



# **Former Electricity Board Site, Bartons Road**

Statement of Community Involvement

July 2025

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# Chapter 1

## Introduction



**This Statement of Community Involvement (SCI) has been prepared by Stonebond Properties (Guildford) Limited (the 'Applicant') in support of its planning application for the former Electricity Board Site, Bartons Road (the 'Site'). The SCI will be submitted to Havant Borough Council as part of the suite of documents submitted to supporting the application.**

The application seeks approval for 90 new homes, with associated landscaping, parking and improved access off Bartons Road. It is proposed at least 50% of the units will be delivered as affordable housing.

The community involvement process has included engagement with stakeholders, organising an in-person exhibition event and a consultation website, and analysing feedback.

The formal consultation period took place from Monday midday 7<sup>th</sup> July 2025 to midnight Sunday 20<sup>th</sup> July 2025.

# Chapter 2

## Executive Summary



The informal consultation with stakeholders started in June 2025. This included:

- ▶ Writing to stakeholders on Tuesday 10th June to inform them that we had commenced preparation of a planning application, providing information about the proposals and inviting them to a briefing and tour of the site.

The formal consultation period took place from Monday 7<sup>th</sup> July 2025 to Sunday 20<sup>th</sup> July 2025. This included:

- ▶ Following up with stakeholders on 23rd June to inform them of our public consultation
- ▶ Sending flyers First Class delivery (2 weeks prior to the exhibition) to 993 residences and businesses on Tuesday 24<sup>th</sup> June 2025 to inform them about the proposals for the redevelopment of the Site, with information about the public exhibition event, consultation period and website
- ▶ Producing a consultation website, which included a summary of the proposals and electronic versions of all consultation materials, with an opportunity to provide feedback through the website.
- ▶ Holding one in-person consultation exhibition on 5.00pm - 8:00pm Wednesday 9<sup>th</sup> July 2025 at the Leigh Park Centre, Havant, PO9 5BG.

Feedback was provided via several channels, including via the feedback form and email.

Residents expressed a desire for a well-considered development that offers a balanced mix of housing types, including more affordable housing.

There is strong interest in ensuring good access, sufficient parking, and thoughtful traffic management to reduce congestion.

Should the application be approved, the Applicant is committed to ongoing engagement with the local community for the duration of the proposed development. The Applicant will continue to listen to and respond proactively to feedback from residents and local councilors.

# Chapter 3

## Approach to Consultation



The National Planning Policy Framework (NPPF) emphasises that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good-quality pre-application discussion enables better communication between public and private resources and improved outcomes for the community.”* (Ref para 40.)

It continues by noting that *“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”* (Ref para 41.)

It further notes that: *“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.”* (Ref para 42.)

Havant Borough Councils Statement of Community Involvement, adopted in September 2022, states that the *“The purpose of the Statement of Community Involvement (SCI) is to explain how local people can engage in plan making and decision making in Havant Borough.”* (Ref section 1.2.)

It additionally states that *“Community involvement and consultation play an important role in the Borough Council’s decision-making process on planning. The Council believes that the whole community should have the opportunity to engage in...the consideration of planning applications”.* (Ref section 1.2.)

The Applicant has fully embraced this advice and recognises that this is an important means of both informing the local community of the draft proposals and, where possible, accommodating community feedback in the final submitted proposal.

# Chapter 4

## Consultation Activities



The period of formal consultation lasted for two weeks in July 2025, and the activities undertaken to support this have been outlined below.

### Formal Consultation: June 2025

#### Invitation letters to political and other stakeholders

Letters were sent on Monday 23<sup>rd</sup> June 2025 to stakeholders, including elected representatives and local parish councils. The letter informed stakeholders that the Applicant would be holding a public consultation for the proposals at the Former SSE Offices, and provided relevant information, including the important dates for the public consultation and how to access information.

This letter was sent to:

- ▶ Councilor Richard Brown, Havant Borough Council member for Leigh Park Hermitage, Cabinet Lead for Planning and Environment and Chairman of the Planning Committee.
- ▶ Councilor Sharon Collings, Havant Borough Council member for Leigh Park Central & West Leigh.
- ▶ Councilor Munazza Faiz, Havant Borough Council member for Leigh Park Central & West Leigh and Mayor of Havant.
- ▶ Councilor Jason Horton, Havant Borough Council member for Leigh Park Central & West Leigh and Vice Chairman of Overview and Scrutiny Committee.
- ▶ Councilor Amy Redsull, Havant Borough Council member for Leigh Park Hermitage and Cabinet Lead for Housing.

A copy of this letter is available in Appendix B.

#### Invitation flyers to residents and businesses

Flyers were sent First Class on Tuesday 24<sup>th</sup> June 2025 to residents and businesses within the catchment area shown. This flyer informed them about Stonebond's plans to host a public consultation to obtain feedback from residents about the proposals. It included information on the length of consultation, the in-person public exhibition, and how to access the consultation materials.

A copy of this flyer is available in Appendix C.



Image detailing where catchment area flyer was distributed

#### Public exhibition

A public exhibition was held on Wednesday 9<sup>th</sup> July 2025 at the Leigh Park Centre from 5:00pm to 8:00pm.

The location of the exhibition was chosen due to its proximity to the development site and ease of access for residents with plenty of parking nearby. This session was attended by representatives from Stonebond, Vail Williams and Edgington's. In total, 5 people attended the exhibition.

The event was extensively advertised via the methods outlined above.

Eight exhibition boards were displayed at the exhibition, providing information on: an introduction to Stonebond and the project background; a site overview; the proposals; access and transport; design; sustainability; landscape and community spaces; and timeline and next steps.

A copy of the exhibition boards can be found in Appendix A, and a copy of the feedback form can be found in Appendix D.

## Consultation website

All outgoing consultation included a link to the website. The website contained a holding page that went live on 7<sup>th</sup> July 2025 when the consultation began. The website included:

- ▶ An introduction, details regarding the background of the site, further information on the site itself, our proposals, design considerations, character zones, children's play spaces, sustainability, accessibility and transport. This was as reflected on the exhibition boards.
- ▶ A copy of the public exhibition boards.
- ▶ Project feedback form, for visitors to provide their feedback.

The website received 61 page views, with the average time being 2m17s.

The online feedback form replicated the questions in the paper feedback form.

Screenshots of the website can be found in Appendix E.

## Feedback methods

During the consultation period, we provided two ways for attendees to give their feedback and/or find out more information about the proposals. These included:

- ▶ Completing the feedback form at the exhibition or via post
- ▶ Completing the feedback form on the website:  
[www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad)

A deadline of midnight 20<sup>th</sup> July 2025 was provided for receipt of feedback.

# Chapter 5

## Consultation Feedback



During the public consultation event, we received written feedback from no respondents. The feedback we received was obtained via the feedback form completed through the website.

The feedback form contained a mix of qualitative questions, with 13 questions in total. These sought to understand what respondents thought about the proposals, and for respondents to provide any general feedback on proposals.

The quantitative feedback asked respondents for their level of agreement on a number of statements that related to the proposals. These questions were asked on a Likert scale, which is a type of rating typically consisting of a set of statements and a range of response options that correspond to each statement. A common format is a five-point scale with the following options: 'strongly disagree, disagree', 'neutral', 'agree', 'strongly agree'. This was the scale used for the quantitative section of the feedback form.

An analysis of the feedback is provided below.

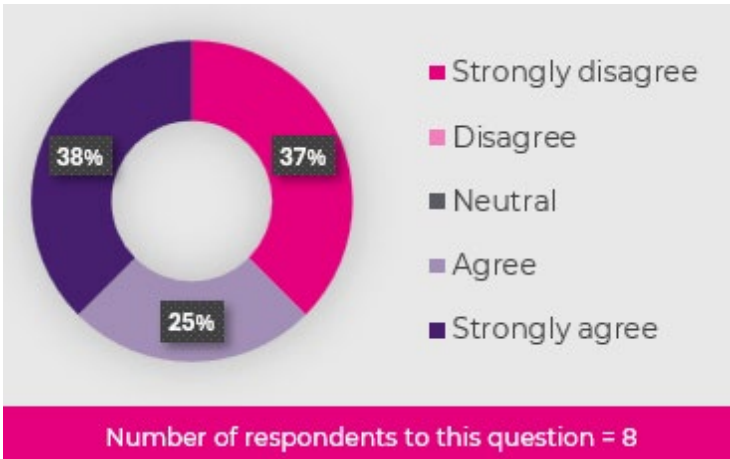
### **Qualitative Feedback** **In-person consultation event**

At the consultation event on Wednesday 9<sup>th</sup> July, there was no consistent feedback from the attendees.

Feedback form questions

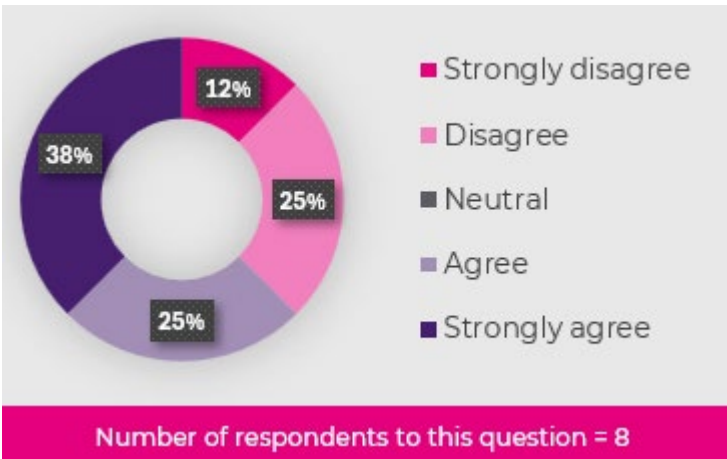
Q1: I support the development of an allocated, brownfield site within the local area.

Respondents were asked to rate how they felt about the development of a brownfield site within the local area. The overall sentiment was closely divided, with 38% strongly agreeing with the proposal and 37% strongly disagreeing. Meanwhile, 25% of respondents agreed. These results suggest the majority are supportive of development of an allocated, brownfield site.



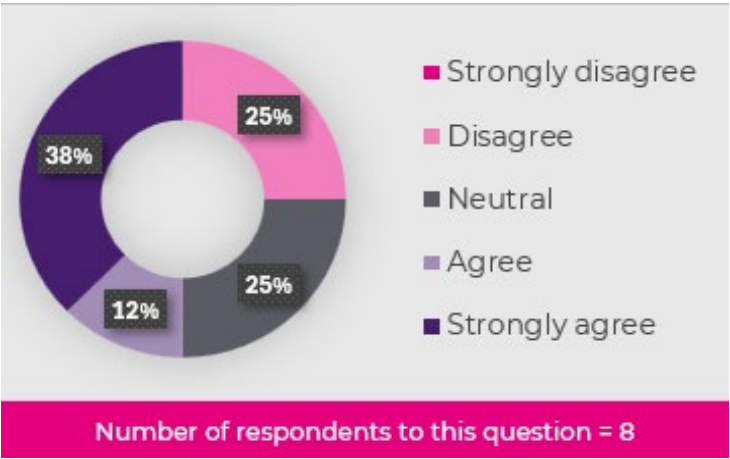
Q2: The proposals for 91 new homes including at least 40% affordable housing will help meet local need.

Results for this statement were mixed. While 38% of respondents strongly agreed and 25% agreed with the proposal, 25% disagreed and 12% strongly disagreed. This reflects a varied distribution of opinions, with a slight majority expressing support but no overwhelming consensus among participants. This was reflected within the qualitative feedback too.



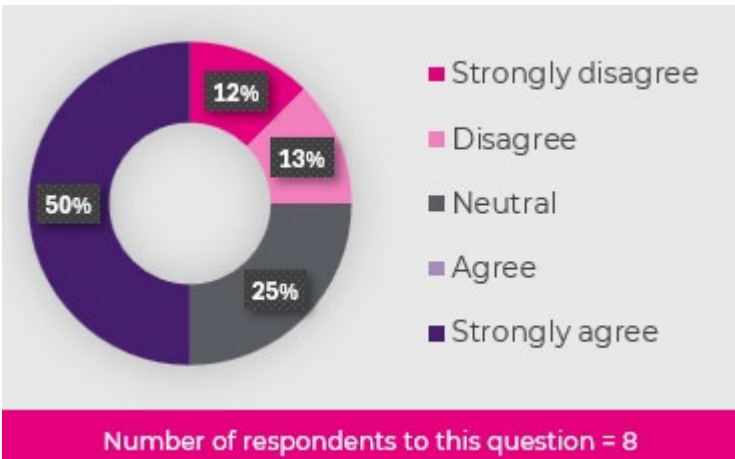
Q3: The play space being overlooked to ensure natural surveillance is welcomed.

When asked whether natural surveillance in the area would be welcomed, responses were varied. While 38% of respondents strongly agreed and 12% agreed, 25% disagreed with the idea. A significant portion (35%) remained neutral, suggesting that although there is notable support for the concept, many residents may still be undecided.



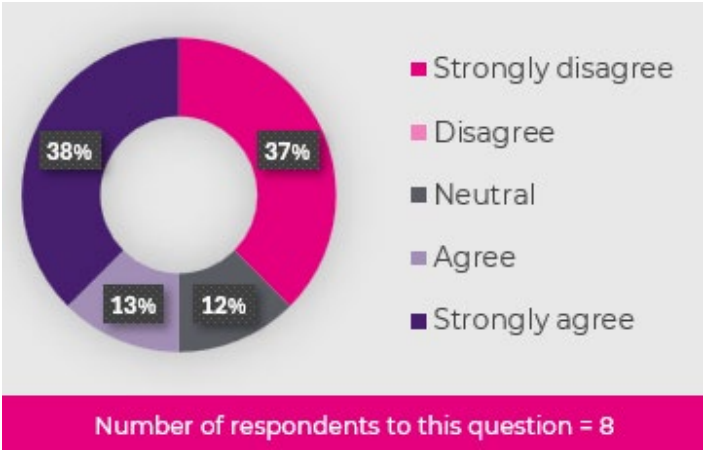
Q4: I support the proposal not to overprovide car parking and promote the use of greener transport options.

The results showed a wide range of opinions. Half of the respondents strongly agreed with the statement, while 12% strongly disagreed and 13% disagreed. Meanwhile, 25% remained neutral. This highlights a mixed response, though a clear majority expressed support for greener transport options.



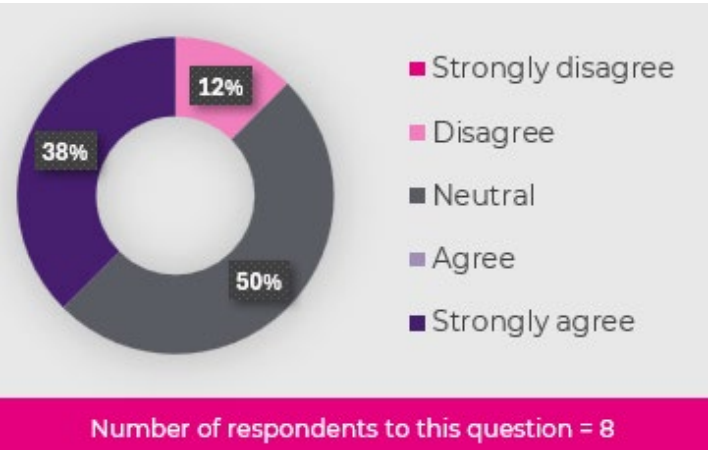
**Q5: The design of the apartment block on the corner of Bartons Road and Petersfield Road is welcomed to allow for a landmark building.**

Opinions on the proposed apartment block at the corner of Bartons Road and Petersfield Road were notably polarised. While 38% of respondents strongly agreed and 13% agreed with the idea, indicating a majority in support—37% strongly disagreed. Only 12% remained neutral.



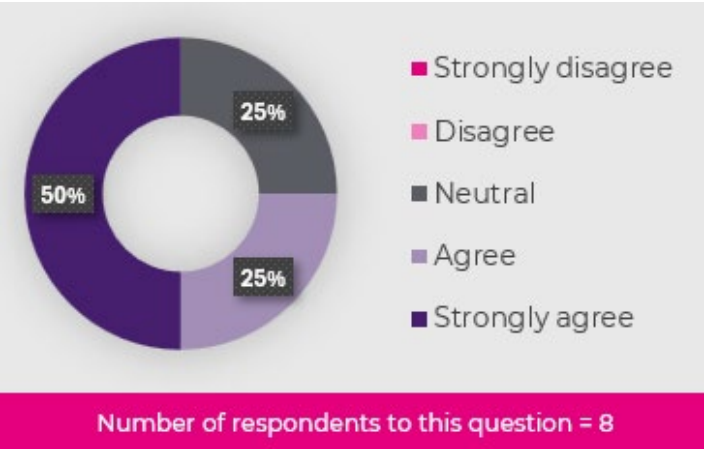
**Q6: I welcome the proposed contemporary design style of the houses and apartments.**

The results revealed a strong sense of uncertainty among respondents. While 38% strongly agreed with the proposal and 12% disagreed, half of the participants (50%) remained neutral. This significant level of neutrality suggests that many respondents were unsure or undecided about the idea.



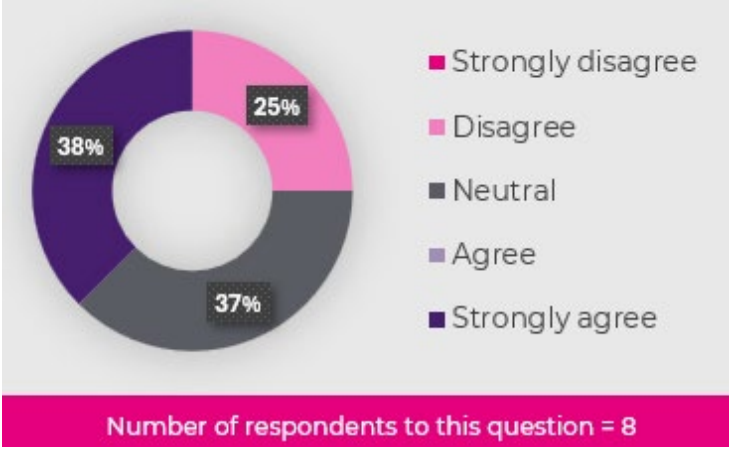
**Q7: I support the inclusion of high ecological value habitats and new native tree planting to improve biodiversity.**

The results revealed strong support for high ecological value habitats. Half of the respondents strongly agreed, while 25% agreed and another 25% remained neutral. Notably, no respondents expressed disagreement, highlighting a positive sentiment with respect to improvements to biodiversity.



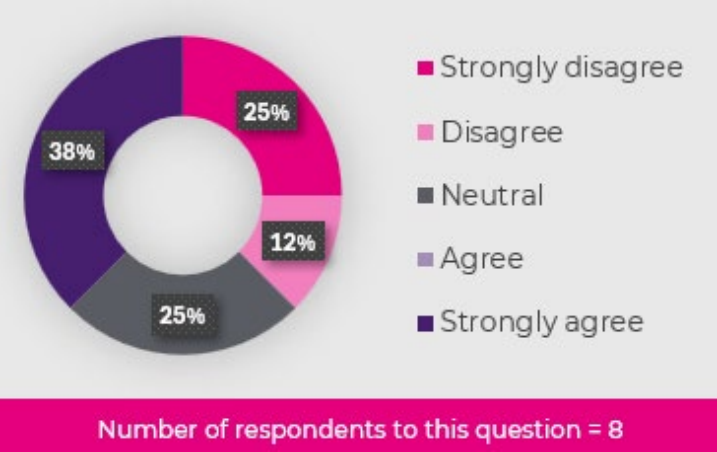
**Q8: I would like to see the inclusion of low carbon energy sources, such as air source heat pumps.**

The results showed a generally cautious response. While 38% of respondents strongly agreed with the proposal and 13% agreed, 25% disagreed and 37% remained neutral. This distribution suggests that although there is notable support, a significant number of participants were either unsure or held reservations about the idea.



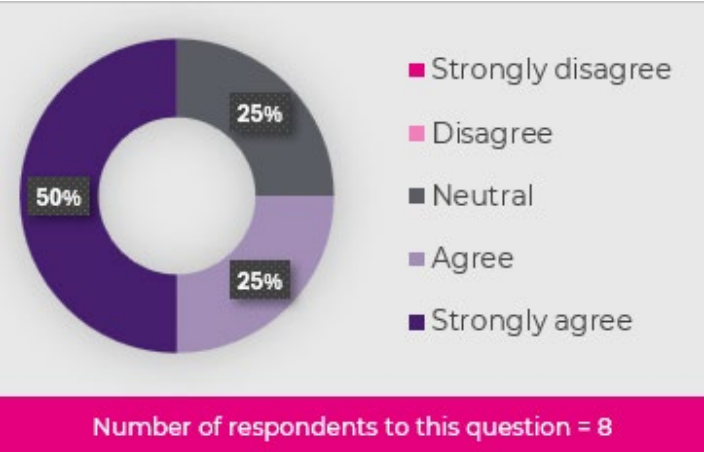
**Q9: The inclusion of electric vehicle charging points for every home is supported.**

When asked about their support for delivering electric vehicle charging points for every unit, responses leaned positively. A combined 63% of respondents expressed support—38% strongly agreed and 25% agreed. Meanwhile, 25% were neutral, and 12% disagreed. These results suggest a generally favorable view of the proposal.



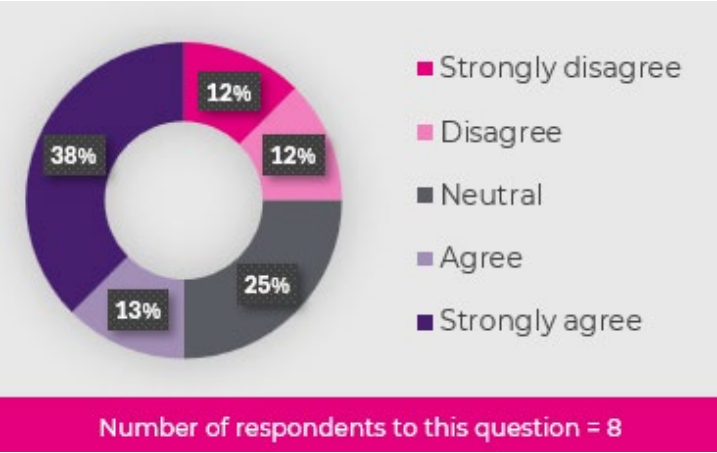
**Q10: I would like to see opportunities for local labour and suppliers generated by the development.**

When asked about generating opportunities for local labour and suppliers through development, responses reflected strong support. Half of the respondents strongly agreed, 25% agreed, and 25% remained neutral. Notably, no respondents expressed disagreement, suggesting a generally positive outlook on the proposal's potential to benefit the local economy.



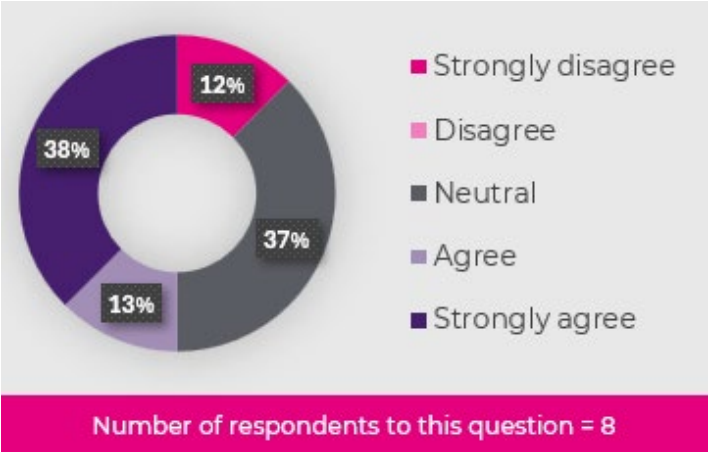
**Q11: Pedestrian and cycle routes connecting to Bartons Road and Petersfield Road will help to improve connectivity in the area.**

The results revealed a notably mixed set of opinions. While 38% of respondents strongly agreed and 13% agreed with the proposal, 12% disagreed and 12% strongly disagreed. A quarter of respondents remained neutral. This distribution highlights a broad range of views, with a slight majority in support but a significant portion either uncertain or opposed.



**Q12: I found this public exhibition helpful and informative.**

When asked whether they found the public exhibition helpful and informative, responses were varied. While 38% of respondents strongly agreed and 13% agreed, 37% remained neutral. A smaller portion, 12%, strongly disagreed. This distribution suggests that many found the exhibition beneficial.



The opportunity to provide general qualitative feedback on the proposals was provided by the following question being asked within the feedback form:

**Q13: Do you have any other feedback on our proposals?**

8 of the 8 respondents to the feedback form provided an answer to this question. Comments included:

- ▶ "A much needed and welcome design."
- ▶ "Fully support proposal."
- ▶ "It would be encouraging to hear if social and private plots are going to be mixed across the site."
- ▶ "The price of new homes are too expensive."
- ▶ "It is difficult to tell how many car parking spaces have been allowed for the 90 units, we are concerned that new residents will be forced to park in surrounding roads."
- ▶ "We would welcome the inclusion of Knightwood Avenue in the traffic assessment to prevent potential congestion of the junctions from the Petersfield Rd and Bartons Rd."
- ▶ "The road layout onto Bartons Road needs to be looked at as this is already a bottleneck. A second exit would be required to stop more traffic congestion."

## Engagement via email

We did not receive any feedback via email.

# Chapter 6

## Response to Feedback



A range of suggestions, queries and concerns were expressed during the formal consultation period. These issues are summarised below by theme, together with a brief response from the Applicant.

### Response to feedback by theme

| Theme                                                                      | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affordable Housing</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Would like to know where the affordable dwellings will be located on site. | Core Strategy Policy CS9 states housing proposals should deliver 30-40% affordable housing on sites of 15 dwellings or more. As such, our proposals at the consultation stage provided 40% affordable housing. In light of the pre-application response from Havant's Housing Officer, alongside comments regarding affordability from local residents, we have proposed to increase the percentage of affordable housing on site to at least 50%.                                                                                              |
| The price of new homes are too expensive.                                  | <p>The Housing Officer confirmed as of May 2025, there are 1,557 active applications registered on Hampshire Home Choice with applicants seeking rented accommodation, primarily for 1-bed (42%) and 2-bed dwellings (34%). All flats are therefore proposed as Affordable Rent.</p> <p>The affordable dwellings are distributed across the site to ensure a mixed community in line with Policy CS9.</p> <p>The dwellings are appropriately sized to ensure they are affordable, whilst also meeting Nationally Described Space Standards.</p> |
| <b>Parking &amp; Access</b>                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| How many car parking spaces will be allocated to 90 units?                 | <p>The proposed development will provide a total of 154 allocated parking spaces and 30 unallocated visitor spaces in line with Havant Borough Council's Parking SPD (2019).</p> <p>The proposals also provide safe and suitable access to the existing non-vehicular network. Following a vision-led approach, the development proposals bring forward a range of measures and sustainable travel improvements to reduce the need to travel and encourage the use of sustainable travel modes.</p>                                             |
| Concerns that residents will be forced to parking on surrounding roads.    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Addressing Traffic Concerns                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Would welcome the inclusion of Knightwood Avenue in the traffic assessment.       | Existing traffic flows were obtained from a turning count and queues survey undertaken on June 23, 2025. The survey location included B2149 Petersfield Road/Bartons Road junction and Bartons Road/Knightwood Avenue junction. The survey was conducted for 3 hours in each peak (0700 – 1000 in the AM and 1600 – 1900 in the PM). The turning count survey was carried forward to establish a forecast baseline applying background growth and adding on the committed developments as recommended by HCC in the pre-application response.                                                                                                         |
| Bartons Road is congested and the new development will result in further traffic. | Capacity assessments have been undertaken for the Bartons Road Site Access and the Petersfield Road/Bartons Road Junction. Based on these assessment the site access will operate well within capacity. The impact at the Petersfield Road/Bartons Road Junction is not considered material, with the junction continuing to operate within capacity and within the bounds of normal daily variation. This incorporates improved pedestrian and cyclist crossing facilities at the junction which are intended to encourage increased trips by active modes, helping to offset the very minor worsening in the operation of the junction for traffic. |
| Why is there only one access into the site?                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

# Chapter 7

## Next Steps



This Statement of Community Involvement forms an integral part of the planning application submitted by the Applicant to Havant Borough Council.

The Applicant is committed to ongoing engagement with the local community, which will continue through formal and informal methods as required. We are due to meet with Havant and Waterloooville Football Club early August 2025, who are an adjoining neighbour.

# Appendix A

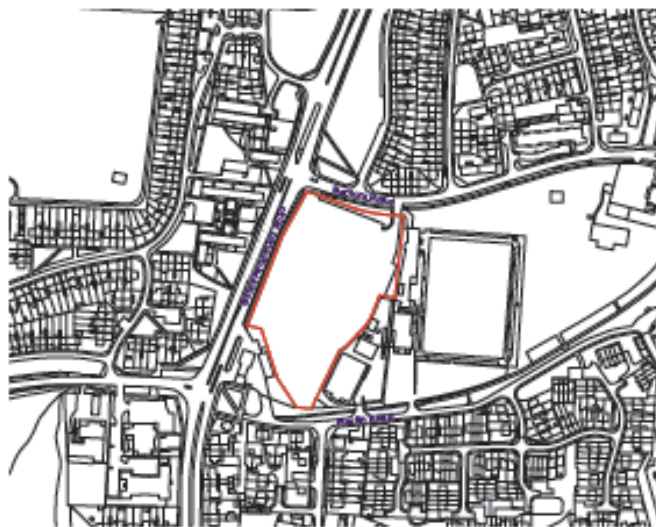
## Exhibition Boards



## INTRODUCTION AND BACKGROUND

Welcome to our exhibition, displaying the proposals for the redevelopment of the former Electricity Board site along Bartons Road. These exhibition boards show our proposals for the development, which would provide 91 new homes, open space and landscape improvements.

For questions or feedback, please speak with our project team. To submit feedback by post, request a pre-addressed, stamped envelope from us. You can email [guildford@stonebondltd.com](mailto:guildford@stonebondltd.com) or visit our website at [www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad) to complete a feedback form electronically.



Location Plan

### ABOUT THE SITE

The site was formerly occupied by the Electricity Board which included a large three storey office building. The site was cleared following demolition in 2016. The site is located in a prominent position on the corner of Petersfield Road and Bartons Road and to the west of Havant and Waterlooville Football Club.

### ABOUT STONEBOND

Stonebond is a partnerships-focused housebuilder, delivering high quality, mixed-tenure developments. Being a partnerships business, Stonebond works closely with affordable housing providers but also delivers private housing for sale so that their developments cater for everyone to create genuinely sustainable communities.

### 'A PASSION FOR PARTNERSHIPS'

**EDGINGTONS**  
ARCHITECTS

**Charnwood**  
Landscape Design



**JOHN WENMAN**  
ecological consultancy

**Vail Williams**

**Stonebond**

## SITE OVERVIEW

The site comprises 1.7 hectares of brownfield land and is situated within the existing settlement boundary, to the north of Havant. The site has been cleared and a single stockpile remains following demolition. Havant train station, served by South Western and Southern Railway, is located 1.4 miles to the south.

The site is allocated within the 2014 Allocations Plan (ref: L145) for 90 dwellings. The emerging Havant Borough Local Plan retains the site allocation (Allocation 18) for about 90 dwellings.

### SITE DETAILS



Site Constraints

|                      |                    |                        |                                   |  |
|----------------------|--------------------|------------------------|-----------------------------------|--|
| KEY:                 |                    |                        |                                   |  |
| SITE DIMENSIONS      | TOPOGRAPHY         | ROUTES TO SITE         | SUN PATH / NEIGHBOURING BUILDINGS |  |
| UTILITIES & SERVICES | MAINTENANCE OFFSET | ACCESS CONSTRAINT ZONE |                                   |  |
| EXISTING TREES       | PROXIMITY TO NOISE | CONNECTIONS            | PROXIMITY TO ROAD                 |  |

- **Access:** The main vehicle access point into the site would be via Bartons Road, with an additional pedestrian and cycle connection to Petersfield Road.
- **Daylight & Sunlight:** Homes would be designed to utilise sunlight efficiently, conserving energy.
- **Topography:** The levels on the site are relatively flat, sloping from the north and south rising slightly in the centre of the site.
- **Site Dimensions:** The site is irregular in shape, with an overall area of 1.7 hectares.
- **Existing Trees:** There are mature trees adjacent to the site. These trees are generally of good quality and are proposed to be retained.
- **Utilities & Services:** Various easements, utilities and services run along the western boundary, forming a constraint.

**Stonebond**

## OUR PROPOSALS



### DISTINCTIVE CHARACTER

Our proposals include a landmark apartment building on the junction of Bartons Road and Petersfield Road. At the heart of the development lies landscaped open space, with opportunities for children's play and routes designed to support cycling and walking. This provides an opportunity for community cohesion.



### AFFORDABLE HOMES

91 new residential homes, comprising 32 apartments and 59 houses, of which at least 37 homes (40%) will be affordable.



Proposed Masterplan



### ADAPTABILITY AND SUSTAINABILITY

Our homes are designed for modern living and come with electric vehicle charging points and low carbon energy sources. Homes will be designed so that they can be adapted to residents' needs.



### LANDSCAPING

These spaces are designed for new and existing residents and encourage a range of activities close to home. Open lawn and planting areas along with trees create a buffer between the homes and the main road.



### CHILDREN'S PLAY AREAS

There would be a play area in the centre of the development catering to young children, providing opportunities for social interaction and exercise.

**Stonebond**

## DESIGN



Typical House Type CG1



Typical House Type CC1

We are drawing inspiration from the local material palette and Borough Design Guide to provide high-quality new homes that are appropriate to the area. The design principles that have guided the vision for this development are set out below.

### DESIGN PRINCIPLES

- Creating outdoor spaces with native-led landscaping where residents can socialise.
- Improved legibility and ease of movement providing safe cycle and pedestrian routes.
- Retaining trees and introducing landscape buffers to safeguard the amenity of occupants.
- Utilising eco-friendly features and promoting local biodiversity.

### BUILDING DESIGN



Red Brick



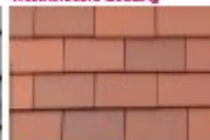
Dark Vertical Timber Weatherboard Cladding



Projecting Brickwork Feature



Grey Slate Tiled Roof



Red Tiled Roof



Double Soldier Course Banding



GEP Canopy - Grey



Windows - Grey

We are committed to maintaining the local character in our building designs. Features such as red brick, brick banding patterns, and a variety of construction materials will be incorporated to reflect this.

**Stonebond**

## LANDSCAPE AND COMMUNITY SPACES

### CHARACTER ZONES

The design for the landscape and public realm aims to create enjoyable connections through the site. The landscape has been divided into 3 distinct character areas:



Shared Surfaces



Open Green Space



Open Green Space



Traditional Street

### CHILDREN'S PLAY SPACES

We are seeking to provide play space catering to young children. The design includes areas for independent play, as well as spaces specifically tailored for social interaction and parental engagement. Features proposed include:

- Safe enclosures for toddlers and young children.
- Areas for children transitioning to independent play, offering varied play experiences.
- Zones for physical activities, potentially featuring landscaped elements like mounds.



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## SUSTAINABILITY



Concept view looking towards Peterfield Road

We recognise our responsibility in managing environmental impacts. Our development aims to build a future-ready community, focused on green transport, energy efficient homes, and biodiversity. The current brownfield site has limited ecological value; our plans would revitalise the site with high-quality open spaces.

### Energy & Water Efficiency

- Buildings designed for heat retention and renewable, energy efficient systems such as air source heat pumps and LED lighting.
- Water conservation features such as aerated taps ensuring minimal wastage.



### Biodiversity

- A landscaping strategy that promotes rich habitats, tree preservation, open lawns and seasonal planting.



### Sustainable Housing Design

- Electrical vehicle charge points for every home.
- Cycle parking for every home, including for the apartments which would have secure and adequately signed space.
- Safe pedestrian and cycle routes with connections to the wider area to reduce car reliance.
- Selection of sustainable materials from recycled and renewable sources where possible.



### Flooding and Drainage

- Surface water drainage system and attenuation storage to deal with surface water runoff generated by the development.



Stonebond

## ACCESSIBILITY AND TRANSPORT



Proposed pedestrian and cycle routes

The proposals aim to promote sustainable transport and active lifestyles through a comprehensive network of pedestrian and cycle routes. Good legibility through the site and ease of movement also seeks to promote existing public transport connections to reduce private car dependence.



### WALKING & CYCLING

Our proposals include well-lit pedestrian and cycle connections that integrate with the existing surrounding routes, providing easy access to key local facilities.



### CARS

The main access point is via Bartons Road. There is a combination of on plot parking for the houses and courtyard parking for the flats. Electric vehicle charging points are also included.



### BUS

The site is well-served by bus routes 621, 21, and 20, which connect to Havant Town Centre and Portsmouth City Centre, and predominantly run every 30 minutes. Several bus stops are located a short walk from the site.



### RAIL

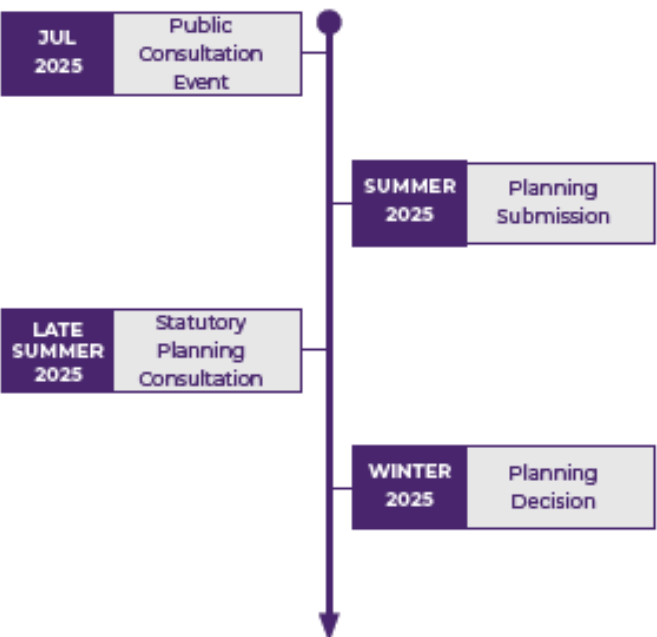
Havant Rail Station is located 1.4 miles south of the site, approximately a 6-minute cycle or 20-minute walk. Other nearby stations include Warblington and Bedhampton.

Stonebond.

## TIMELINE AND NEXT STEPS

Thank you for joining us today, we hope you have found this public consultation useful.

Members of our project team are here today to discuss your ideas and answer any questions you may have. Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best scheme is brought forward.



### FEEDBACK

Please complete a feedback form and post it in the box provided. You can also complete the form electronically by emailing [guildford@stonebondltd.com](mailto:guildford@stonebondltd.com) or by visiting our website at [www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad)

If you would prefer to take the form away with you, please ask a member of the team for a freepost envelope. Please return your form to us by **Midnight, 20th July 2025** to allow us time to collate and consider all feedback received.

We will review all comments and suggestions received as we continue to develop our ideas for the site.

### CONTACT DETAILS

The team would be happy to answer any questions you may have following the event. You can contact us via **Stonebond Properties (Guildford) Limited, 1 Bishops Wharf, Walnut Tree Close, Guildford, Surrey, GU1 4UP.**

Stonebond.

# Appendix B

## Invitation Letters to Stakeholders





Stonebond Properties (Guildford) Ltd  
Stonebond House,  
132-136 New London Road,  
Chelmsford, Essex CM2 0RG  
t: 01245 377299

23<sup>rd</sup> June 2025

Dear Cllr Horton,

**Invitation to our public exhibition event for Former Electricity Board site, Bartons Road**

I am writing on behalf of Stonebond to further inform you of our proposals for the above site and to notify you of our plans to hold a public consultation both online and in-person from **Midday, 7 July to Midnight, 20 July 2025**.

You may recall that our proposals for the former Electricity Board site seek to revitalise a brownfield site to deliver 91 new homes, of which at least 40% will be affordable. Our proposals also seek to enhance the local ecosystem with the creation of accessible open spaces and native planting, along with improved accessibility to neighbouring areas.

As an important stakeholder, I wanted to make sure you had notice of our consultation dates, as well as reiterate our offer to meet with you, ahead of our in-person public exhibition.

As part of our programme of consultation, we will be contacting local residents and businesses local to the area, inviting them to view information on the proposals and seeking their feedback via a consultation website and at an in-person public exhibition. Details of the public consultation are below:

**Online exhibition**

Date and time: Midday, 7 July 2025 – Midnight, 20 July 2025

Location: [www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad)

**In-person exhibition**

Date and time: 9 July 2025, 5:00pm - 8:00pm

Location: Common Room, The Leigh Park Centre, Dunsbury Way, Havant, PO9 5BC



Stonebond Properties (Guildford) Ltd  
Stonebond House,  
132-136 New London Road,  
Chelmsford, Essex CM2 0RG  
t: 01245 377299

Physical copies of information materials and feedback forms are also available upon request.

If you would like to meet prior to the consultation or should you have any questions, please do not hesitate to contact me via [guildford@stonebondltd.com](mailto:guildford@stonebondltd.com) or by telephone at 01483 904269 and I would be happy to support you with any queries.

Yours sincerely,

A handwritten signature in black ink that reads "Emma Ward".

Emma Ward  
Senior Land & Planning Manager, Stonebond

# Appendix C

Invitation Flyer to  
Residents and Businesses



# Stonebond

## Former Electricity Board Site, Bartons Road

Invitation to participate in our public consultation



Stonebond invites you to participate in our public consultation, displaying plans for a sustainable, high-quality residential development at the former Electricity Board site. The site is allocated for around 90 homes within the 2014 Allocations Plan and the emerging Local Plan.

The proposals aim to deliver 91 new homes. Our vision is to revitalise the brownfield site and deliver housing to meet local need, including at least 40% affordable housing. The design seeks to create accessible open spaces with native planting and improved accessibility to neighbouring areas.

**The consultation will be open to feedback for two weeks from:**

Midday, 7 July 2025 – Midnight, 20 July 2025

**This consultation will include an in-person public exhibition.**

**The details are shown below:**

Date and time: 9 July 2025, 5:00pm - 8:00pm

Location: Common Room, The Leigh Park Centre, Dunsbury Way, Havant, PO9 5BG

### Have your say

In addition, there will be a dedicated consultation website, where you can also view the plans and leave your comments.

**The website address is:** [www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad)

Any information displayed will still be available to view after the consultation period has ended. If you do not have access to a computer, physical copies of the information can be sent to you upon request. To request information or a feedback form, please do not hesitate to contact us via [guildford@stonebondtd.com](mailto:guildford@stonebondtd.com) or call **01483 904269**

# Appendix D

## Feedback Form



# Stonebond

## Former Electricity Board Site, Bartons Road Feedback Form

**Thank you for taking the time to visit our exhibition. We hope you've found the information useful.**

**Your feedback is really important to us, and we would therefore appreciate a few moments of your time to complete this questionnaire.**

**Please tell us how you feel about the following statements before leaving us your general comments.**

|                                                                                                                                   | Strongly disagree        | Disagree                 | Neutral                  | Agree                    | Strongly agree           |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| I support the development of an allocated, brownfield site within the local area                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The proposals for 91 new homes including at least 40% affordable housing will help meet local need                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The play space being overlooked to ensure natural surveillance is welcomed                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I support the proposal not to overprovide car parking and promote the use of greener transport options                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The design of the apartment block on the corner of Bartons Road and Petersfield Road is welcomed to allow for a landmark building | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I welcome the proposed contemporary design style of the houses and apartments                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I support the inclusion of high ecological value habitats and new native tree planting to improve biodiversity                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I would like to see the inclusion of low carbon energy sources, such as air source heat pumps                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| The inclusion of electric vehicle charging points for every home is supported                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I would like to see opportunities for local labour and suppliers generated by the development                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pedestrian and cycle routes connecting to Bartons Road and Petersfield Road will help to improve connectivity in the area         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| I found this public exhibition helpful and informative                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Do you have any other feedback on our proposals?                                                                       |                                  |                                    |                                    |                                  |                                     |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------|------------------------------------|----------------------------------|-------------------------------------|
|                                                                                                                        |                                  |                                    |                                    |                                  |                                     |
| If you would like to be kept informed about the progress of this application, please leave your contact details below. |                                  |                                    |                                    |                                  |                                     |
| Name                                                                                                                   |                                  |                                    |                                    |                                  |                                     |
| Address                                                                                                                |                                  |                                    |                                    |                                  |                                     |
| Telephone                                                                                                              |                                  |                                    |                                    |                                  |                                     |
| Email                                                                                                                  |                                  |                                    |                                    |                                  |                                     |
| Please tick the boxes below as appropriate                                                                             |                                  |                                    |                                    |                                  |                                     |
| Age:                                                                                                                   | 0 - 19 <input type="checkbox"/>  | 20 - 39 <input type="checkbox"/>   | 40 - 59 <input type="checkbox"/>   | 60 - 79 <input type="checkbox"/> | over 79 <input type="checkbox"/>    |
| Occupation:                                                                                                            | Student <input type="checkbox"/> | Part-time <input type="checkbox"/> | Full-time <input type="checkbox"/> | Retired <input type="checkbox"/> | Unemployed <input type="checkbox"/> |

Or visit our website at [www.stonebondproperties.com/bartonsroad](http://www.stonebondproperties.com/bartonsroad) to complete the feedback form on our website.

If you are returning this feedback form via post, please send it to "Former Electricity Board Site, Bartons Road, c/o Stonebond Properties (Guildford) Limited, 1 Bishops Wharf, Walnut Tree Close, Guildford, GU1 4UP". Please return it no later than **Midnight, 20 July 2025**.

Your enquiries and comments will be analysed by Stonebond Properties (Guildford) Limited. Copies may be made available, in due course, to the relevant planning authorities so they can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Stonebond Properties (Guildford) Limited for purposes of the public consultation only and in accordance with the General Data Protection Regulation 2018.

# Appendix E

Consultation Website



Former Electricity Board Site, B...

stonebondproperties.com/bartonsroad/

RU.22/1535DC/24/0699S106/25/0012N 241567SDNP/24/05272/CNDAsiteInvoice ApprovalsExpensesPlanning Portal FeesPlanning Permission...

Stonebond.

PARTNERSHIPSFIND A HOMELAND

# Former Electricity Board Site Bartons Road

This site presents an exciting opportunity to create a high-quality residential development that not only addresses local housing need but also contributes positively to the existing community and environment. The development aims to deliver 91 new homes, of which at least 40% will be classed as affordable housing. Key features of our proposals include energy-efficient homes and a commitment to enhancing the local ecosystem with the creation of accessible open space and native planting. It is our aim to revitalise this brownfield site and provide better accessibility to neighbouring areas.

Hey! I'm Your Stonebond AI Assistant. I'll be here if you need me.

Please provide us with your views on the proposals, which can be viewed below, by Midnight, 20<sup>th</sup> July.

Former Electricity Board Site, B...

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Please provide us with your views on the proposals, which can be viewed below, by Midnight, 20<sup>th</sup> July.

SUBMIT FEEDBACK



### BACKGROUND

The site was formerly occupied by the Electricity Board which included a large three storey office building. The site was cleared following demolition in 2016. The site is located in a prominent position on the corner of Petersfield Road and Bartons Road and to the west of Havant and Waterlooville Football Club.

The site comprises 1.7 hectares of brownfield land and is situated within the existing settlement boundary, to the north of Havant. The site has been cleared and a single stockpile remains following demolition. Havant train station, served by South Western and Southern Railway, is located 1.4 miles to the south. The site is allocated within the 2014 Allocations Plan (ref. L145) for 90 dwellings. The emerging Havant Borough Local Plan retains the site allocation (Allocation 18) for about 90 dwellings.

Hey! I'm Your Stonebond AI Assistant. I'll be here if you need me.

Former Electricity Board Site, B...

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### THE SITE

Access: The main vehicle access point into the site would be via Bartons Road, with an additional pedestrian and cycle connection to Petersfield Road.

Daylight & Sunlight: Homes would be designed to utilise sunlight efficiently, conserving energy.

Topography: The levels on the site are relatively flat, sloping from the north and south rising slightly in the centre of the site.

Site Dimensions: The site is irregular in shape, with an overall area of 1.7 hectares.

Existing Trees: There are mature trees adjacent to the site. These trees are generally of good quality and are proposed to be retained.

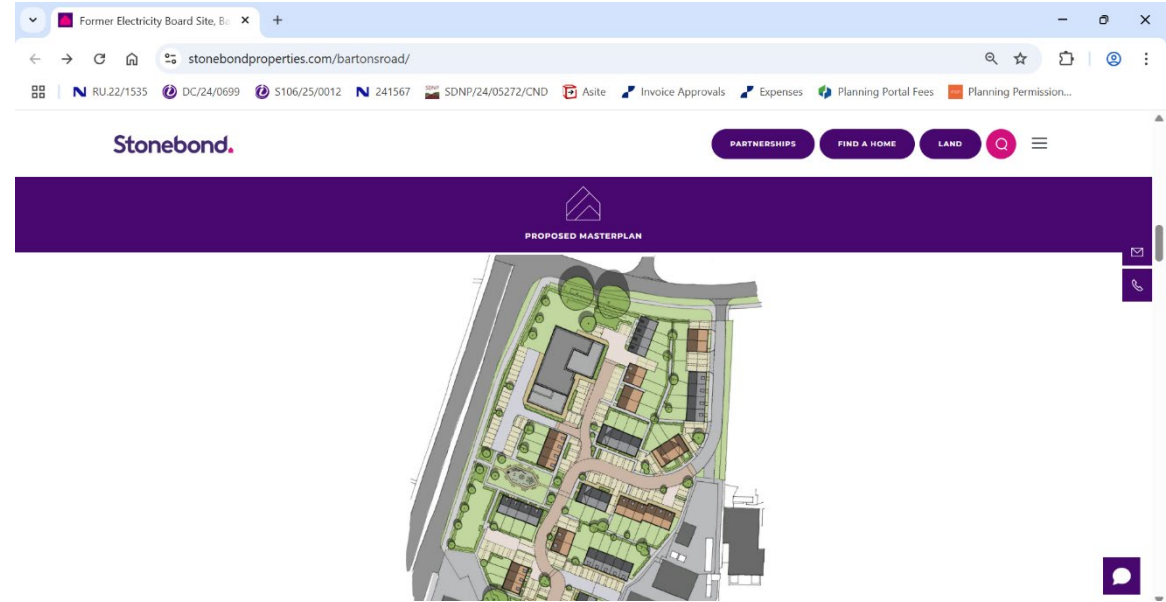
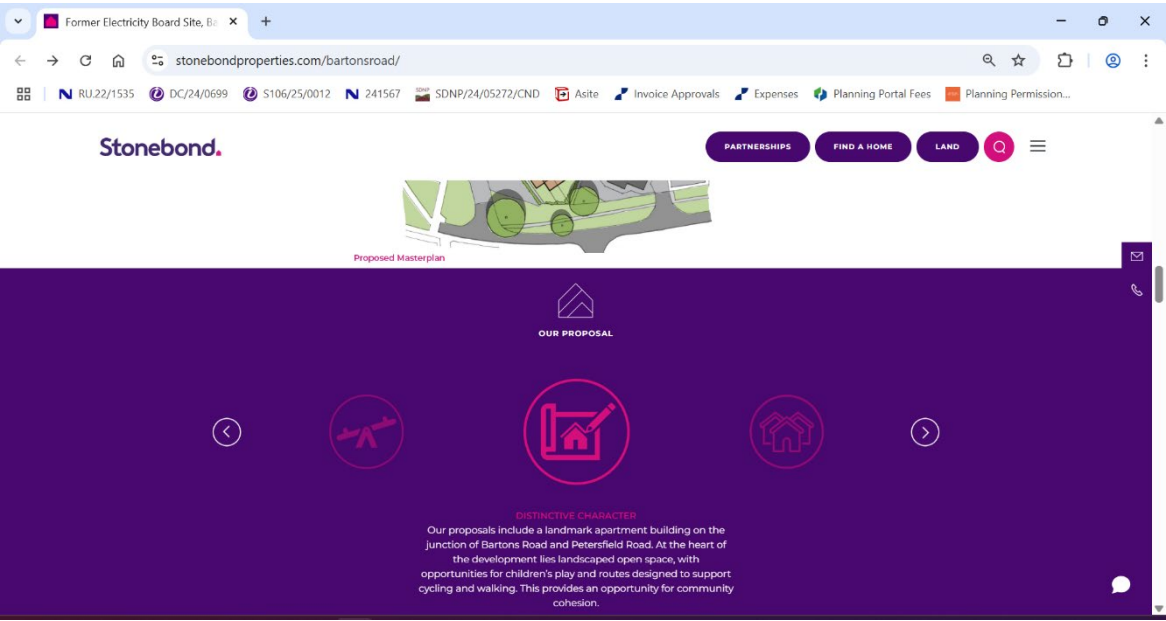
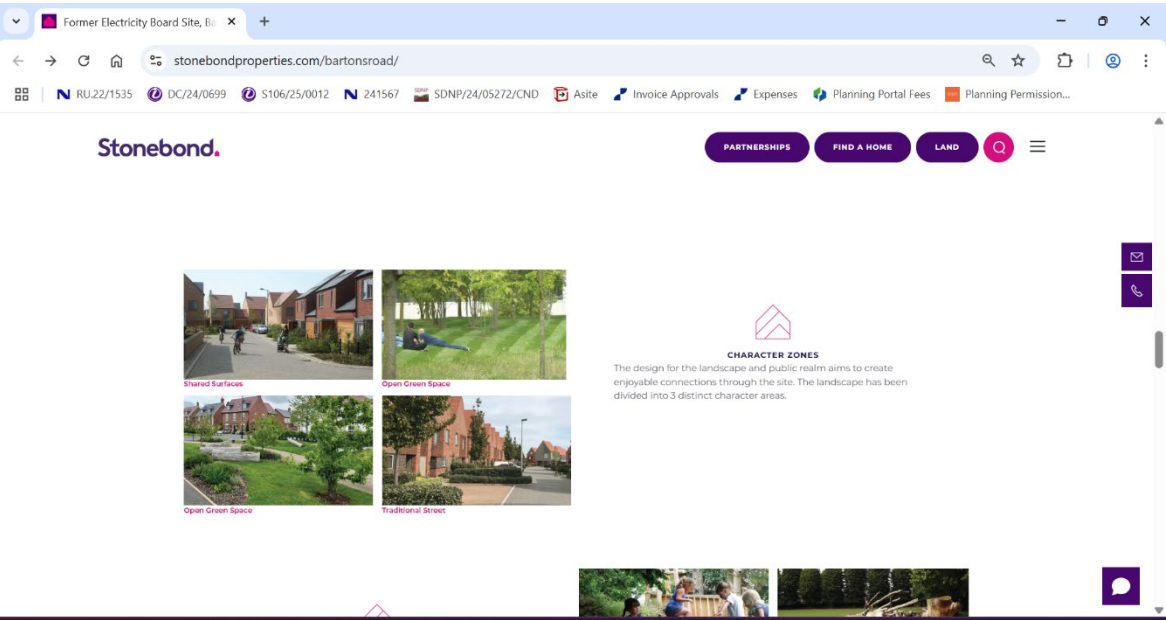
Utilities & Services: Various easements, utilities and services run along the western boundary, forming a constraint.



### Site Constraints

KEY:

- SITE DIMENSIONS
- TOPOGRAPHY
- ROUTES TO SITE
- SUN PATH / NEIGHBOURING BUILDINGS
- UTILITIES & SERVICES
- MAINTENANCE OFFSET
- ACCESS CONSTRAINT ZONE
- EXISTING TREES
- PROXIMITY TO NOISE
- CONNECTIONS
- PROXIMITY TO ROADS



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CHILDREN'S PLAY SPACES

We are seeking to provide play space catering to young children. The design includes areas for independent play, as well as spaces specifically tailored for social interaction and parental engagement.

Features proposed include:

- Safe enclosures for toddlers and young children.
- Areas for children transitioning to independent play, offering varied play experiences.
- Zones for physical activities, potentially featuring landscaped elements like mounds.



Former Electricity Board Site, Bartons Road

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Concept view looking towards Petersfield Road

SUSTAINABILITY

We recognise our responsibility in managing environmental impacts. Our development aims to build a future-ready community, focused on green transport, energy efficient homes, and biodiversity. The current brownfield site has limited ecological value; our plans would revitalise the site with high-quality open spaces.

- Buildings designed for heat retention and renewable, energy efficient systems such as air source heat pumps and LED lighting.
- Water conservation features such as aerated taps ensuring minimal wastage.
- A landscaping strategy that promotes rich habitats, tree preservation, open lawns and seasonal planting.
- Electrical vehicle charge points for every home.
- Cycle parking for every home, including for the apartments which would have secure and adequately signed space.
- Safe pedestrian and cycle routes with connections to the wider area to reduce car reliance.
- Selection of sustainable materials from recycled and renewable sources where possible.
- Surface water drainage system and attenuation storage to deal with surface water runoff generated by the development.

Former Electricity Board Site, Bartons Road

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ACCESSIBILITY & TRANSPORT

The proposals aim to promote sustainable transport and active lifestyles through a comprehensive network of pedestrian and cycle routes. Good legibility through the site and ease of movement also seeks to promote existing public transport connections to reduce private car dependence.

**WALKING & CYCLING**

Our proposals include well-lit pedestrian and cycle connections that integrate with the existing surrounding routes, providing easy access to key local facilities.

**CARS**

The main access point is via Bartons Road. There is a combination of on plot parking for the houses and courtyard parking for the flats. Electric vehicle charging points are also included.

**BUS**

The site is well-served by bus routes 621, 21, and 20, which connect to Havant Town Centre and Portsmouth City Centre, and predominantly run every 30 minutes. Several bus stops are located a short walk from the site.

**RAIL**

Havant Rail Station is located 1.4 miles south of the site, approximately a 6-minute cycle or 20-minute walk. Other nearby stations include Warblington and Bedhampton.



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PARTNERSHIPS

FIND A HOME

LAND

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Next Steps

As part of the planning application process, residents will get an opportunity to submit their comments directly through the formal consultation process.

The anticipated programme is as follows:

Public Consultation Event – July 2025

Planning Submission – Summer 2025

Statutory Planning Consultation – Late Summer 2025

Planning Decision – Winter 2025

DOWNLOAD PUBLIC INFORMATION PACK

Help shape our proposals

Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best scheme is brought forward - please provide us with your views on the proposals, by Midnight, 20th July 2025.

SUBMIT FEEDBACK



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Help shape our proposals

Your local knowledge, thoughts and suggestions are important to help shape our plans and ensure the very best scheme is brought forward - please provide us with your views on the proposals, by Midnight, 20th July 2025.

SUBMIT FEEDBACK



Our Sustainability Commitment

Our commitments include protecting and rehoming wildlife, preserving and planting new trees, shrubs and wildflower meadows as well as recycling all our build waste and using local suppliers and sub-contractors. We take pride in our sustainability approach to housebuilding.

FIND OUT MORE

Former Electricity Board Site, B...

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PARTNERSHIPS

FIND A HOME

LAND

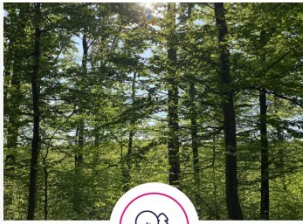
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Committed to building sustainable homes that protect and improve local businesses and communities. To continue to embed social value into our development lifecycle by working with local subcontractors and suppliers.





We are looking to maintain a minimum 10% net gain for biodiversity across all Stonebond development, in aggregate. Our commitments include protecting wildlife, preserving, and planting new trees, shrubs and wildflower meadows.





We've partnered with Octopus Electric Vehicles and joined their #ElectricRevolution to supply electric vehicles on our salary sacrifice scheme.

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