As of 29.09.2026 Planning Statement

Planning Statement Summary

Land at Padnell Grange, Padnell Road, Waterlooville

ECE Planning | April 2026

Purpose and status. This is a concise summary of the Planning Statement submitted in support of the application. It reflects the applicant's planning case and technical evidence rather than an independent appraisal of the proposal.

Proposal and site context

The application seeks full planning permission for the demolition of the existing buildings at Padnell Grange and the construction of 90 dwellings, together with upgraded access from Padnell Road, parking, landscaping, sustainable drainage and other infrastructure. The site is about 2.82 hectares and lies roughly 2.9 km north-east of Waterlooville town centre. It contains Padnell Grange, a former farmhouse now used as a dwelling, and several ancillary buildings including a former barn and other structures in varying condition. The site is bounded by Padnell Cuts Wood to the north, housing to the south and west, Cherry Tree Avenue nearby, and Waterlooville Golf Club to the east. Existing public rights of way cross or connect with the site, and the site is in Flood Zone 1, although small areas of surface-water flood risk are identified.

Planning status and scheme composition

The site is already allocated for residential development under Policy W126 of the adopted Havant Borough Local Plan (Allocations) 2014 for approximately 84 homes. It is also identified in the emerging local plan under proposed Allocation 19 for about 83 homes. The Planning Statement argues that the principle of residential development is therefore established, while acknowledging that the proposed 90 homes are slightly above the allocation figures. The proposed mix comprises 7 one-bedroom flats, 13 two-bedroom flats, 13 two-bedroom houses, 47 three-bedroom houses and 10 four-bedroom houses. Of the 90 homes, 27 (30%) are proposed as affordable housing and 63 as market housing. The development would include detached, semi-detached and terraced houses plus two apartment blocks.

Design, heritage and existing buildings

Pre-application discussions with Havant Borough Council focused on public rights of way, heritage, layout, parking, trees and play space. The Council's conservation feedback recognised local interest in Padnell Grange and the former barn and asked that retention be explored. The applicant's heritage assessment concludes that the farmhouse has been heavily altered and has little historic or architectural interest, while the nineteenth-century barn has some limited interest as a common building type but is in very poor condition. Structural and sustainability assessments are used to argue that retaining and converting the buildings would require extensive intervention, would constrain modern energy performance and would add significant cost and complexity. The scheme

therefore proposes demolition, while using a new apartment building as a focal feature whose form and materials reference the former Padnell Grange building. New homes are generally two to two-and-a-half storeys, with setbacks, landscape buffers and spacing intended to protect neighbouring amenity and respond to the wooded setting.

Access, movement and parking

Vehicle access would continue from Padnell Road, with the existing entrance upgraded. Pedestrian links would connect to the surrounding footpath network, including links toward Cherry Tree Avenue and the bridleway/public right of way network to the north-east. The statement says the development is well placed for schools, local services, bus stops and rail services. Parking comprises 153 car spaces in total: 49 allocated, 104 unallocated and 31 visitor spaces, with 173 long-stay cycle spaces also proposed. The submitted transport work estimates around 47 additional vehicle movements in the AM peak and 48 in the PM peak and concludes that the resulting increase would be modest and could be accommodated by the local road network. The scheme also proposes local parking restrictions near the Padnell Road/Cherry Tree Avenue junction to improve visibility and reduce conflict.

Landscape, drainage and environmental matters

The layout seeks to retain a large proportion of the site's existing trees, including protected trees, while removing 21 individual trees and four groups where the applicant says this is necessary to deliver the access and housing layout. New planting is proposed and the statement says more than 50 new trees would be planted. Two principal areas of open space are included, together with a Locally Equipped Area of Play (LEAP). The statement records about 7,860 m^2 of amenity green space and 1.634 ha of natural and semi-natural green space and says the amenity provision exceeds the relevant standard overall. Surface-water drainage would use sustainable drainage measures including an attenuation basin and flow controls, with the strategy intended to reduce peak runoff compared with the existing situation. Foul drainage options include connection to the sewer network, with Southern Water reported as confirming available capacity.

Ecology, sustainability and other technical topics

The ecological evidence describes the site as being of generally low ecological value, with mitigation proposed for protected species and sensitive lighting for nocturnal wildlife. The biodiversity metric identifies a net loss in broad habitat units but a net gain in linear habitat; the residual biodiversity net gain requirement is proposed to be met through off-site compensation or a bespoke off-site scheme. The sustainability strategy uses a "fabric first" approach, improved insulation and airtightness, air-source heat pumps, photovoltaic panels, electric-vehicle charging and water-efficiency measures. The supporting assessments are reported as finding no significant residual air-quality effects, acceptable noise conditions subject to the proposed glazing and ventilation measures, low archaeological potential with mitigation capable of being secured if necessary, and very low to moderate/low ground-contamination risk with no asbestos identified. Nutrient neutrality is also

required because of the site's drainage relationship with protected European sites; the applicant proposes to secure the necessary avoidance and mitigation package.

Overall conclusion of the Planning Statement

The Planning Statement concludes that the proposal accords with the adopted development plan when read as a whole and is consistent with the general principles of the National Planning Policy Framework. Its case is that redevelopment would make efficient use of an allocated, previously developed site; deliver 90 homes, including 30% affordable housing; provide new open space and improved pedestrian connections; and help address Havant's identified housing land-supply shortfall. It also states that the technical issues relating to highways, drainage, trees, ecology, heritage, contamination and environmental effects can be mitigated or controlled through design, planning conditions and obligations. On that basis, the applicant asks Havant Borough Council to grant planning permission.

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