

**Emsworth Informal Stakeholder Workshop**  
**7<sup>th</sup> February 2012, 18:00 – 20:00**

As part of the process of initiating the production of the Allocations Development Plan Document (DPD) the Council have undertaken a series of early informal workshops for each of the five established areas in the Borough. The workshops focused on potential housing sites and community representatives from each particular area were invited to give their initial comments and views.

The purpose of this early consultation is for the Council to gain an initial understanding of the communities views on the suitability or unsuitability of sites, prior to a wider community consultation event in the summer.

The Emsworth workshop was divided into three tables and each table went through the potential sites in the area and assigned them as green, amber or red. Green is assigned to a site that participants feel is suitable for development, amber is for a site they are undecided about or believe should come forward in the longer term, and red is for sites that are thought to be unsuitable. Each site and the results are recorded below along with comments expressed. The proposed potential number of dwellings at each site is shown in brackets.

Questions that emerged at the workshop can be viewed on the Frequently Asked Question webpage [www.havant.gov.uk/havant-12136](http://www.havant.gov.uk/havant-12136) along with the Council's response.

**Site EM6, Emsworth Victoria Cottage Hospital (6 dwellings)**

1 x Amber, 2 x Red

- Unsuitable for conversion as it is not up to modern standards
- Should be used primarily for a surgery but could have potential for ancillary housing
- Better pedestrian and vehicle access is needed
- Could have some sheltered housing but a doctors surgery is the priority
- Could be a site for a new youth wing
- The hospital site is the preferred location for a new doctors surgery – with joint agreement by PCT. and doctors. The current situation with discussions is sensitive but more clarification will hopefully be available within a few weeks
- If surgery did not proceed the proposed limited development could be acceptable
- Medical facility is preferred even if demolished and rebuilt

**Site EM40, Part of South Street Car Park (5 dwellings)**

1 x Green/Amber, 2 x Green

- Should be part of a comprehensive redevelopment that includes the South Street Centre
- Could development here finance the redevelopment of the South Street Centre?
- Development should be sensitive to the historic streetscape
- Area of archaeological interest and of importance to harbour conservancy
- Single storey development is preferable
- Development money should be ring fenced for Emsworth
- Public toilet facilities should be reprovided

- Support development as it will remove unsightly existing toilet block and improve South Street visual amenity
- Support infill of Nile Street with pedestrian access retained
- Better to develop entire site at the same time
- The Emsworth Centre is widely used and needs updating

### **UE11(E), Land West of Emsworth (123 dwellings)**

2 x Red/Amber, 1 x Green

- Concerns about development creep to the south of the site
- Concern over narrowing of gap with Havant
- One table member thinks development here is okay subject to appropriate landscape buffering and south Emsworth should take it's share of housing
- Havant Road is the gateway into Emsworth so development would have to be sensitive to this
- There should be a reduction in unit numbers on the frontage
- Traffic issues
- One member suggested potential development could be moved parallel to existing development
- The site and adjacent land may have archaeological significance
- Support proposed development provided housing development is in keeping with surrounding density
- Must be limited to proposed area and access only from Havant Road
- Propose 100 houses rather than 123
- Should be developed as a last resort
- Needs an improved cycle way
- It is already on a good bus route
- The opportunity for developers to increase the development land and residential creep is a threat
- Concerns over traffic on Havant Road – particularly peak traffic times
- Land ownership is within Warblington boundary
- A footbridge is needed over the busy road
- Green open space with play facilities and a football pitch are needed
- One of the nearby schools is at capacity

### **UE13(E), Land West of Horndean Road (147 dwellings)**

1 x Green, 1 x Green/Amber, 1 x Green/Red

- Horndean Road is a dangerous road
- Good access, particularly to schools
- Drainage issues
- Must be better provision for cycling
- Site has potential for development but should be restricted to avoid backland development and minimise impact on the gap
- Accept need for some housing on a revised site - potentially 60 dwellings
- Too much development is proposed at the site but north of the site has potential
- Concerns over developers expanding the site west
- Concerns over the development of both this site and UE39 – only one should be developed
- Flooding issues that could have a knock on effect for the whole of Emsworth

- Horndean Road is a narrow and busy road and should be widened
- St James' school is over capacity
- Concerns over local facilities and resources to support development
- North Emsworth is becoming clogged up
- Traffic lights are needed
- 25 – 35 dwellings would be appropriate

### **UE32(E), Land East of Horndean Road (80 dwellings)**

1 x Red, 2 x Green

- Not very sustainable – town is not within walking distance
- Countryside location
- Support location of development
- Retain tree lined boundaries
- Great care should be taken with access and safety issues
- Provision needed for a play area and school places
- Hollybank Woods are not protected
- Site of conservation importance
- Not as bad as site UE13
- Highways issues are not as bad in this location
- Accessible to shops and services
- Vehicle access should be onto Horndean Road
- Encourage development as far north as possible for vehicle access
- Traffic calming would be required on Horndean Road
- Development would need to incorporate a shop

### **UE37(E), West of Coldharbour Farm (66 dwellings)**

2 x Green, 1 x Amber

- Substantial drainage issues
- Noise issues
- Potential issue of traffic onto Horndean Road
- Cycling provision needed
- Concerns over noise, access for vehicles and pedestrians
- Pedestrian cycleway needed for safe access
- Mineral safeguarding issues
- Emsworth Bowling Club boundary concerns
- Skate park boundary concerns
- The area is boggy and muddy so needs improving

### **UE39(E), Land North of Hollybank Land and Long Copse Lane (105 dwellings)**

3 x Red

- Already expecting 300 new houses in that area and more development would clog up the roads
- Not very sustainable location
- Much too rural
- Intrusion into northern countryside
- Unacceptable widening of Long Copse Lane
- Traffic in the area would be too excessive
- Dreadful area for development

- Biodiversity issues
- Protection studies of Hollybank Woods are required for the protection of wildlife
- No facilities in the area for young people
- Poor access to shops and services
- Rural roads are not designed for large scale development
- Concerns over the cumulative affect of the Hampshire Farm development
- Development would have a huge negative impact on the wider area

### **General Comments**

- Traffic calming needed along Horndean Road
- Emsworth is in need of a large hall
- New access onto A27 needed
- Concerns over boundaries with neighbouring borders
- HBC should be having dialogue with neighbouring local authorities
- Questions were raised about the situation with the industrial and hotel development at Interbridges
- Workshop results should feed into the Emsworth Design Statement
- Concerns over schooling on borders
- Concerns over potential development at Manor and Copseys Farm
- Concern that there is a north/south divide in Emsworth

### **New Sites Suggested**

- Interbridges site
- Emsworth Baptist Church Land
- Land behind the railway station