BUILDING
A BETTER FUTURE

Housing Land Supply
PINS Site Proformas

November 2026



Havant
BOROUGH COUNCIL

Housing Land Supply PINS Proformas
for Housing Site Allocations in the 'Building a Better Future' Plan

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Allocation 1: Southleigh

Local plan allocation ref	Allocation 1
Site name	Southleigh
Total capacity (dwellings)	2100
Total completions in plan period	1650
Total completions in five years following adoption	150

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						50	100	150	150	150	150	150	150	150	150	150	150

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site was promoted on behalf of the landowner through the Call for Sites in 2022 and the Council's Draft (Regulation 18) Local Plan consultation in 2025.
Developer interest	Bloor Homes has been confirmed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Community, transport, ecology, etc. infrastructure will be required. Key requirements set out in the Local Plan Allocation 1. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings; the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services

	(E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage infrastructure; utilities infrastructure; and all other associated and necessary infrastructure. Accompanied by an Environmental Statement. Application submitted May 2026. This application does not cover the entire allocation area. Planning Statement confirms the application is for approx. 1800 dwellings.
Progress towards applications, reserved matters, discharge of conditions, etc.	Pending consideration.

Allocation 2: Long Copse Lane

Local plan allocation ref	Allocation 2
Site name	Long Copse Lane
Total capacity (dwellings)	325
Total completions in plan period	325
Total completions in five years following adoption	30

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
							30	50	50	50	50	50	45				

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The allocation site is owned by four separate owners. Site promoters confirmed the sites are available for development.
Developer interest	No confirmation that a developer has been agreed for any of the development parcels.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 3: Land south of Havant Road (Horse's Field)

Local plan allocation ref	Allocation 3
Site name	Land south of Havant Road (Horse's Field)
Total capacity (dwellings)	85
Total completions in plan period	85
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									30	30	25						

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site owner confirmed that the site is available for development.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 4: Helmsley House

Local plan allocation ref	Allocation 4
Site name	Helmsley House
Total capacity (dwellings)	30
Total completions in plan period	10
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					10								20				

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Ownership and availability	The site is in two parts. The site owner confirmed that both sites are available for development, with the first parcel being available during the early years of the plan period and the other parcel in the later part of the plan period.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 5: Southleigh Park House

Local plan allocation ref	Allocation 5
Site name	Southleigh Park House
Total capacity (dwellings)	41 dwellings + 20 flats
Total completions in plan period	61
Total completions in five years following adoption	21

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
	2	38	21														

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Ownership and availability	Development commenced on site (APP/17/00863 & APP/21/01451)
Developer interest	Development commenced on site (APP/17/00863 & APP/21/01451)
Site assessment work	Development commenced on site (APP/17/00863 & APP/21/01451)
Viability	Development commenced on site (APP/17/00863 & APP/21/01451)
Infrastructure provision	Development commenced on site (APP/17/00863 & APP/21/01451)
Planning permission	APP/17/00863 – Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

	APP/21/01451 - Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). *Development commenced on site.*
Progress towards applications, reserved matters, discharge of conditions, etc.	Development commenced on site.

Allocation 6: Land East of Castle Avenue

Local plan allocation ref	Allocation 6
Site name	Land East of Castle Avenue
Total capacity (dwellings)	184
Total completions in plan period	184
Total completions in five years following adoption	114

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					14	50	50	50	20								

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Ownership and availability	The site is subject to a current planning application by Barratt David Wilson which was submitted in 2021. The site was re-promoted through the Call for Sites in 2022.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	APP/21/01010 Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping. Submitted September 2021 – Pending Consideration.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above

Allocation 7: Former Oak Park School

Local plan allocation ref	Allocation 7
Site name	Former Oak Park School
Total capacity (dwellings)	90 bed care home, 21 homes
Total completions in plan period	0
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									90								

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Ownership and availability	NHS owns the site. Active promotion since 2022.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	APP/15/00303 Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure. Approved December 2015.

Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 8: Palk Road

Local plan allocation ref	Allocation 8
Site name	Palk Road
Total capacity (dwellings)	83
Total completions in plan period	83
Total completions in five years following adoption	83

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						42	41										

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Ownership and availability	Site actively promoted since 2022, including at reg 19 public consultation.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	APP/23/00488 | Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins. Pending consideration.
Progress towards applications, reserved matters,	As above.

discharge of conditions, etc.	

Allocation 9: Belmont Castle Rest Home

Local plan allocation ref	Allocation 9
Site name	Belmont Castle Rest Home
Total capacity (dwellings)	27 (48 bed care homes)
Total completions in plan period	27 (48 bed care homes)
Total completions in five years following adoption	0

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		27															

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Ownership and availability	Planning permission APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking (Permitted 29/07/2022).
Developer interest	Permission has been implemented, works started on site.
Site assessment work	Planning permission APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 (an increase of 48 beds) with associated car parking (Permitted 29/07/2022).
Viability	As above.
Infrastructure provision	As above.
Planning permission	As above.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above.

Allocation 10: Land south of Lower Road (Phase 2)

Local plan allocation ref	Allocation 10
Site name	Land south of Lower Road (Phase 2)
Total capacity (dwellings)	43
Total completions in plan period	43
Total completions in five years following adoption	23

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		20	23														

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Ownership and availability	Detailed permission granted (as below). Works commenced on site.
Developer interest	N/A
Site assessment work	APP/21/01071 | Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved. Appeal Allowed May 2023. APP/24/00612 | Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works. Approved February 2025.
Viability	As above.
Infrastructure provision	As above.
Planning permission	As above.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above.

Allocation 11: Kingscroft Farm

Local plan allocation ref	Allocation 11
Site name	Kingscroft Farm
Total capacity (dwellings)	120
Total completions in plan period	120
Total completions in five years following adoption	120

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			26	52	42												

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Ownership and availability	APP/22/00669 - Outline planning application with all matters reserved (except for access) for the development of up to 120 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site – Pending consideration.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	As above.
Infrastructure provision	As above.
Planning permission	As above.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above.

Allocation 12: Portsmouth Water Headquarters

Local plan allocation ref	Allocation 12
Site name	Portsmouth Water Headquarters
Total capacity (dwellings)	120
Total completions in plan period	120
Total completions in five years following adoption	120

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						60	60										

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Ownership and availability	The site was promoted by Portsmouth Water through the Call for Sites in 2022. The existing offices will become available with the relocation of Portsmouth Water headquarters site to land north of Solent Road (site reference ED11) which has resolution to grant planning permission subject to Section 106.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 13: Cabbagefield Row

Local plan allocation ref	Allocation 13
Site name	Cabbagefield Row
Total capacity (dwellings)	150
Total completions in plan period	150
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
									50	50	50						

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Ownership and availability	The site was subject of a planning application for 100% affordable housing by Portsmouth City Council which was submitted in 2021 and withdrawn in 2025.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	The site is likely to be achievable as it is a greenfield site. Significantly however, there is a need to provide a suitable compensatory habitat for protected species. Whilst this may be demonstrated to be achievable in principle, this involves land owned by a third party which will likely to impact on the overall viability of the scheme. There has been no recent activity by the site promoters to address this issue through the current planning application. Until there is greater confidence that these matters can be addressed, it is reasonable to assume first completions could take place during years 6-10.
Viability	Site constraints and the need to provide adequate mitigation will have significant impacts on the development viability. However, it is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	Withdrawn. APP/21/00989 | Outline planning application for the development of 150 dwellings (3-bed; 4-bed and 5-bed dwelling

	houses and 1-bed and 2-bed apartments) addressing layout, scale and access, including biodiversity enhancements and buffers and species-specific enhancements, SuDS and car parking (with appearance and landscaping matters reserved). Submitted September 2021 – Withdrawn December 2025.
Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 14: Strouden Court

Local plan allocation ref	Allocation 14
Site name	Strouden Court
Total capacity (dwellings)	81
Total completions in plan period	81
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
											24	26	31				

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Ownership and availability	The site was promoted by Portsmouth City Council as the landowner through the Call for Sites in 2022, and through the draft Regulation 18 Local Plan consultation in 2025.
Developer interest	No confirmation that a developer has been agreed.
Site assessment work	The site is likely to be achievable as it is a greenfield site. Significantly however, there is a need to provide a suitable compensatory habitat for protected species. Whilst this may be demonstrated to be achievable in principle, this involves land owned by a third party which will likely to impact on the overall viability of the scheme. There has been no recent activity by the site promoters to address this issue through the current planning application. Until there is greater confidence that these matters can be addressed, it is reasonable to assume first completions could take place during years 6-10 and beyond.
Viability	Viability of the individual sites is likely to be affected by the need to retain an appropriate level of parking for existing residents, whilst providing a sufficient level of parking is serve the development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a

Progress towards applications, reserved matters, discharge of conditions, etc.	n/a

Allocation 15: Land West of Hulbert Road

Local plan allocation ref	Allocation 15
Site name	Land West of Hulbert Road
Total capacity (dwellings)	100
Total completions in plan period	100
Total completions in five years following adoption	80

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
		20	50	30													

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Ownership and availability	Planning permission granted, as below.
Developer interest	BRiCS Development Southern (a residential construction and property development company) is the applicant.
Site assessment work	Planning permission granted.
Viability	Planning permission granted.
Infrastructure provision	Planning permission granted.
Planning permission	20/00441 - Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant (conditions are being discharged). 25/00573 - Reserved matters application for 100 dwellings and improved site access, landscaping, footpaths, SuDS and other associated works. Matters relating to appearance, landscaping, layout and scale to be considered. The outline application was not an environmental impact assessment application.

Progress towards applications, reserved matters, discharge of conditions, etc.	Conditions related to the outline permission are being discharged.

Allocation 16: Dunsbury Way

Local plan allocation ref	Allocation 16
Site name	Dunsbury Way
Total capacity (dwellings)	70 extra care units equivalent to 37 dwellings
Total completions in plan period	70 extra care units equivalent to 37 dwellings
Total completions in five years following adoption	70 extra care units equivalent to 37 dwellings

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						37											

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Ownership and availability	The site was promoted for 65-75 affordable extra care units by Hampshire County Council through the Call for Sites in 2022 and the draft (Regulation 18) Local Plan consultation in 2025. The site boundary was amended to include the land area to the southeast currently owned by Havant Borough Council.
Developer interest	No developer has been confirmed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on site or off-site may affect viability. The location is likely to be attractive to developers, being well located to Leigh Park centre and services and facilities. There is a reasonable prospect that the site will be delivered at a particular point in time.
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications, reserved matters,	n/a

discharge of conditions, etc.	

Allocation 17: Former Electricity Board, Bartons Road

Local plan allocation ref	Allocation 17
Site name	Former Electricity Board, Bartons Road
Total capacity (dwellings)	90
Total completions in plan period	70 extra care units equivalent to 37 dwellings
Total completions in five years following adoption	70 extra care units equivalent to 37 dwellings

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						37											

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site was promoted for 65-75 affordable extra care units by Hampshire County Council through the Call for Sites in 2022 and the draft (Regulation 18) Local Plan consultation in 2025. The site boundary was amended to include the land area to the southeast currently owned by Havant Borough Council.
Developer interest	No developer has been confirmed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	Planning permission granted.
Infrastructure provision	Planning permission granted.
Planning permission	APP/25/00639 Erection of 90 dwellings with associated landscaping, parking and improved access. Planning permission granted May 2026.
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning conditions are being discharged.

Allocation 18: Padnell Grange

Local plan allocation ref	Allocation 18
Site name	Padnell Grange
Total capacity (dwellings)	84
Total completions in plan period	84
Total completions in five years following adoption	84

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					39	39	6										

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Ownership and availability	The site was promoted on behalf of the landowner and Stonebond Properties (a housebuilder) through the draft (Regulation 18) Local Plan consultation in 2025.
Developer interest	No developer has been confirmed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June 2026) ref: HS05
Viability	The site is likely to be achievable and in a location is likely to be attractive to developers. The existing grange and barn are noted to have some local historic value. The retention and refurbishment of these buildings may have impact on the viability of the scheme. Nevertheless, there is a reasonable prospect that the site would be developed at a particular point in time.
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	APP/26/00332 - Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works. Application submitted in June 2026. Pending consideration.
Progress towards applications, reserved matters,	As above.

discharge of conditions, etc.	

Allocation 19: Blue Star

Local plan allocation ref	Allocation 19
Site name	Blue Star
Total capacity (dwellings)	69
Total completions in plan period	69
Total completions in five years following adoption	69

Plan period up to adoption		Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
					32	37											

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Ownership and availability	The site was promoted through the Regulation 18 Local Plan consultation in 2022. APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Appeal allowed November 2026.
Developer interest	Developer has been confirmed.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Appeal allowed November 2026.
Infrastructure provision	APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Appeal allowed November 2026.
Planning permission	APP/23/00471 | Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. Appeal allowed November 2026.
Progress towards applications, reserved matters,	n/a

discharge of conditions, etc.	

Allocation 20: Goodwillies Timber Yard

Local plan allocation ref	Allocation 20
Site name	Goodwillies Timber Yard
Total capacity (dwellings)	96
Total completions in plan period	96
Total completions in five years following adoption	96

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
				30	36	30											

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Ownership and availability	The timber business has closed and the site was promoted by Foreman Homes through the draft (Regulation 18) Local Plan in 2025.
Developer interest	As above.
Site assessment work	Site assessment of site is available in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (June, 2026) ref: HS05
Viability	The site is likely to be achievable. The ability to secure appropriate compensation for Open Mosaic Habitat on-site or off-site may affect viability. There are likely to be some viability issues, given the costs associated with the demolition of the existing buildings and remediation is also expected to be required. Levels within the site may mean that it may be difficult to achieve appropriate relationships between properties. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time.
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	n/a
Progress towards applications,	n/a

reserved matters, discharge of conditions, etc.	

Allocation 21: West of Waterlooville Major Development Area (Phases 4 and 8)

Local plan allocation ref	Allocation 21
Site name	West of Waterlooville Major Development Area (Phases 4 and 8)
Total capacity (dwellings)	190
Total completions in plan period	190
Total completions in five years following adoption	190

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
	60	60	30														

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Ownership and availability	10/00828 - Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only). Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycle ways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant Footpath No 11 and Southwick and Widley Footpath No 30, with suitable alternative route provided (approved 18/04/2012).

	24/00939 – Reserved matters application comprising 185 residential dwellings, associated amenity space, access, garages, parking, internal roads, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref APP/10/00828 (and WCC application 10/02862/OUT)
Developer interest	As above.
Site assessment work	Development commenced on site.
Viability	Development commenced on site.
Infrastructure provision	As secured with planning consent(s).
Planning permission	As above.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above.

Allocation 22: South Downs College Car Park

Local plan allocation ref	Allocation 22
Site name	South Downs College Car Park
Total capacity (dwellings)	85
Total completions in plan period	85
Total completions in five years following adoption	85

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
			30	55													

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Ownership and availability	The site is the subject of a current planning application by People for Places which has resolution to grant subject to Section 106.
Developer interest	As above.
Site assessment work	Undertaken as a part of APP/22/00439 Redevelopment of southern section of site to provide 85 dwellings. New access from College Road and associated works. Resolution to grant subject to S106.
Viability	It is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	As secured with planning consent.
Planning permission	APP/22/00439 Redevelopment of southern section of site to provide 85 dwellings. New access from College Road and associated works. Resolution to grant subject to S106.
Progress towards applications, reserved matters, discharge of conditions, etc.	As above.

Allocation 23: Campdown

Local plan allocation ref	Allocation 23
Site name	Campdown
Total capacity (dwellings)	590
Total completions in plan period	590
Total completions in five years following adoption	103

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
						28	75	75	75	75	75	75	75	37			

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Ownership and availability	The site was most recently promoted by the landowner following the draft (Regulation 18) Local Plan consultation in 2025. Planning application has been submitted in 2023.
Developer interest	No developer confirmed.
Site assessment work	Detailed assessment is being undertaken as a part of APP/23/00488 Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.
Viability	It is not considered that the development would be unviable (see Stage 1 and Stage 2 Local Plan Viability Assessment, ref: HS03 and HS12).
Infrastructure provision	Key requirements set out in the Local Plan. The exact scale and nature of policy compliant infrastructure to mitigate impacts of the development will be determined and secured at planning application stage.
Planning permission	APP/23/00488 Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins. Under consideration.
Progress towards applications,	As above.

reserved matters, discharge of conditions, etc.	