

Development Consultation Forum

Southleigh

27 January 2026



Programme

5:00 Developer Display in the Foyer

6:00 Introduction by Chair - Councillor Netty Shepherd
Explanation of the process by Paul Barton (HBC Head of Planning).

6:10 Planning History, Outline of Planning Policy HBC Planning Officers.

6:20 Presentation by Bloor Homes

6:40 Speakers from Community Groups - Havant Civic Society; Community Representative Denvilles; Emsworth Residents Forum

6:55 Questions to Bloor Homes from Councillors

7:55 Next Steps and Close of Meeting



The purpose of the Forum is...

- To allow developers to explain development proposals directly to councillors, public & key stakeholders at an early stage
- To allow Councillors to ask questions
- To inform officer pre application discussions with developer
- To identify any issues that may be considered in any formal application
- To enable the developer to shape an application to address community issues



The Forum is not meant to...

- Negotiate the proposal in public
- Commit councillors or local planning authority to a view
- Allow objectors to frustrate the process
- Address or necessarily identify all the issues that will need to be considered in a future planning application
- Take the place of normal planning application process or role of the Planning Committee



The outcome of the Forum will be...

- Developer will have a list of main points to consider
- Stakeholders and public will be aware of proposals and can raise their concerns
- Councillors will be better informed on significant planning issues
- Officers will be better informed as to community expectations during their pre application negotiations with developers

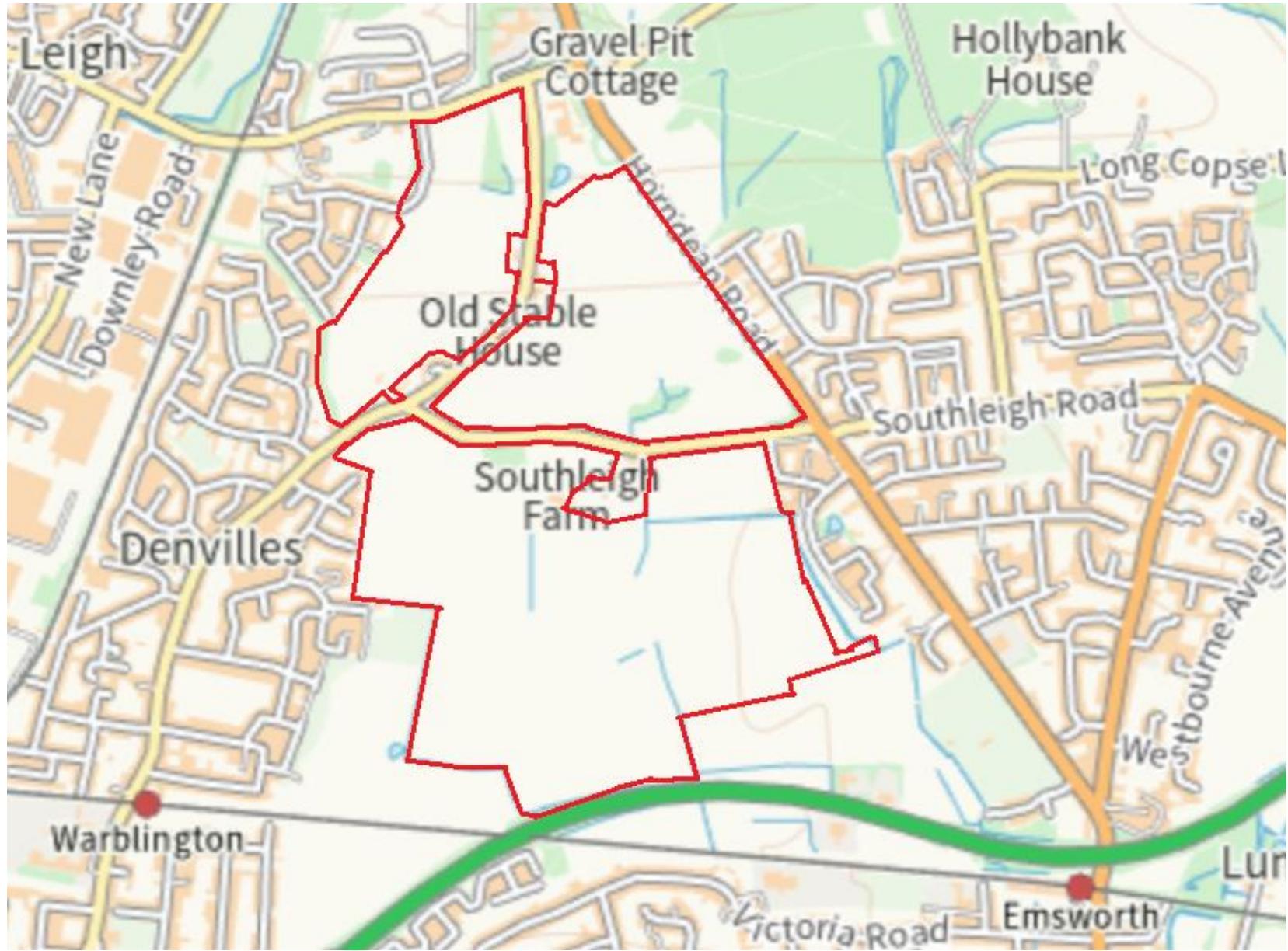


Overview of planning history

David Eaves (Principal Planner)



Site Location



Site Location



Planning History

- No previous planning applications for comprehensive redevelopment of the site.
- Several residential developments have taken place in recent years north and south of Bartons Road, to the east of Denvilles and to the west of Horndean Road.
- Planning permission granted for conversion of Southleigh Park House with new development to the south and west
- A development has been completed and another has a live planning application to the south of the railway line and east of St George's Avenue in Denvilles.



Recent residential developments



Policy background

David Hayward (Strategic Planning Manager)

National Planning Policy Framework (NPPF) 2024

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account....and is a material consideration in planning decisions”



Policy Background

Development Plan includes:

- Local Plan (Core Strategy) 2011
- Local Plan (Allocations) 2014
- Emsworth Neighbourhood Plan 2021
- Hampshire Minerals and Waste Plan 2013

Other Material Considerations include:

- NPPF 2024 (likely to be 2026)
- Parking SPD
- Borough Design Guide SPD
- Building a Better Future Plan (draft plans have minimal weight, although the plan may have moved on further by the time any application is determined).



Policy Background

The site been identified in planning policy documents and frameworks for some time:

- Local Plan Housing Statement (2016) – piecemeal development of the site ruled out
- Design workshop led strategic masterplan (2017)
- Havant Borough Local Plan (withdrawn from examination in 2022) – allocated for 2100 homes
- Housing Delivery Position Statement (2022) – identified for comprehensive development
- Building a Better Future consultation (2022) – identified for comprehensive development
- Draft Building a Better Future Plan (2025) – proposed allocation for at least 2100 homes



Current policy status

- The site is not allocated for development in the development plan and is outside of the urban area
- The site has been identified in several draft local plans and planning strategies in recent years – however this only has minimal weight
- There is a clear need for housing and there has been relatively low delivery of new homes in Havant Borough in recent years. The current five year housing supply position is 1.6 years – this is a material consideration of great weight
- The Building a Better Future Plan may have moved further along at the point of any decision on Southleigh and be afforded more weight.
- Government are also consulting on a substantially updated National Planning Policy Framework. When this is finalised, it will include National Decision Making Policies, which will have weight in planning decisions.



Presentation by Bloor Homes



Invited speaker: Mr Bateman - Emsworth Residents Forum



Invited speaker: Ms Emms - Community Representative Denvilles



Invited speaker: Mr Comlay –
Havant Civic Society



Questions to Bloor Homes from Councillors



Questions from councillors



Emerging Master Plan – Bloor Homes



Next Steps and Close of Meeting

- Summary notes will be published on the Council's website
- Officers will discuss outcomes with developer
- Developer will continue to develop proposals and consider issues raised by Forum
- Decision as to form of application and timing of submission rests with developer

