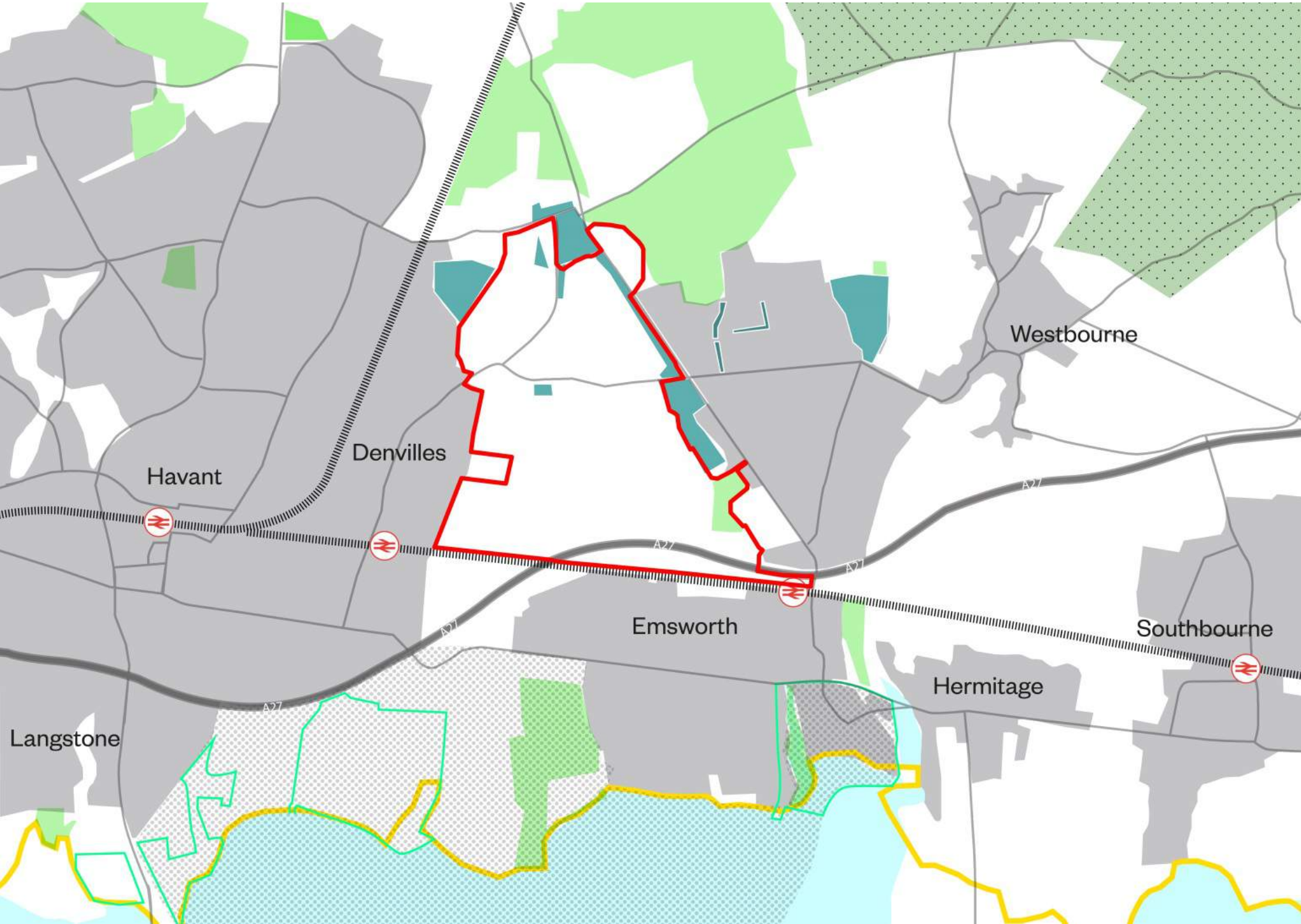
- GP surgery
- Specialist surgery
- Specialist surgery (private)
- Supermarket
- Civic building/ space
- Primary school
- Secondary school
- Specialist school
- Library
- Church
- Leisure centre/ gym
- Sports pitches
- Nursery
- Community Centre
- Predominantly retail
- Predominantly employment
- High street

Local cycling routes and public footpaths



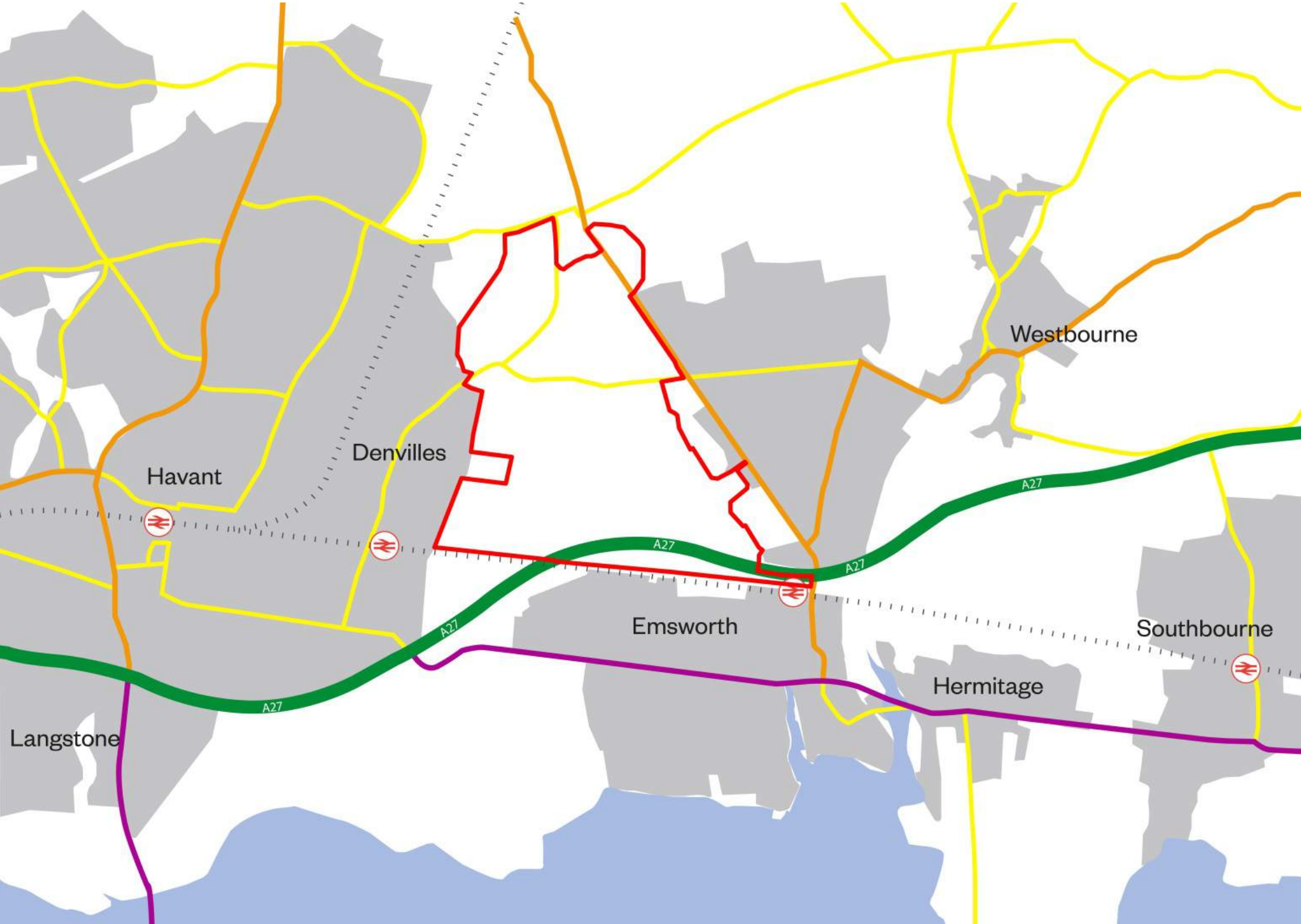
- Off road cycle routes
- On road cycle Routes
- Public Footpaths

Local environmental designations



- South Downs National Park
- Chichester AONB
- Sites of Important Nature Conservation
- Tree Preservation Order
- SSSI

Highways



- A27
- A roads
- B roads
- Minor roads

Site Character





Existing Buildings and Houses

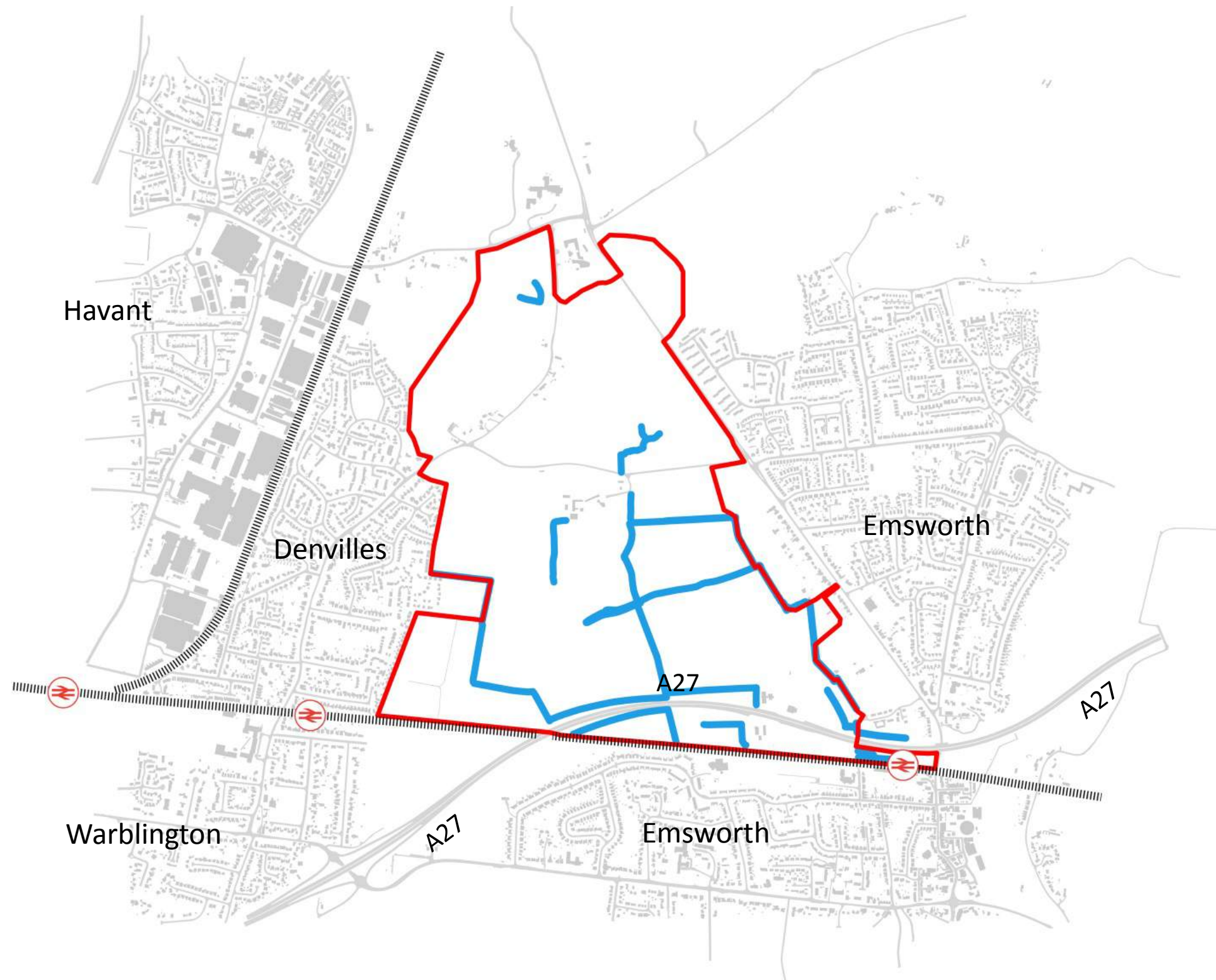


Connections

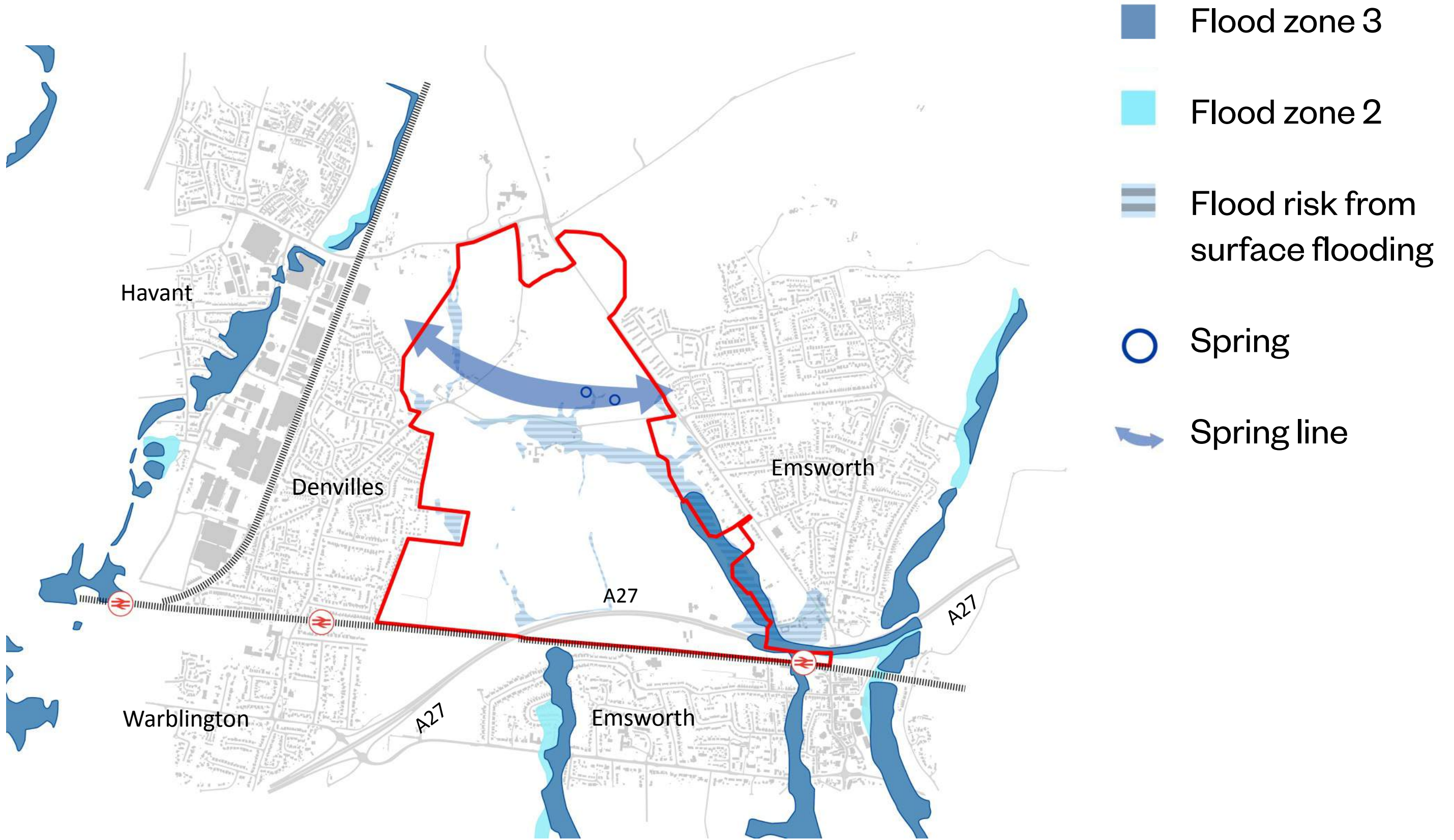


Surrounding Area – Horndean Road

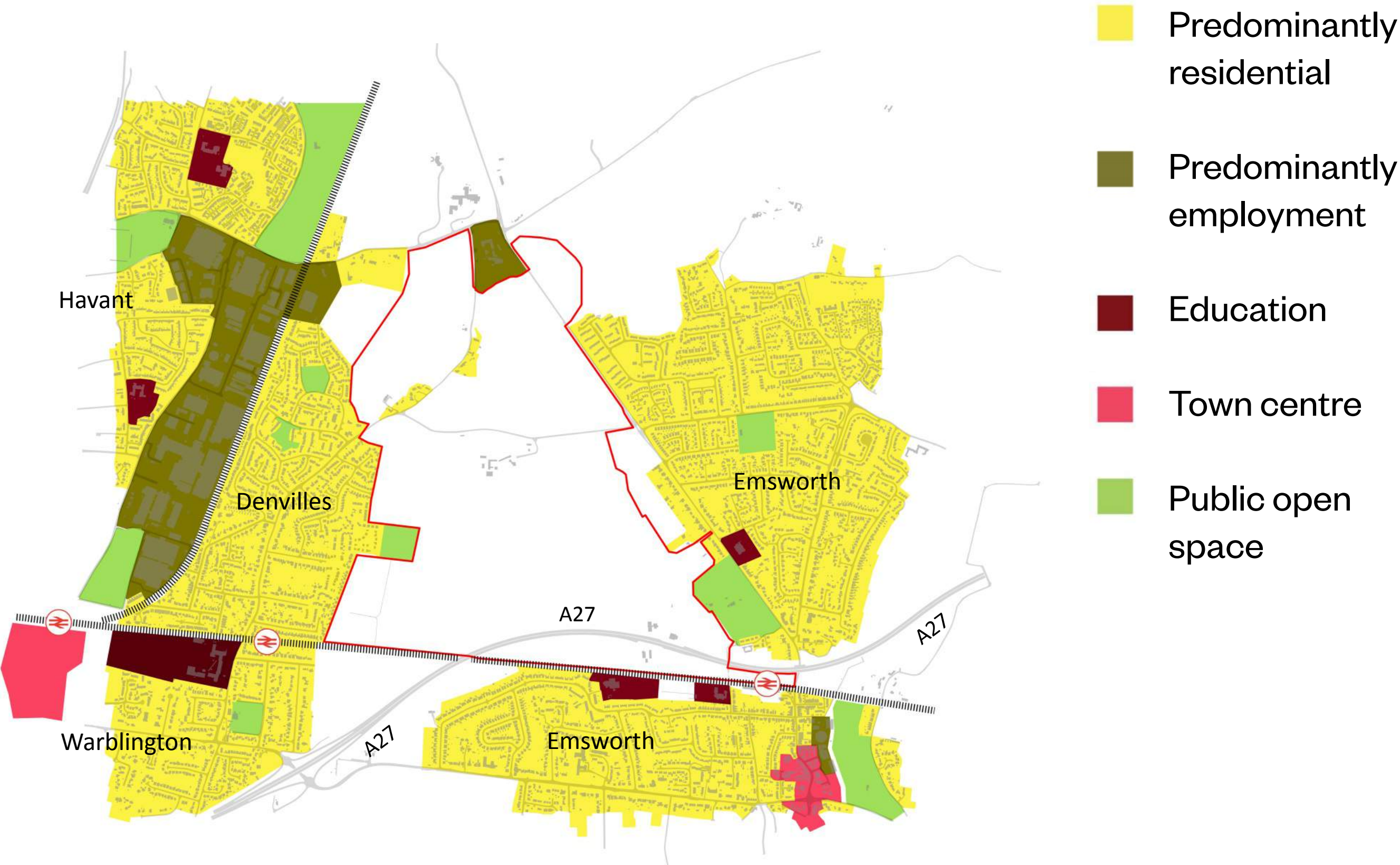
Drainage



Flood Zones



Land Use



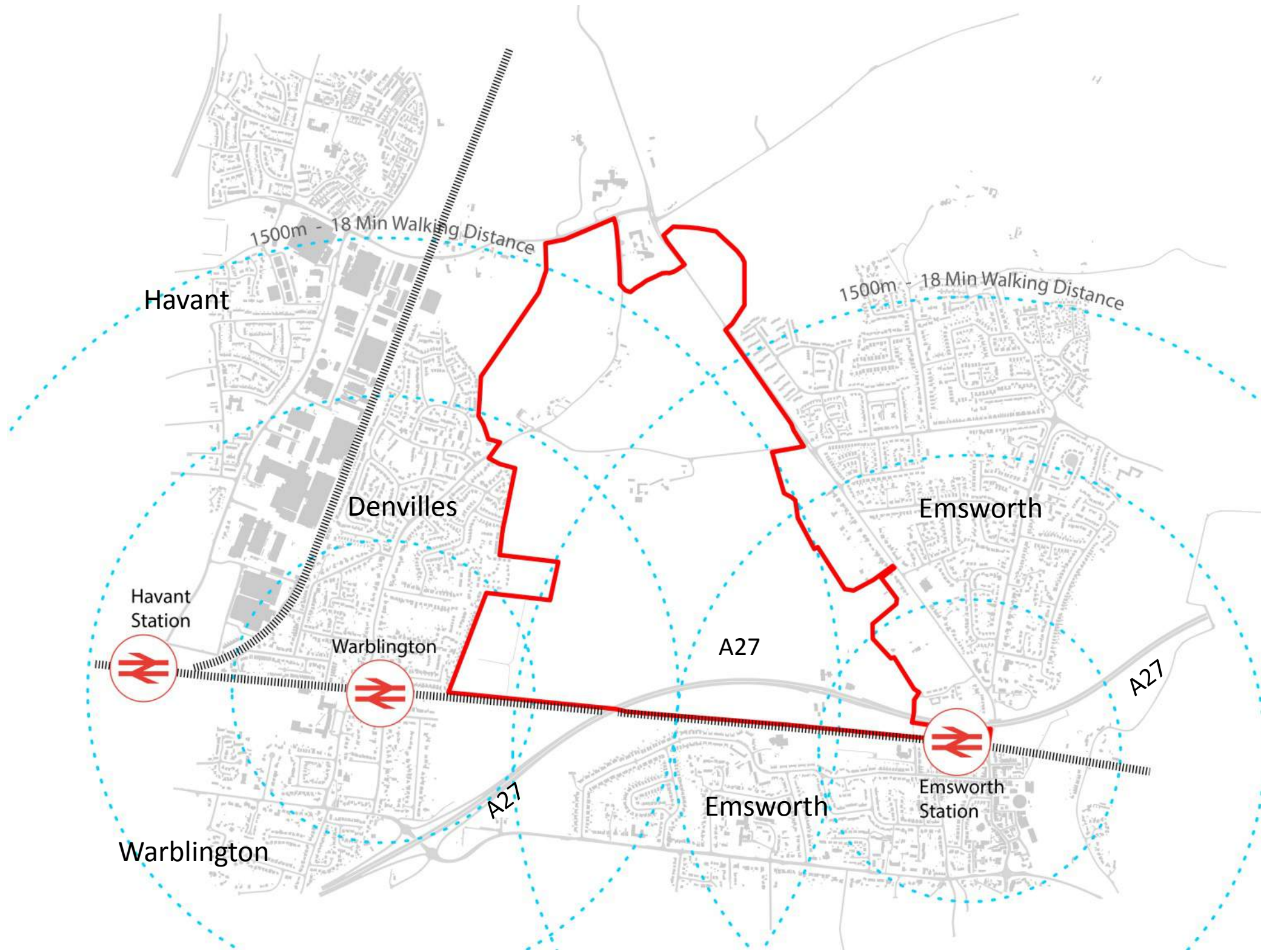
Trees



Hedgerows



Train Stations



Train Frequency

Havant St. to Lon.
Victoria - 2 trains / hour

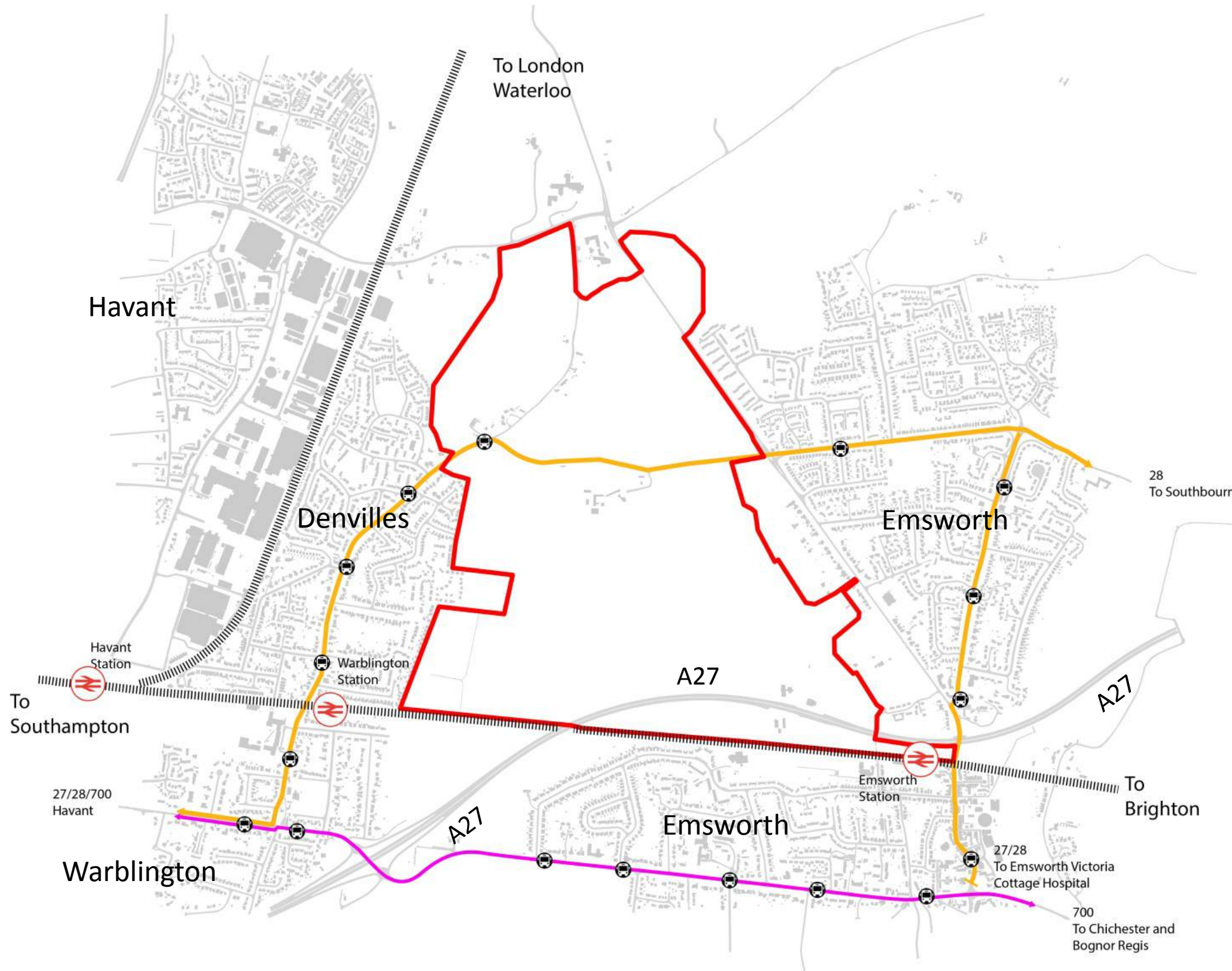
Havant St. to Lon.
Waterloo -
3 or 4 trains / hour

Warblington to
Portsmouth and Brighton
- 1 or 2 trains / hour

Emsworth to Portsmouth
- 2 to 4 trains / hour

Emsworth to Brighton -
2 trains / hour

Bus Routes



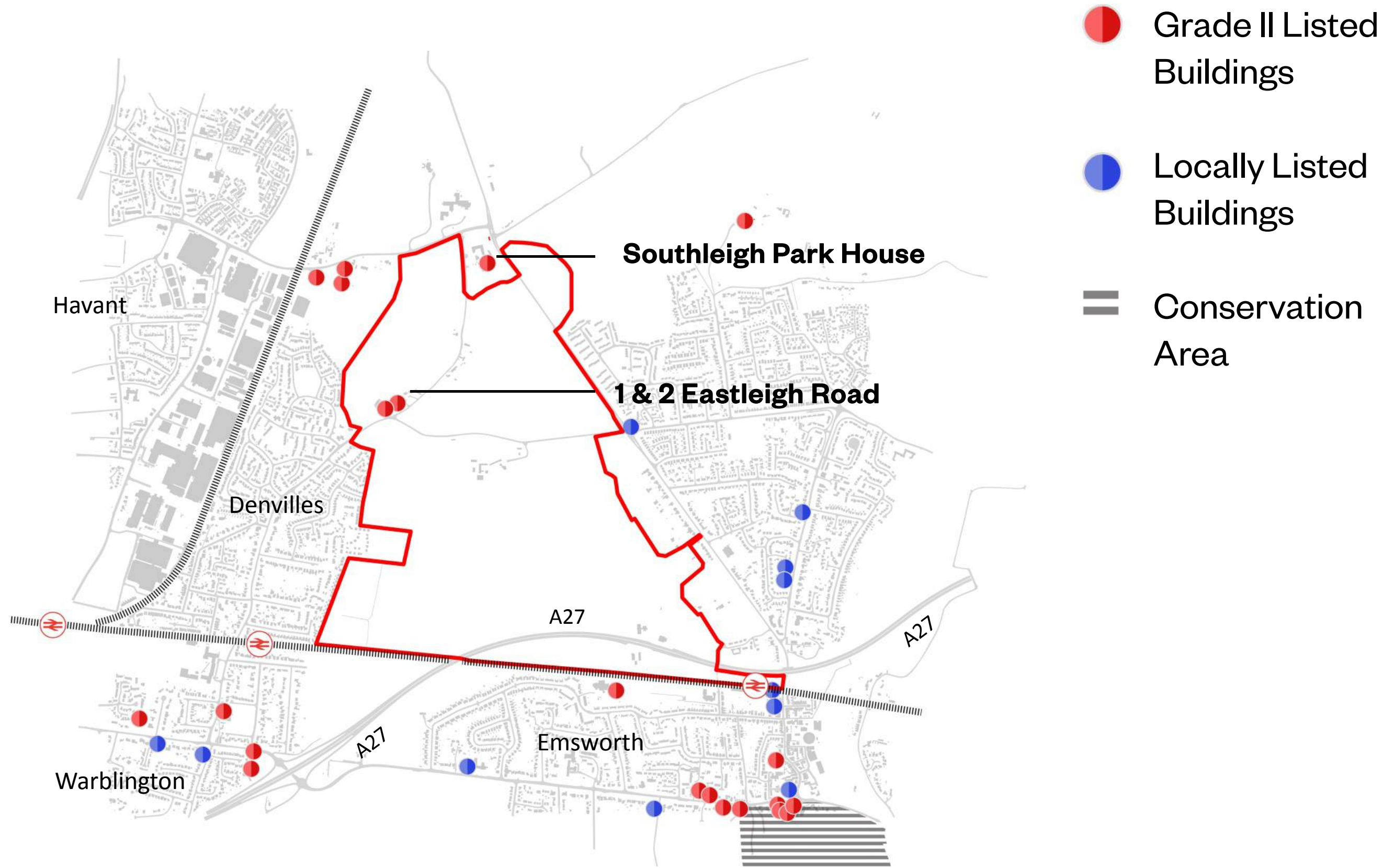
- Bus route 700
- Bus route 27 & 28
- 🚌 Bus stop

Frequency:

700
Roughly 3 buses / hour

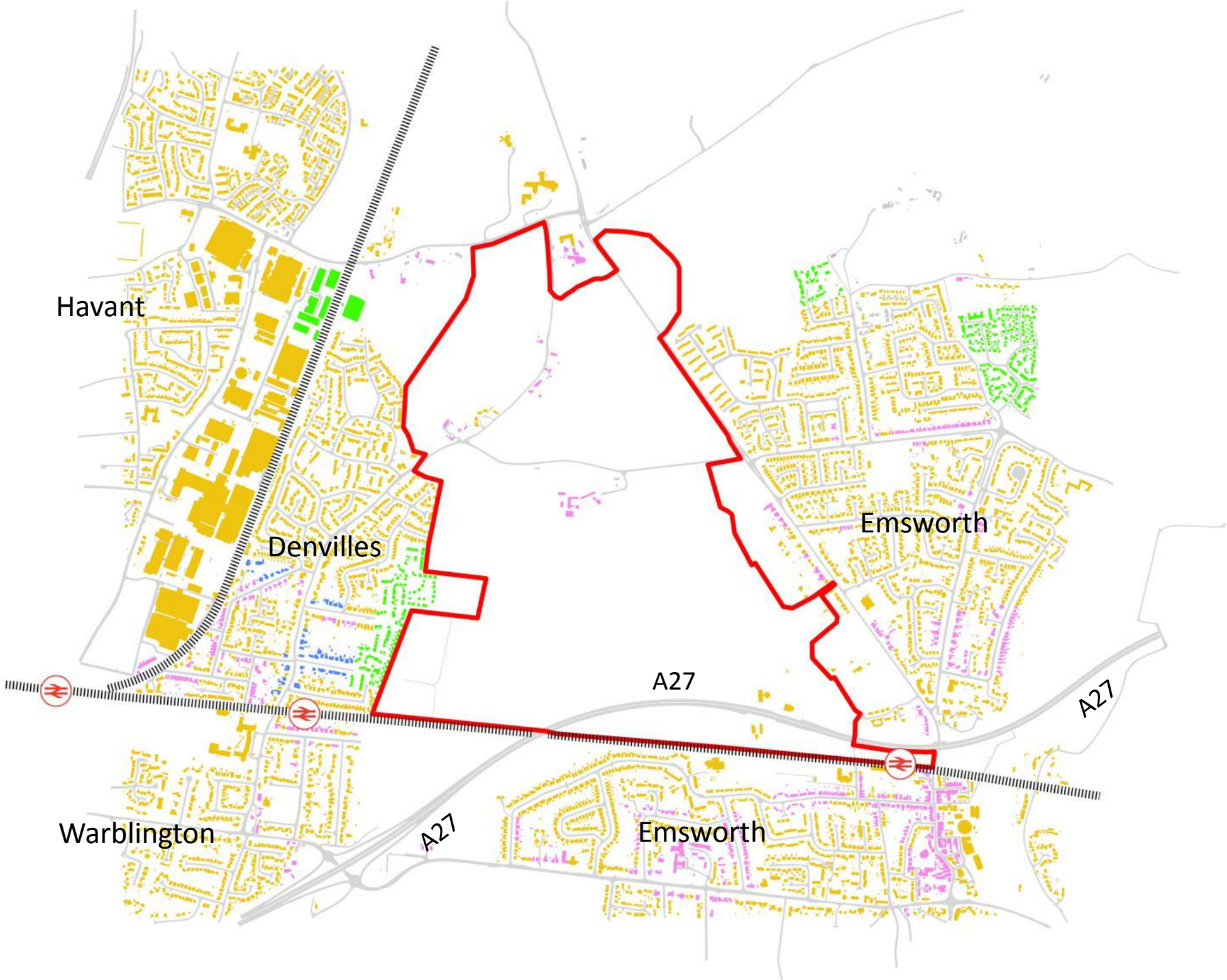
28/27
6 buses/ Day

Heritage assets

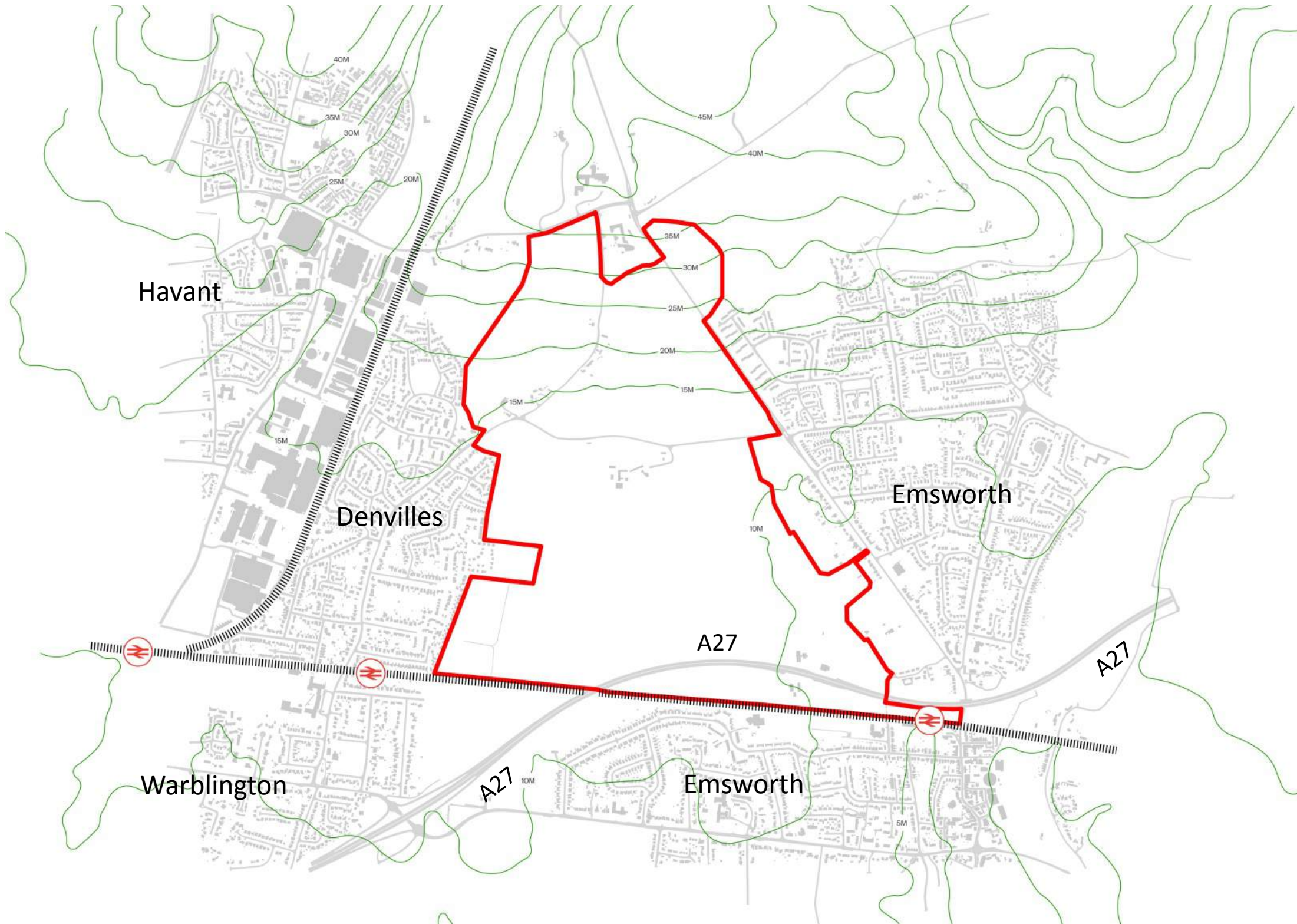


Building Age

- Pre 1939
- Inter war
- Post 1945
- 2000 onwards



Topography



Task 1

Is our understanding of the site correct?

- Please comment on our initial assessment of the site and whether there are further areas to explore

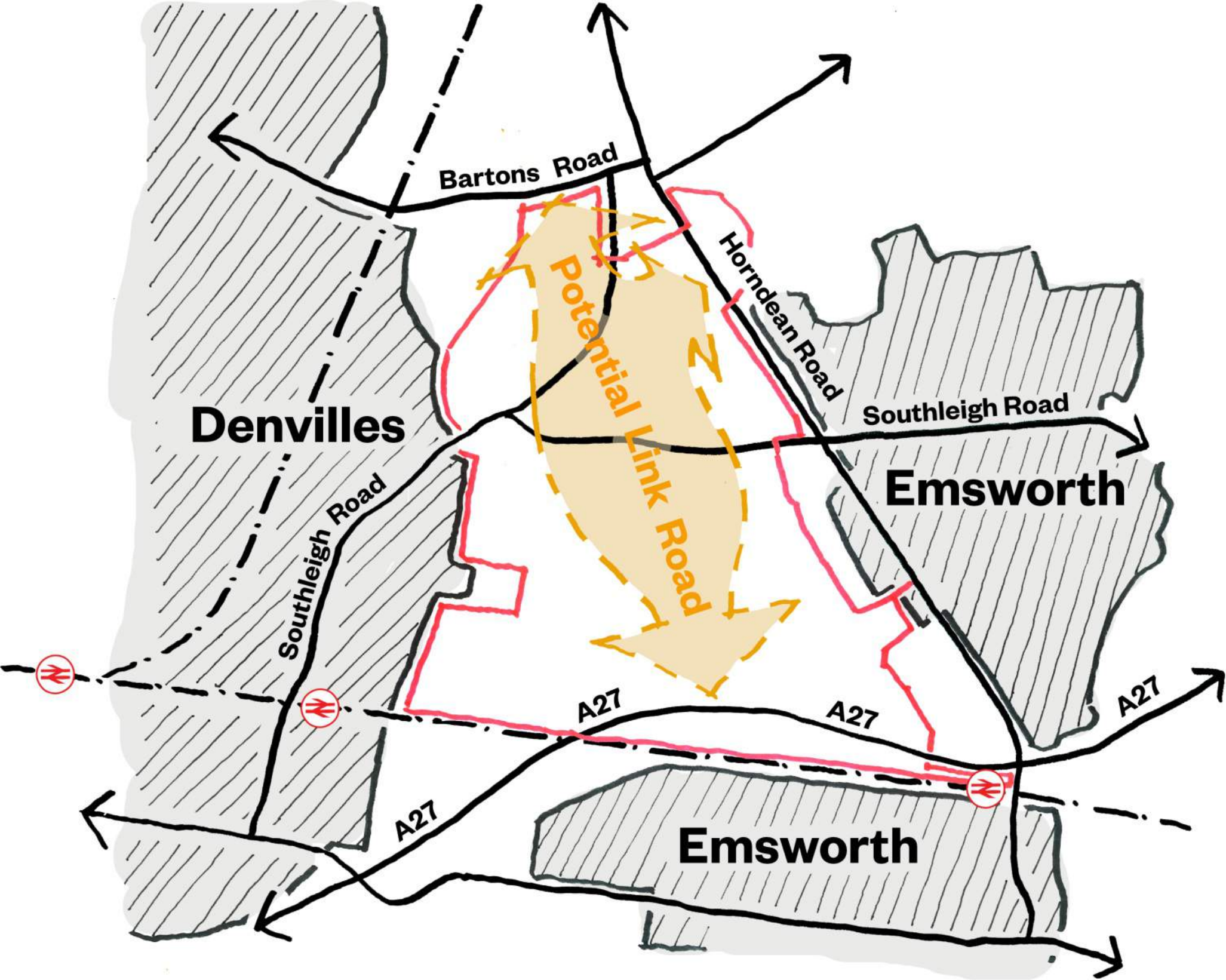
What is your understanding of the area?

- Please map your knowledge of the area, for example, identify problem junctions, favourite walks, attractive views, interesting buildings, etc
- Please list any facilities or infrastructure requirements in the area, for example, new routes through the area or community facilities

Vision Workshop

Creating a distinct identity

Link Road Connecting the A27 and Bartons Road





Identity



Local
Centre



Sustainable
Transport



Open
Space



Housing

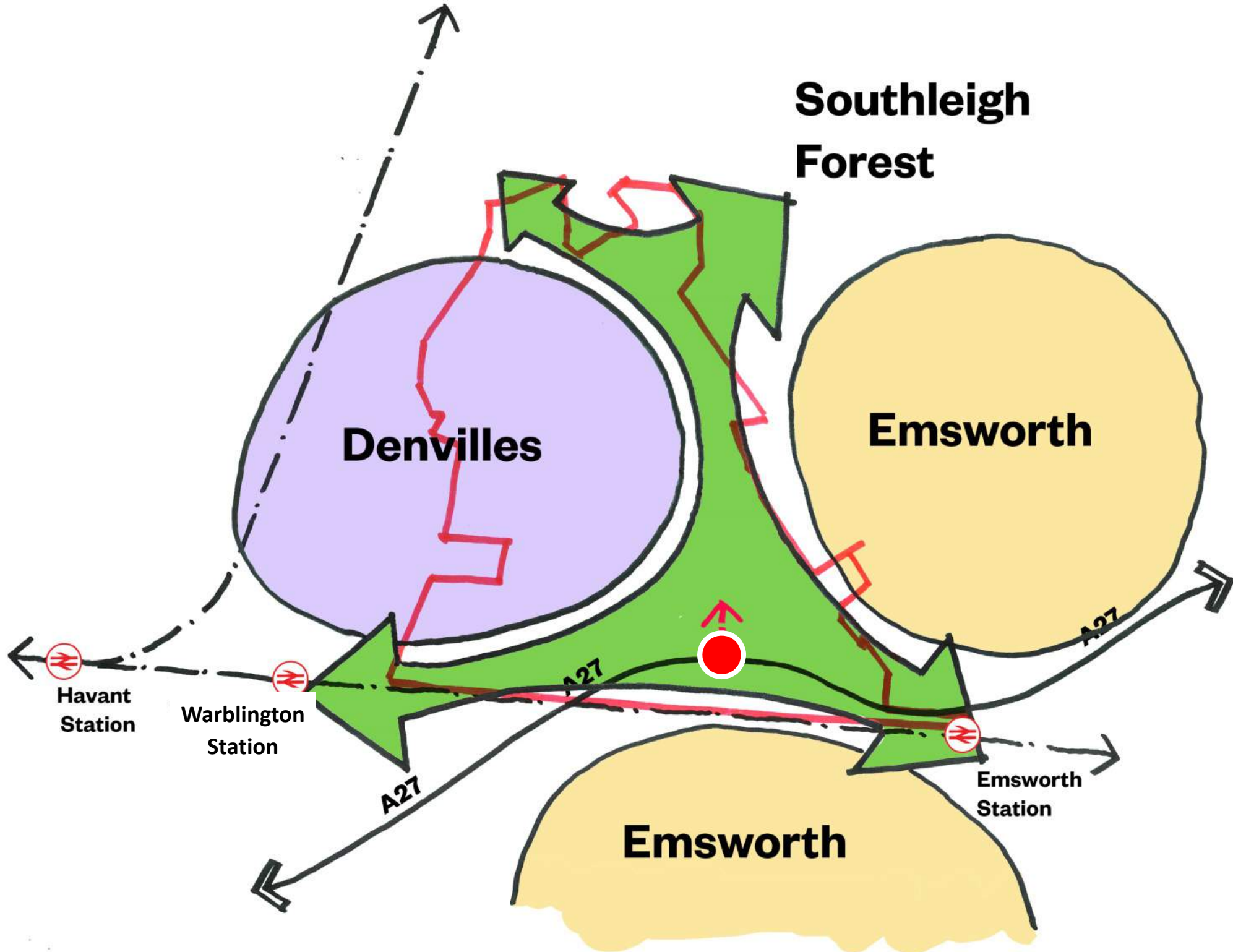


Community
Facilities

Identity



Growth of Denvilles



Pros

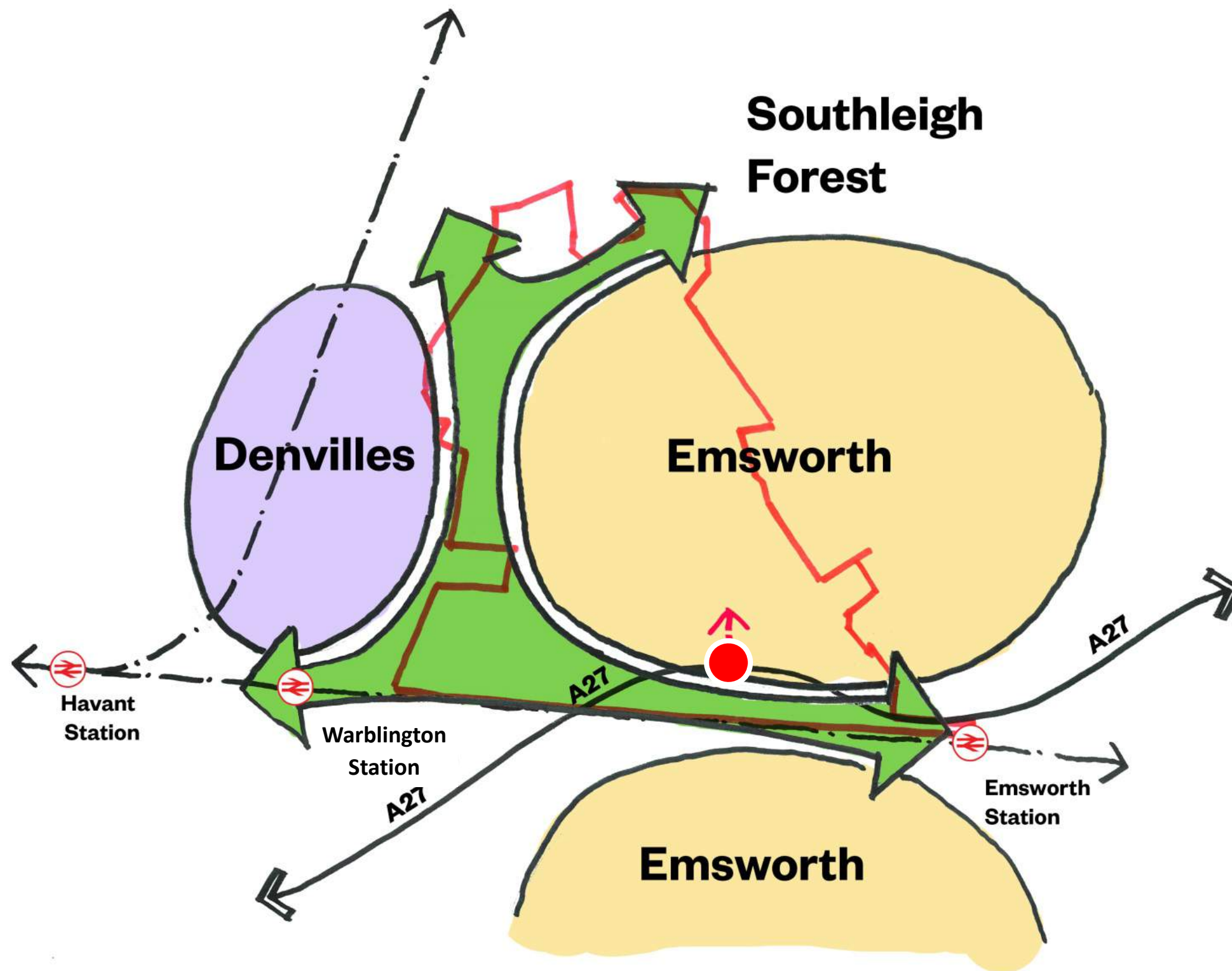
- Provision of a local centre adjacent to the existing Denvilles
- Access to open space at the edge of Emsworth
- Open space incorporates existing wooded areas of the site

Cons

- Local centre detached from Emsworth

● Potential location of A27 junction

Growth of Emsworth



● Potential location of A27 junction

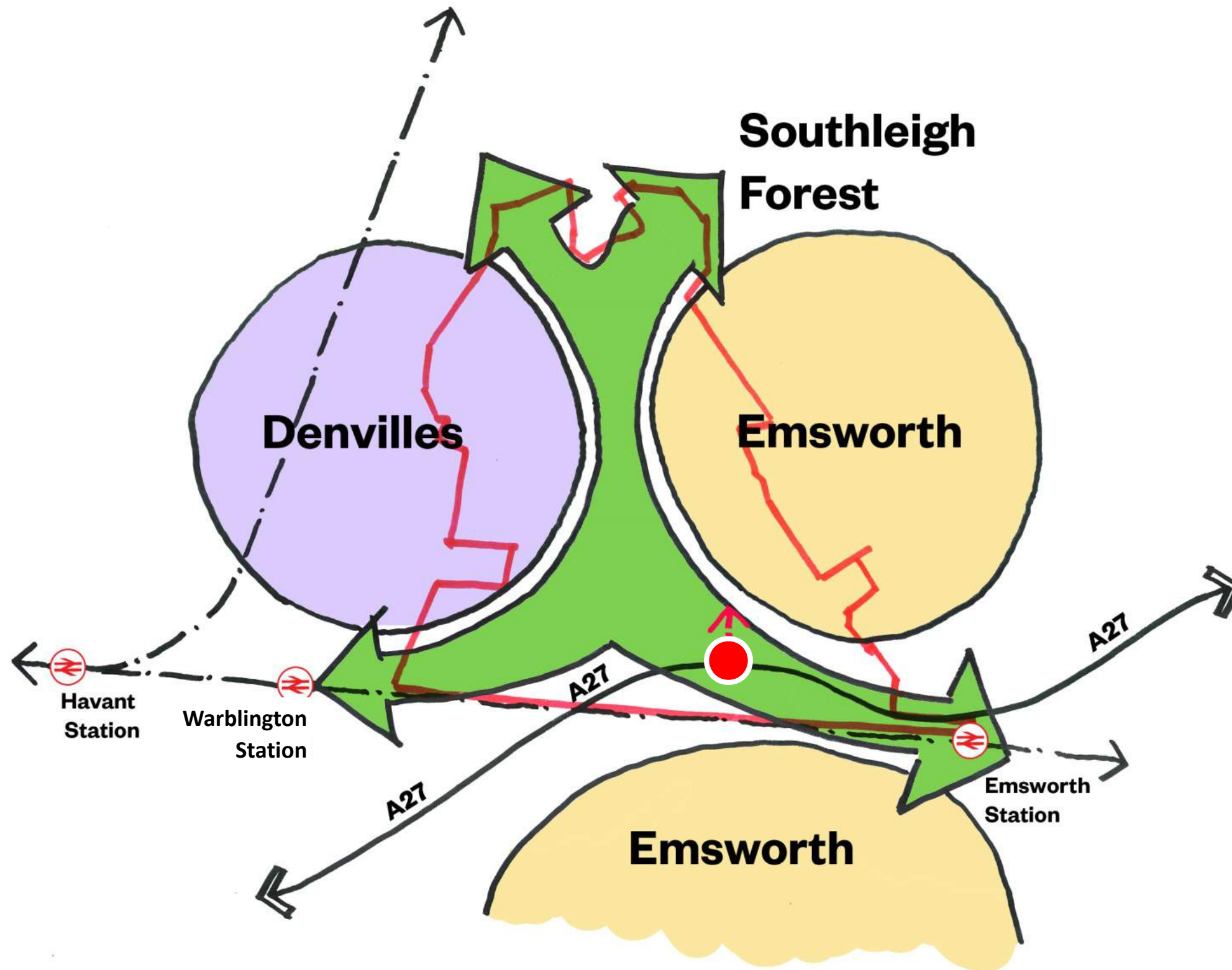
Pros

- Provision of additional facilities at the new centre of Emsworth

Cons

- Link road could potentially run through new extension of Emsworth
- New local centre detached from Denvilles

Growth of Emsworth and Denvilles



Pros

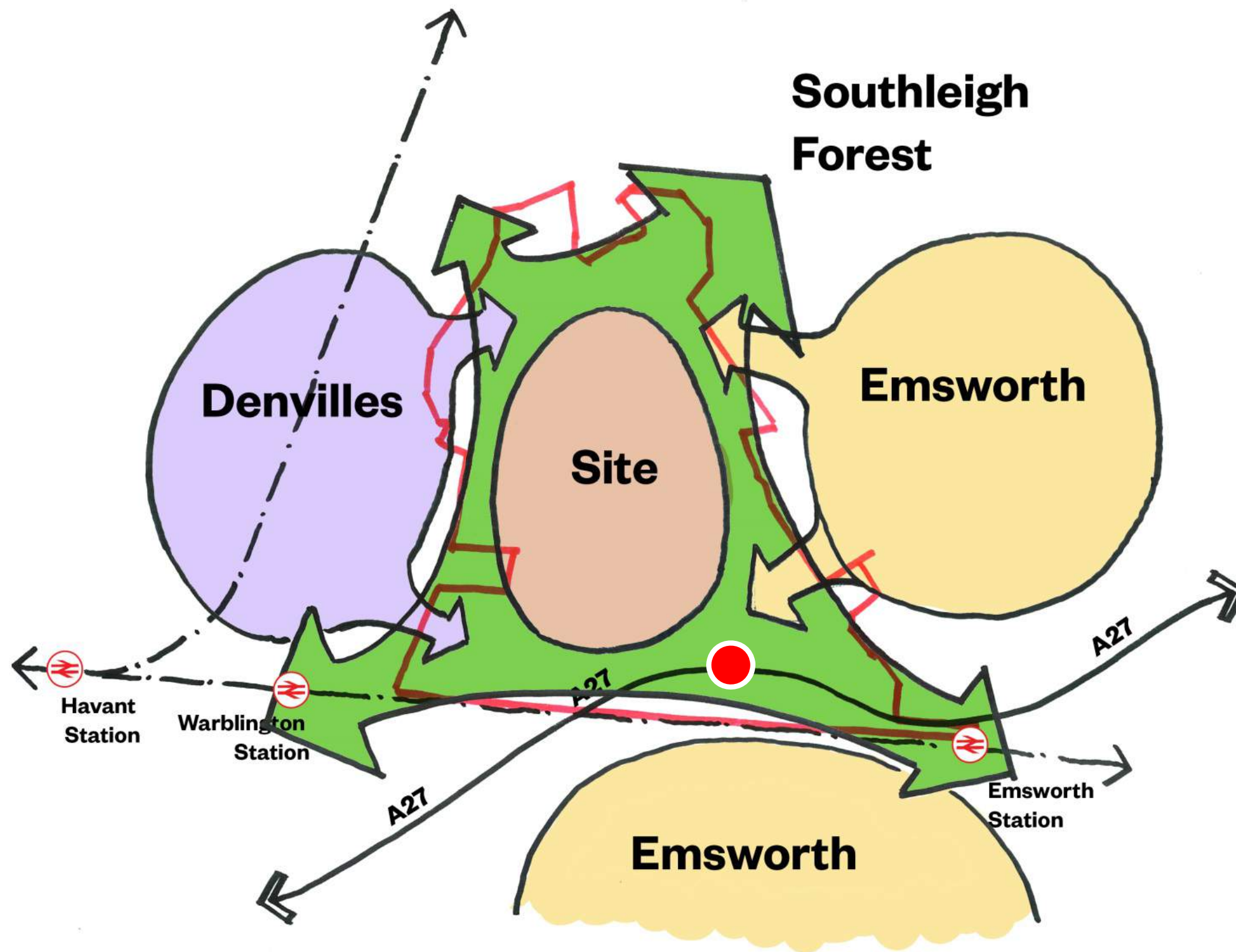
- Central green corridor
- Growth of both Denvilles and Emsworth

Cons

- Local centre in either Denvilles or Emsworth

● Potential location of A27 junction

A Separate Settlement



● Potential location of A27 junction

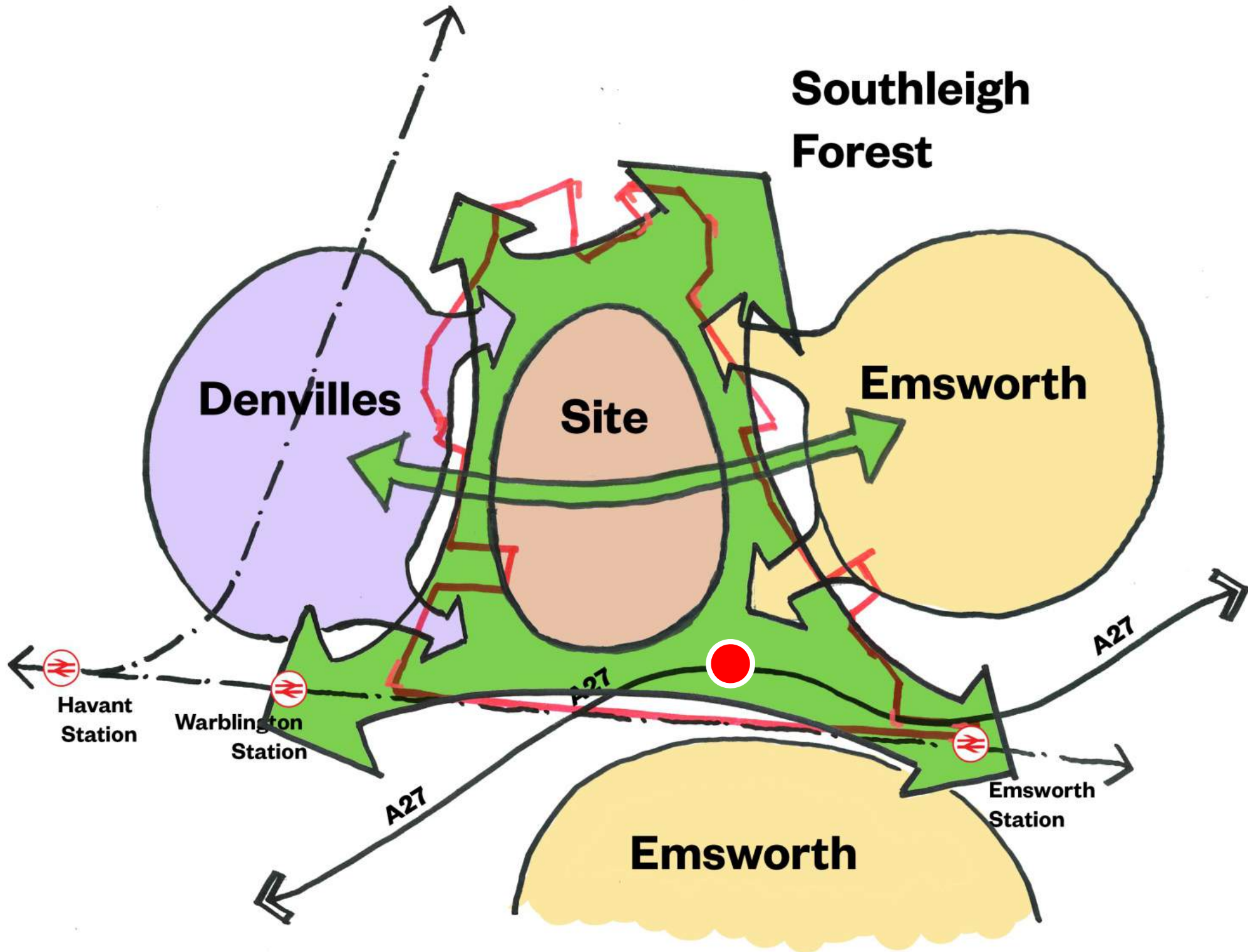
Pros

- Open space neighbouring Denvilles and Emsworth
- Reinforcing edge of Denvilles and Emsworth

Cons

- Less substantial open spaces
- Local centre less integrated with existing Denvilles and Emsworth

Links between Denvilles and Emsworth



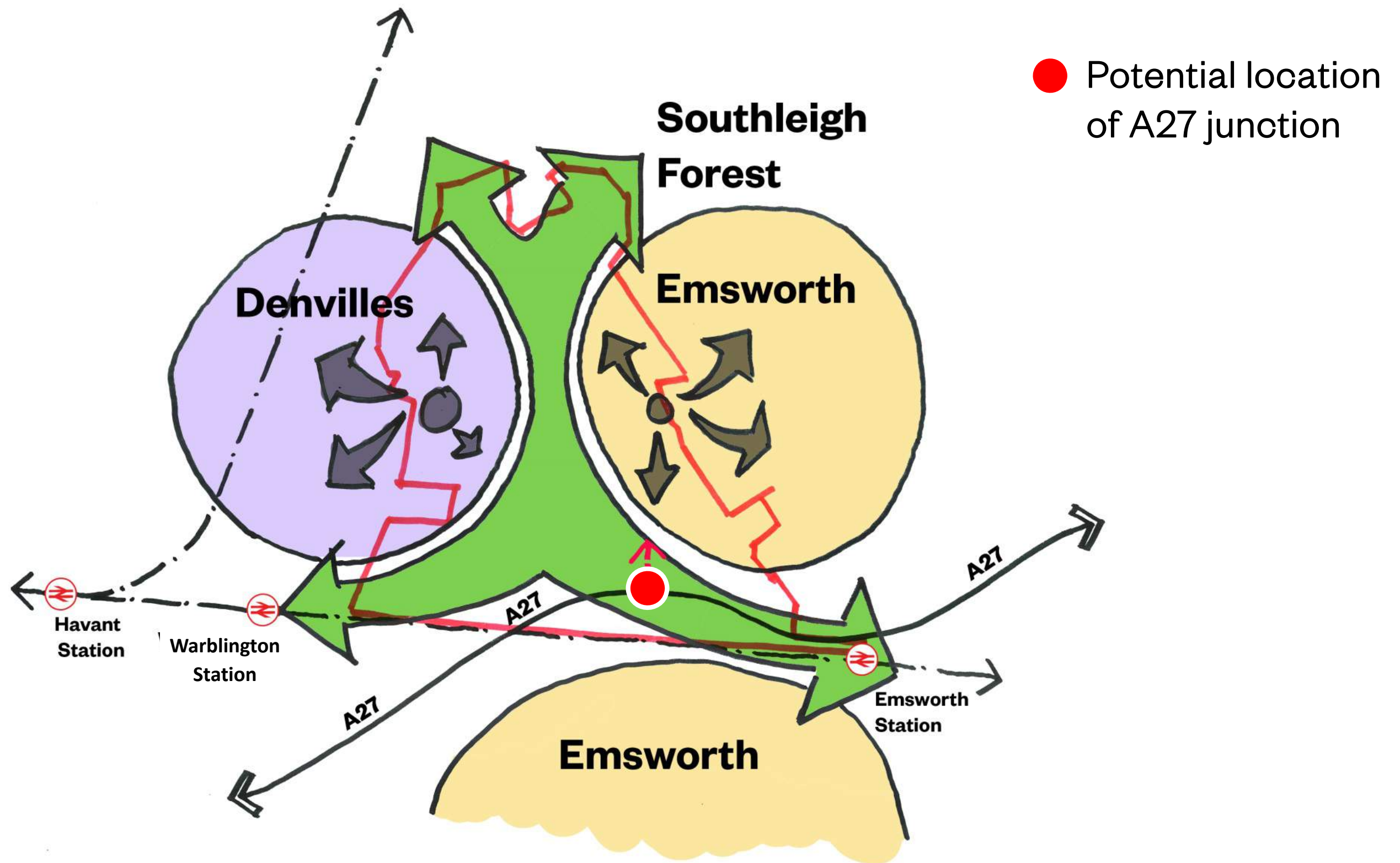
Walkable and bicycle friendly corridors connecting Denvilles, the new settlement and Emsworth

● Potential location of A27 junction

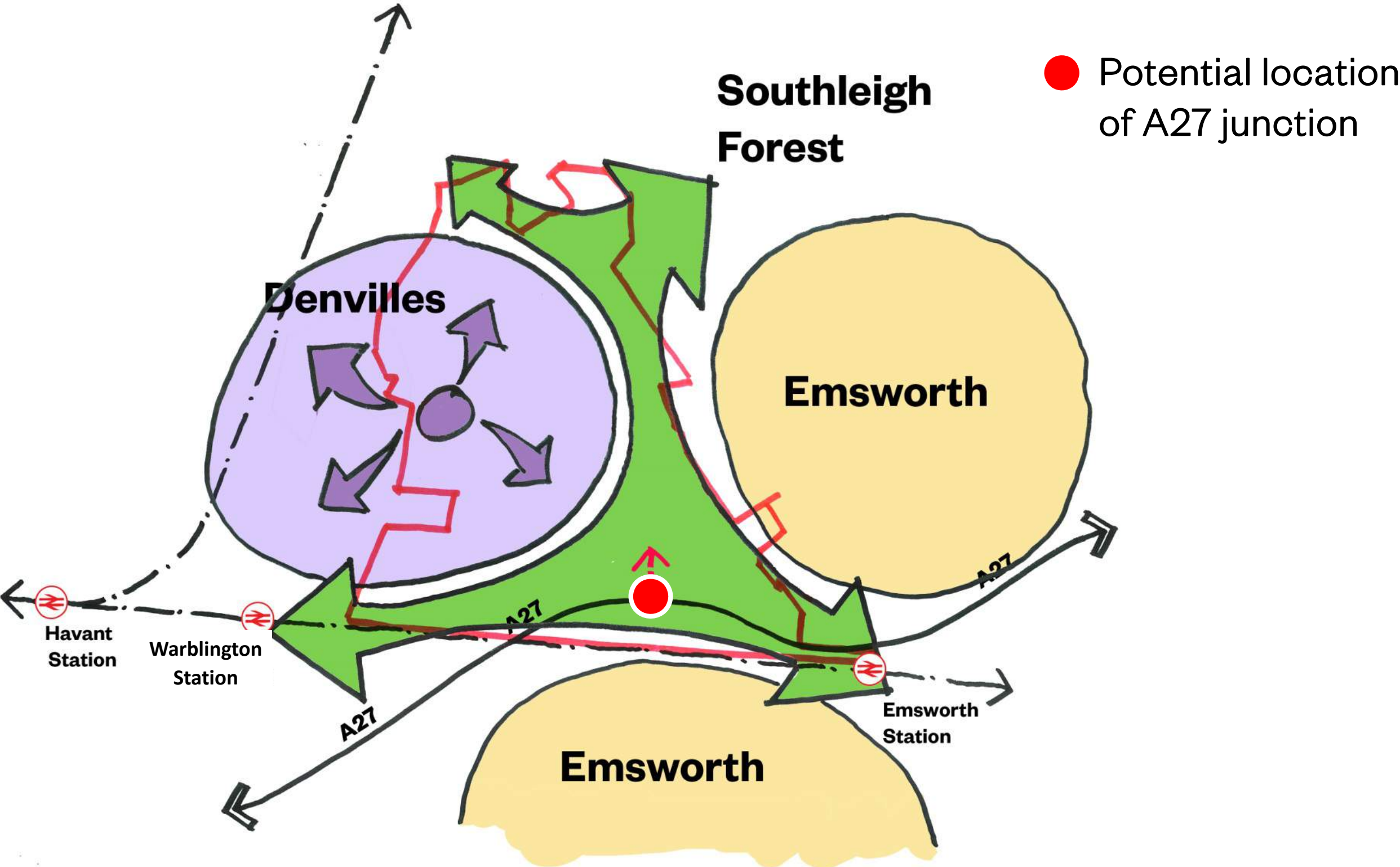
Local Centre



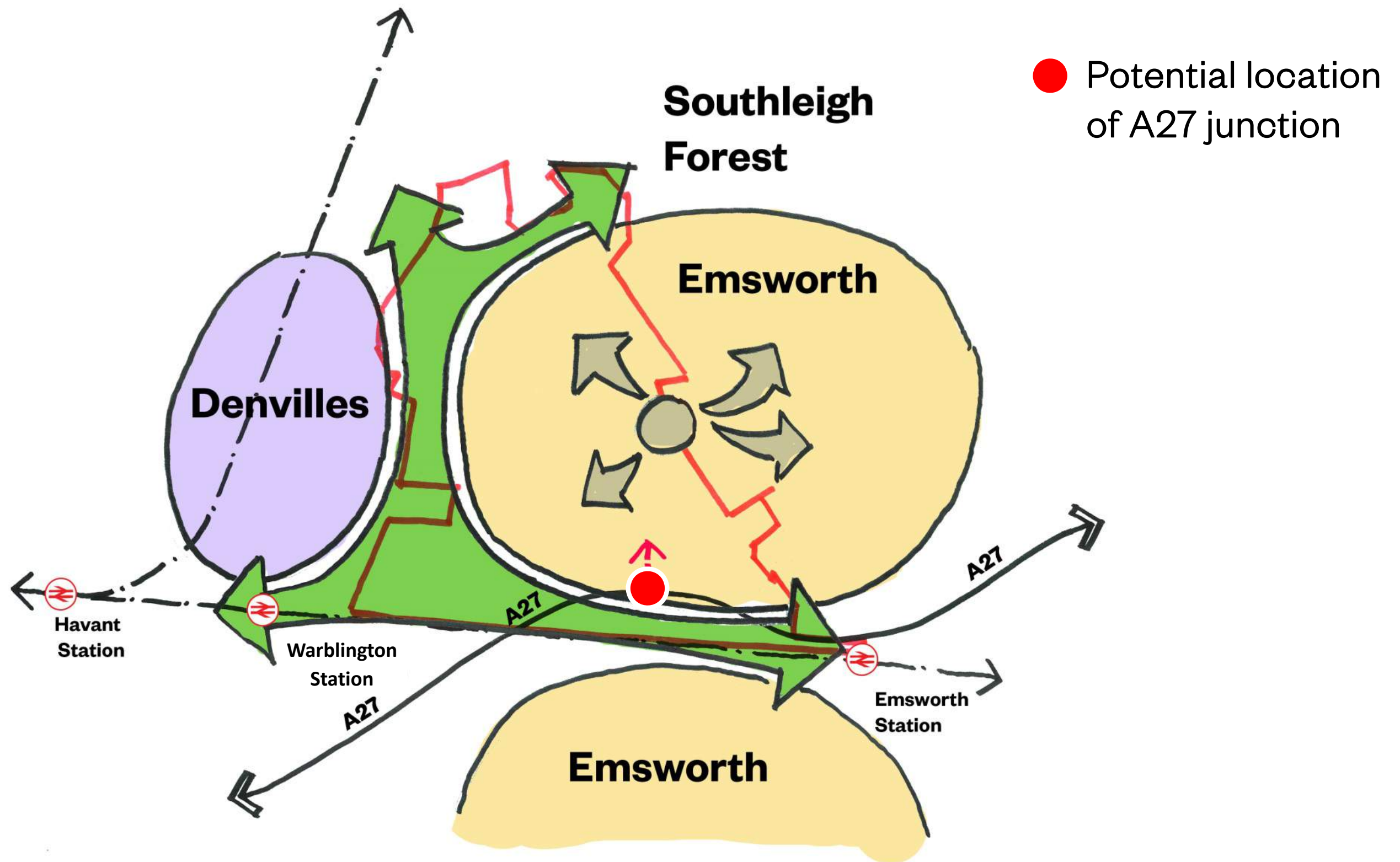
A single local centre in either Denvilles or Emsworth



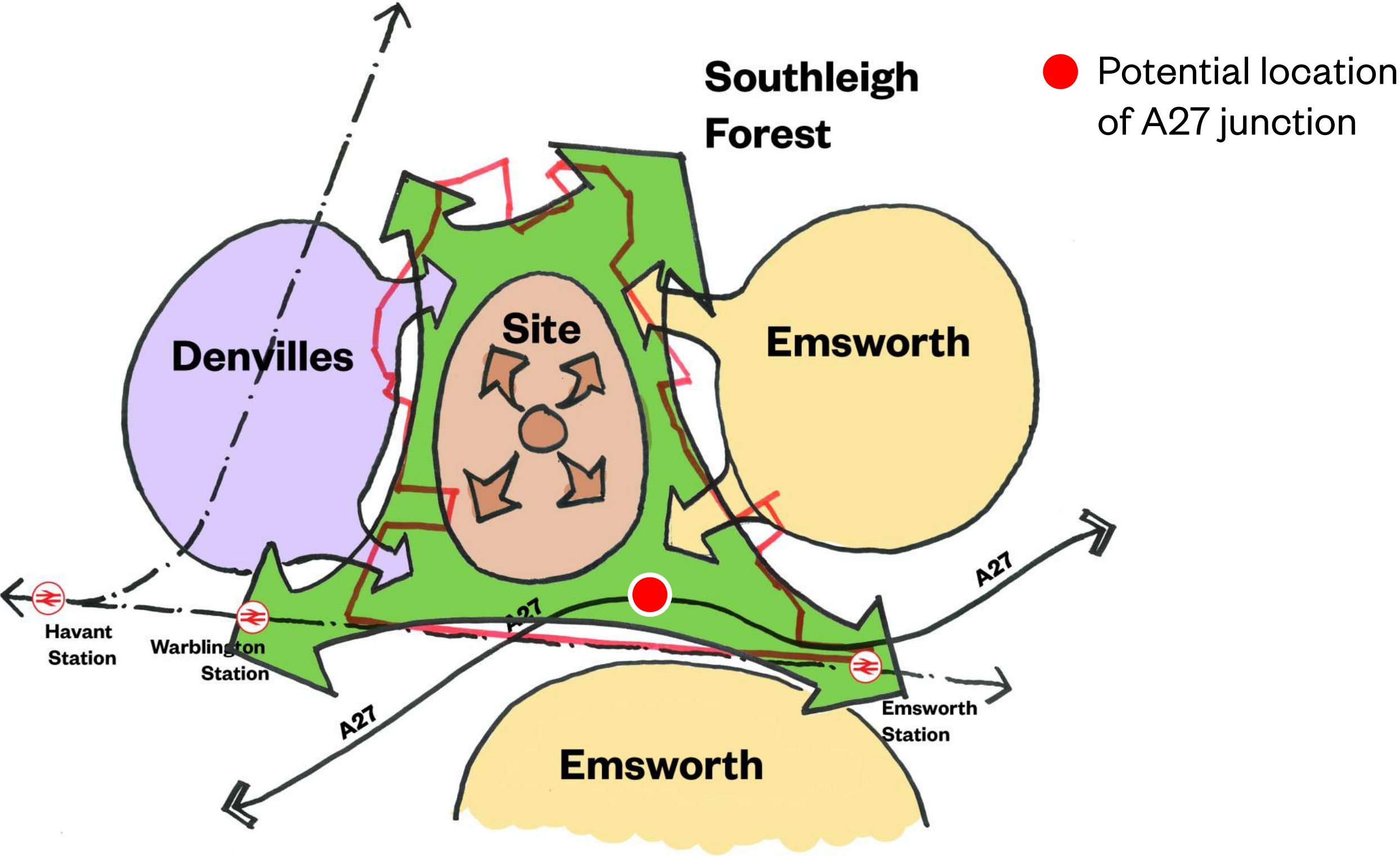
A local centre in Denvilles



A local centre in Emsworth



A local centre in a distinct new settlement



Open Space

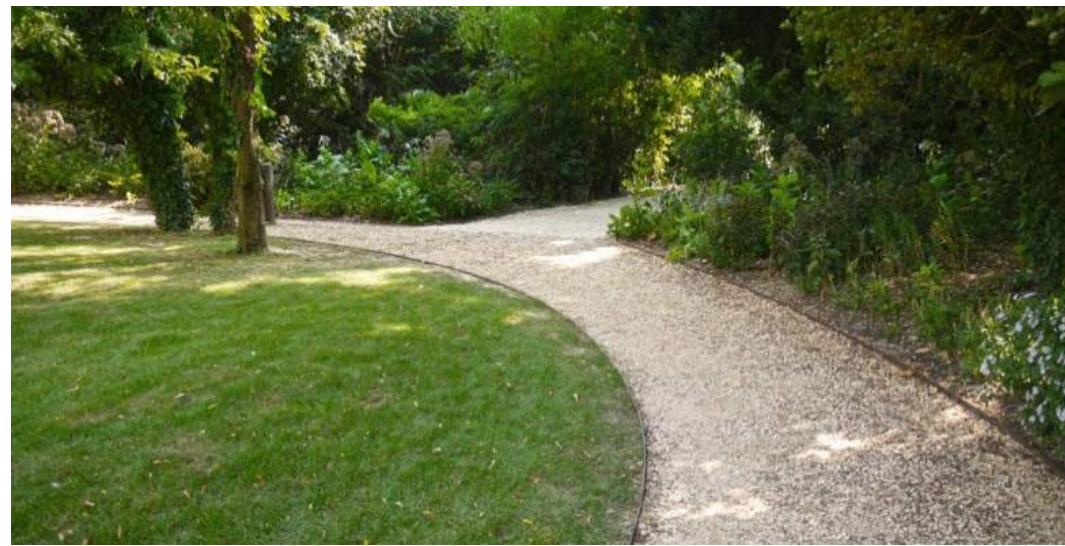


Sustainable Drainage



- Swales
- Drainage ponds
- Reed beds
- Attenuation basins

Open Space



- Green corridor
- Parkland?
- Woodland?
- Allotments?
- Orchards?
- Natural play?
- Anything else?

Leisure and Play



- Outdoor gym?
- Sports facilities?
- Cycling Trails?
- Playgrounds?
- Anything else?



Sustainable Transport



Sustainable Transport



- Cycle safe streets?
- Better connections to existing nearby train stations?
- Existing bus routes travelling through site and potential for new bus routes/ stops
- Provision for electric cars?
- Anything else?

Housing



Housing types and tenure



Apartment living



Terrace Housing



Maisonettes



Multigenerational Housing

Types

- Detached and semi-detached houses with large gardens
- Terrace housing
- Courtyard housing
- Apartment living

Tenure

- First time buyer housing
- Affordable houses
- Multi-generational homes
- Lifetime Homes

Community Facilities



Community Facilities



- GP Clinic?
- Nursery?
- Primary School?
- Woodland visitor centre?
- Sports facilities?
- Gym?
- Anything else?

Task 2

Do you prefer a particular option for developing the site?

- Discuss your preference for the development's identity
- Identify key routes and connections and potential locations for landscape corridors

What would you like to see characterise the development?

- Identify what you think would benefit the site and where they should be located. Consider sustainable drainage, open space, leisure and play, sustainable transport, housing and community facilities

Summary and Next Stage

Thank you