

# **An update on the Draft Master Plan for the area between Denvilles and Emsworth (July 2017)**

As part of the Local Plan Housing Statement (LPHS), the council identified the land between Denvilles and Emsworth as suitable for a comprehensive development which would provide much needed infrastructure alongside new housing.

It is essential that when large sites are developed, this happens in a comprehensive manner with all the infrastructure planned alongside development – so that residents benefit from facilities as well as homes. Using a government grant, the council commissioned the architectural and urban design consultants Levitt Bernstein to assist in the development of the Draft Master Plan.

The Draft Master Plan will establish key design elements which will include;

- A basic road layout, including a new junction with the A27;
- Local shops, facilities and a new primary school;
- The size, types and location of new green spaces;
- How much and what kind of housing the site should provide.

It is essential that local residents are involved in developing the Draft Master Plan for the site. As such, the council set up the Commonplace Online Questionnaire and hosted two workshops in March 2017 at the Emsworth Baptist Church.

We would like to thank all residents who gave up their time to complete the questionnaire and to attend these sessions. The ideas and suggestions that were noted during the sessions were incredibly useful and have been used to further develop the Draft Master Plan.

At the last of the workshop sessions, residents were presented with two Draft Master Plan options to discuss. This followed from the initial ideas and issues discussed in previous workshop sessions. .

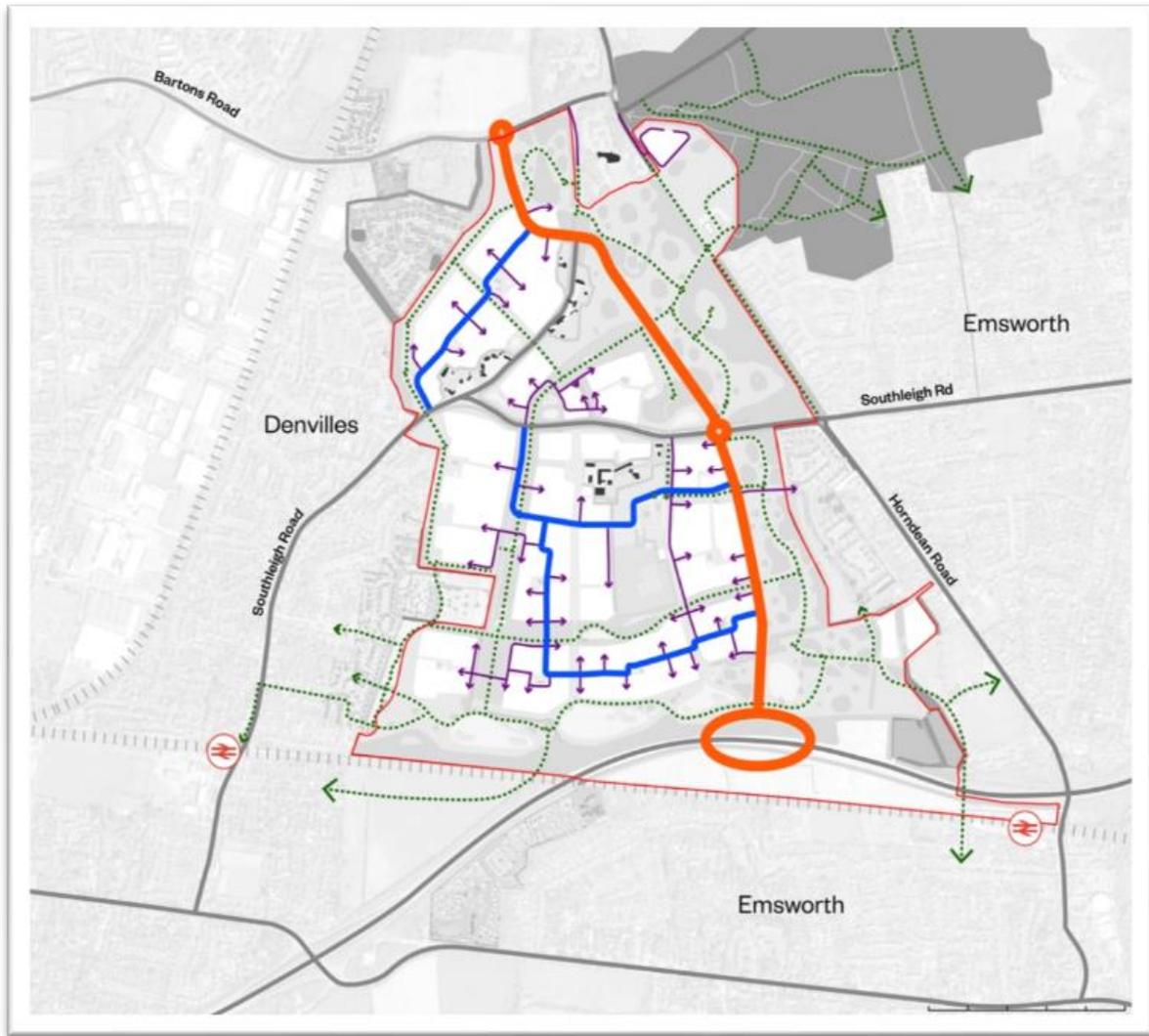
Since the workshops Levitt Bernstein has been working to produce the Draft Master Plan for the site from the comments received about the two options. During this time, HBC and Levitt Bernstein have met again with the landowners and Hampshire County Council for further consultation on highways and education, as well as bodies like the Environment Agency regarding drainage and flood risk. Below are two plans, showing the indicative location of development areas, open spaces and the road network. Please note these are not final and may change as the Draft Master Plan evolves.

Identity: indicative location of development areas and open spaces



(The development areas are highlighted in white)

Movement: indicative location and hierarchy of road network



(The Spine Road is shown in orange, followed by a hierarchy of roads in blue and purple. The green-dotted routes represent pedestrian and cycle paths).

The framework envisages a new settlement close to Denvilles but with its own identity. This settlement works with the existing landscape and provides walkable routes around the site and to surrounding destinations including Southleigh Forest, Emsworth and Warblington railway stations, Emsworth Park, and the Stride Community Centre. The emerging Draft Master Plan includes a spine road (shown in orange) on the east side of the site, which provides the main access into the site and a strategic connection between the A27 and Bartons Road.

Because the plan must be deliverable, the consultants have been asked to assess the viability of what they are proposing, in terms of the values and costs to the landowners and the developers. This will make sure that the Draft Master Plan can be achieved and is deliverable.

The Draft Master Plan will be presented in a Supplementary Planning Document (SPD) which will go out to public consultation at the same time as the Draft Havant Borough Local Plan 2036.

We are aware of the concerns that residents have, particularly those living close to or in the site, and will make sure that we share all the details of the Draft Master Plan in due course.