

Planning Statement

Land at the former Goodwillies Timber Yard (incl. Draft S106 Heads of Terms & Sustainability Statement)

Detailed Application for the erection of 111no. dwellings

February 2026

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Introduction

This Planning Statement has been prepared by Foreman Homes to accompany this application for:

“Detailed application comprising of 111no. dwellings with access via London Road at the former Goodwillies Timber Yard.

This statement sets out the context for this submission and how the proposal takes into account the relevant national and local planning policies. Moreover this application is supported by, and should be read in conjunction with a full suite of plans, reports and other documentation which justify why the former Goodwillies Timber Yard (The Site) can support and sustain residential development.

The Site & Surroundings

Site Description

The Site extends approximately 3.37ha and is located entirely within the administrative boundary of Havant Borough Council (HBC).

The Site itself is vacant brownfield land comprising of various pieces of infrastructure left over from when the Timber Yard was operational. The infrastructure ranges in size from large warehouses positioned within the southern portion of the site with single storey buildings towards the northern end of The Site associated with the administrative arm of the Timber Yard’s operations. The southern portion of The Site does not contain any hard-standing infrastructure and instead contains a mixture of grassland, low-cut shrubland and a few scattered trees.

Each of The Site’s boundaries adjoin residential properties which reside off Corbett Road to the south and west, Gordon Road and Brightside to the east and London Road to the north. The boundaries themselves comprise a mixture of shrubbery and hard-standing infrastructure associated with the Timber Yard. London Road is the only adopted highway which adjoins The Site with an existing junction positioned here. This is where The Site’s future access will be taken from.

The topography of The Site is a gradual incline into the Timber Yard from London Road with the central area of The Site being moderately flat. There is then a gradual slope southward towards the properties which adjoin the southern boundary.

Given The Site is brownfield land, the agricultural land classification is urban.

Site Location

The entire Site lies within the urban area boundary of Waterlooville, as defined by Policy CS17 of the Havant Core Strategy (HCS) and is also allocated for residential development within Policy W63 of the Havant Local Plan (Allocations) document.

Immediately north of The Site lies the Newlands strategic allocation which straddles the boundaries of HBC and Winchester City Council (WCC) for approximately 3,000 dwellings, with the allocation currently being built out. There is also an additional emerging allocation for 190 dwellings north of The Site within HBC's forthcoming Draft Building a Better Future Local Plan (DLP).

Further beyond The Site's boundaries lies Waterlooville's urban centre to the north, Cosham to the south and Havant to the south-east.

The Site adjoins London Road (A3) and is within close proximity to the A3(M), providing good links to the local and wider highway network. There are various bus stops situated along London Road with some stops being no less than 100m from The Site's access point. These stops serve the no. 8 & 39 routes which offer frequent and direct services to Portsmouth Harbour, Havant and Clanfield respectively. Additionally there are multiple train stations within close proximity of The Site, albeit via private motor vehicle usage. Havant railway station is approximately 4.3 miles away and is 13 minutes from The Site's access point by car. Havant railway station provides direct links to Portsmouth, Guildford and London Waterloo as well as across country to Chichester, Brighton and Gatwick Airport.

Waterlooville is one of the larger settlements within HBC's jurisdiction and as such contains a plethora of leisure and employment opportunities, with Waterlooville having its own pedestrianised town centre. This urban centre can be reached by foot in approximately 10 minutes or via cycling which takes approximately 3 minutes.

The Site is therefore sustainably located, with easy access to a wide range of local services and facilities.

Planning History

Whilst there has been no prior planning applications lodged concerning The Site, a Pre-Application enquiry was submitted in April 2024 with HBC providing comment via a written response in July 2024. The development proposal submitted in April 2024 is similar to the subject of this application, albeit with a slightly lower number of residential dwellings proposed. The proposed development has taken the advice received by HBC on-board and has helped guide this application.

As mentioned above, land immediately north of The Site forms part of the wider Strategic allocation SH1 of the WCC Core Strategy. An application (10/02862/OUT) has since been built out comprising of approximately 2,550 dwellings with the allocations open space sitting adjacent to the site, north of London Road.

Application Proposal

This application has been submitted in Detailed form and as such contains multiple reports and drawings which explain in great detail how development at the former Timber Yard is viable.

The proposal will include a policy compliant mix of affordable housing provision as well as a suitable mix of different house-types to cater for local needs.

Access for vehicles will be taken via London Road which will also include the sole pedestrian access. The existing access into the Timber Yard whilst wide enough to support passing vehicles given The Site's history, will be adjusted as per supporting Highways documentation. Suitable visibility splays are also already in place when heading onto London Road from The Site.

Residential amenity spaces are also situated throughout The Site as shown via the illustrative masterplan. In addition to the open space there will also be additional planting to inform and support the landscape character of the area.

Overall, the proposal will be a high-quality, sustainable scheme and transforms the existing Timber Yard into an attractive living space within the heart of Waterlooville. Further details of the design proposals are set out in the accompanying Design & Access Statement.

Statement of Community Involvement

The former Goodwillies Timber Yard has been allocated for residential development within HBC since the adoption of the HCS in 2011 with the allocation being carried forward and incorporated into the forthcoming Havant DLP.

Given The Site's situation has been within the public domain for 15 years we have decided not to undertake a consultation with the local community. For many within Waterlooville and the wider area, the Timber Yard holds fond memories and will be disappointed that The Site is no longer operational. We are keen to bring forward a scheme which respects the Timber Yard's history and ensure The Site itself becomes sustainable once again.

Planning Policy Context

This section identifies and summarises the policy background which will be referred to in Foreman Home's case in support of this proposal.

Section 70(2) of the Town and Country Planning Act 1990 states that in dealing with an application for Planning permission the LPA shall have regard to the provisions of the development Plan, so far as material to the application.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

This section will first note the national policies of relevance before focusing on the local policies of most relevance to the determination of this application.

National Planning Policy Framework (the framework)

The most recent framework published was in December 2024 and sets out the Government's planning policies and how they should be applied.

Below are the relevant Paragraphs from the framework which should be considered when reviewing this application.

- Paragraph 8
- Paragraph 11
- Footnote 8 to Paragraph 11(d)
- Paragraph 33
- Paragraph 34
- Paragraph 78
- Paragraph 79 (a)
- Paragraph 111
- Paragraph 118
- Paragraph 124
- Paragraph 127
- Paragraph 129

National Planning Practice Guidance (NPPG)

The NPPG was published in March 2014 and is routinely updated as national policy is changed or refined. As such the NPPG is a material consideration for determining the suitability of planning applications.

It explains that if a local authority cannot demonstrate 5 years' worth of deliverable sites, the presumption in favour of sustainable development is triggered as set out in 11(d) of the framework.

The NPPG also reaffirms that consequences surrounding failing the Housing Delivery Test, which includes the presumption in favour of sustainable development if housing delivery falls below 75%.

The NPPG also includes guidance on various technical matters ranging from Highways, landscaping, drainage and air quality.

Local Planning Policy & Guidance

The relevant parts of the HBC Development Plan currently comprise of:

- Local Plan (Core Strategy) March 2011
- Local Plan (Allocations) July 2014

Local Plan (Core Strategy)

Because the HCS is more than 5 years old, it has reduced weight in the decision making process. But nonetheless the following policies are considered of most relevance for the determination of this application:

- Policy CS9 Housing
- Policy CS16 High Quality Design
- Policy CS17 Concentration and Distribution of Development within Urban Areas
- Policy CS13 Green Infrastructure
- CS14 Efficient Use of Resources
- Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- Policy CS15 Food Risk and Coastal Erosion
- Policy CS19 Effective Provision of Infrastructure
- Policy CS20 Transport and Access Strategy
- Policy CS21 Developer Requirements

Local Plan (Allocations)

The following policies are considered to be of relevance to this application:

- Policy AL1 Presumption in favour of sustainable development
- Policy AL2 Urban area boundaries and undeveloped gaps between settlements

- Policy W63 Goodwillies Timber Yard

Emerging Development Plans

HBC are currently working towards the adoption of their next Local Plan, The Draft Building a Better Future Local Plan, which was published for public consultation between 6th May to the 1st July 2025. The Site has been draft allocated for residential development within this plan under Draft Policy 22.

HBC also published a Local Development Scheme (LDS) in June 2025 which sets out anticipated timescales for the adoption of this forthcoming plan. The LDS states that the LPA expect their DLP to reach the examination stage of plan adoption between Q4 2026 and Q4 2027. These timeframes are provisional and will depend on the Secretary of State confirming as such once HBC reach this stage of the plan making process.

Given HBC's Plan is currently at the Regulation 18 stage of adoption, some weight is attributed to the plan for the decision making process as set out within Paragraph 48 of the framework.

Supplementary Planning Documents (SPD's)

HBC's SPDs of relevance in the determination of this planning application are:

- Borough Design Guide (December 2011)
- Housing SPD (July 2011)
- Parking (July 2016, partially updated September 2019)
- Position Statement and Mitigation Plan for Nutrient Neutrality Development
- Flood Risk Sequential Test & Exception Test (October 2020)

Proposed Development

The proposed development will comprise of 111no. new dwellings ranging from 1-bedroom to 4-bedroom properties, of which a policy compliant mix of affordable housing will be provided. The affordable housing dwellings also consist of a mixture of 1-bedrom to 4-bedroom homes.

The proposed dwellings are predominately two storeys in height and of similar form to the majority of the dwellings which surround The Site. There are some 2.5 storey dwellings alongside 3 storey apartment blocks.

The scale of these buildings are of a similar nature to the existing buildings which currently occupy the Timber Yard so any future development will not exceed the existing build-height.

The proposal intends to being forward a comprehensive redevelopment of the site for residential use by delivering a scheme which significantly contributes to HBC's current housing need.

Key Planning Considerations

Principle of Development

Being a Detailed application, the specific characteristics of this development are being submitted as part of the application. This in turn provides greater clarity as to what The Site could look like subject to approval.

Paragraph 78 of the framework requires Councils to identify and update annually a supply of specific deliverable sites sufficient enough to provide a minimum of five years' worth of housing against their own housing requirement as set out in adopted strategic policies. Or this could be against their local housing need where the strategic policies are more than 5 years old. The strategic policies set out in the HCS are greater than 5 years old.

HBC currently have a housing land supply shortfall and are unable to demonstrate a five year housing land supply. The LPA's latest housing land supply update note, dated December 2025, states the council has 1.3 years' supply of deliverable sites. This figure also takes into account a 20% buffer which has been applied to HBC's housing figure because the LPA failed their latest Housing Delivery Test. The test concluded only 74% of HBC's housing need over the last 3 years has been met.

The proposed development will contribute positively to addressing the need identified above through the delivery of 111no. dwellings comprising of a suitable mix of dwelling types. Furthermore, the development is supported through both national and local planning policies alongside the site's allocation for residential use in the adopted Local Plan (Allocations) and emerging DLP via Draft Policy 22.

Furthermore the site is situated within Waterlooville's urban edge so accord's with Policy CS17 of the HCS and also Paragraph 125 of the framework in which *substantial weight is given to using suitable brownfield land within settlements for homes*. The redevelopment of the former Timber Yard represents an opportunity to transom the land for much-needed local housing whilst also incorporating landscaping and open space to enhance the local environment.

The Site's location also ensures it is well situated to a number of local amenities, most of which are found within Waterlooville's settlement centre. The development will thereby not only meet a local housing need but also contribute positively to the local economy by supporting local businesses. This is core aspect to The Site's sustainability when it comes to being economically viable as set in Paragraph 8 of the framework. Moreover Policies CS16 and CS20 will be adhered to given The Site's sustainable Location.

As mentioned above, The Site has been allocated for residential development since the adoption of the Havant Allocations Local Plan for 96 dwellings. This figure, along with the allocation, has been carried over and incorporated into the DLP. This application comprises of 111 dwellings which does exceed the policy mandate; however we have liaised with Officers at HBC who have confirmed in writing that they would be supportive of a scheme which achieved a greater quantum than 96 dwellings. This premise was made subject to a suitable scheme being brought forward but it is

positive to know the LPA acknowledge The Site has far greater development potential than that outlined within Policy W63.

Density & Mix

The application site has net developable area density of 33.3 dwellings per hectare (dph). This figure is slightly above most standard requirements which is typically 30dph, but given the LPA's lack of a 5 year housing land supply position and our own belief that the site has capacity for greater than 96 dwellings, we believe this level of density should be deemed suitable.

This level of density also ensures the site's overall balance regarding open space and other environmental characteristics is maintained.

The most recently published Housing Needs Analysis for HBC (October 2023) notes that 71% of local demand for housing is for 2 and 3 bedroom homes. Our scheme takes this data into account by where a vast quantity of our proposed dwellings comprise of 2 and 3 bedroom homes. This therefore means further compliance with Policy CS9. Further detailing surrounding our schedule of accommodation can be found within the Design and Access Statement which accompanies this application.

Design

The proposed design draws upon the existing buildings which currently occupy the Timber Yard in terms of the form and materials, with a particular focus on the vacant Timber warehouses. The design also ensures that future residents amenity is not comprised with the positioning of the larger apartment blocks not overlooking adjacent dwellings.

The site plan has also been designed to maximise pedestrian connectivity through the use of shared surfaces along with traffic calming 'pinch points' which will prioritise pedestrians and cyclists traversing the site.

The southern section of The Site is where the public open space will be positioned. This ensures that the shared space is not disturbed by noise nuisances stemming from London Road and the overall amenity is not compromised.

The scheme has also prioritised high-quality materials which again take inspiration from the Timber Yard and also the local vernacular with a detailed schedule of said materials found within the Design & Access Statement.

Affordable Housing

This Planning application is supported by a separate affordable housing statement which sets out how this scheme will deliver a policy compliant mix of affordable dwellings in accordance with Policy CS9 of the HCS.

These dwellings will be provided through a mix of shared ownership and affordable/social rent as outlined in the Affordable Housing Statement.

The provision of such dwellings will make a significant contribution to the current need for such homes within Havant. As of May 2025 there were approximately 1,486 households on the waiting list within Havant which only furthers the importance of schemes such as this to be brought forward and meet an identified need.

As shown with the Affordable Housing Allocation Plan, the dwellings which will be classified as affordable are spread across the site to reflect a mixed and balanced community which is in line with HBC's aim of delivering inclusive living spaces.

Highways

A Transport Statement along with detailed technical drawings have been produced by Bright Plan Civils to support this application.

The statement found that The Site is situated within a sustainable location with a range of local amenities with walking and cycling distance of the site. This will mean that there will not be an overall reliance on private motor vehicles for future local residents. The London Road (A3) priority bus corridor is also adjacent to the site with regular services stopping outside the Timber Yard.

The existing junction which forms the access into the Timber Yard will be re-modelled to allow for all vehicle types to enter and exit The Site. The current access arrangement is served via an 8m bellmouth having previously served large vehicles when the Timber Yard was operational.

The intrinsic road network proposed allows for sufficient visibility splays and for refuse vehicles to enter and perform turning manoeuvres. Furthermore bin drag distances for both residents and collectors would be compliant as set out in MFS guidance.

Further detailing surrounding The Site's junction modelling and trip generations can be found within the supporting Highways Documentation.

Flood Risk & Drainage

Arch Associates have produced a comprehensive Flood Risk and Drainage Strategy to support this planning application.

The Site in its entirety is situated within Flood Zone 1 so is therefore at a very low risk of flooding from tidal and fluvial services. Whilst The Site is not subject to flooding in either 1:30 or 1:100 year events, a small section within the southern portion of the site is shown to flood within a 1:1000 year event, but buildings on the site would remain safe due to FFLs being set a minimum of 150mm above the proposed ground levels.

Infiltration testing was undertaken by Omnia to help support The Site's surface water drainage strategy. The results from the testing confirm that drainage via infiltration is the chosen method to deal with surface water. Given The Site's nature as brownfield land, permeable paving has been proposed as foundation offsets would likely lead to a poor solution.

The foul water strategy has been designed in accordance with sewerage sector guidance and entails a piped gravity system which discharges into an existing Southern Water manhole. This manhole is

located adjacent to the entrance of The Site along with a package pumping station which serves dwellings that cannot discharged via gravity.

Pre-Application advice was also sought with the Lead Local Flood Authority to ensure the desired drainage strategy would be acceptable. Further details surrounding the enquiry can be found within the appendices of the supporting drainage documentation.

Ecology

FPCR have produced an Ecological Impact Assessment which is accompanied by Bat and Reptile survey data along with a Biodiversity Net Gain (BNG) report.

The report outlines that whilst The Site does not contain or adjoin any protected Ecological sites, the Timber Yard does contain a range of suitable habits for Bats and Reptiles. The nature of the hardstanding warehouses provided suitable habitat for Common Pipistrelle whilst other area of The Site contain a significant presence of slowworms. The data for the respective surveys is found within the appendices of the Ecological Impact Assessment.

Also found within the appendices of the report is a BNG statement which uses the current metric calculator to determine that the proposed development will lead to in excess of 10% for habitat and hedgerow units. This increase demonstrates the ecological benefits development upon the Timber Yard thus making The Site even more sustainable than before.

The Site lies within the Solent Nutrient Neutrality Impact Zone so as per Natural England's latest guidance, a Nitrate Mitigation Calculator has been produced, accompanied by HBC's average Occupancy Rate calculator determines the total annual nitrogen load which will be required to mitigate.

Our intention is to use Knowle Farm to offset any nitrogen load and welcome dialogue with HBC to discuss this throughout the applications lifecycle.

Utilities

A Utilities Assessment was carried out by Savills with the intention to understand where said utilities sit within and adjacent to The Site.

The report found that there were no major constraints within The Site's boundary. To summarise none of the utilities identified within the report will create a barrier to the redevelopment of the Timber Yard.

It should be noted that the electricity network provided by Scottish and Southern Electricity Network in the local area is constrained to some degree, but reinforcement works are planned. These works are anticipated to finish in 2032.

Arboriculture

A tree survey was carried out by CBA trees to help inform this planning application.

The survey demonstrates that no significant harm will come upon any of the trees identified within the survey and as such is acceptable in arboricultural considerations and in accordance with Policy CS11.

Air Quality

This Planning Application is supported by an Air Quality Assessment which was produced by Omnia.

The development proposals did have the potential to cause air quality impacts due to dust emissions during the construction phase and vehicle exhaust emissions during operation.

The Statement found that dust generated by building demolition, earthworks and construction activities should not be significant, so long as good practice and dust control measures are put in place.

Similar conclusions were drawn regarding road traffic exhaust emissions in that the harm to air quality will not be significant given the increase in vehicle movements is not substantial enough.

Heritage & Archaeology

A Historic Environment Desk-Based Assessment has been produced by Wessex Archaeology in support of this planning application.

The study found that no designated heritage assets within the surrounding landscape would have neither their setting and/or character compromised should development be granted.

With regards to archaeological activity, there is an interest within The Site. These interests stem from the late prehistoric (Iron Age) and Romano-British age in which the County Archaeologist may require additional investigation to be undertaken.

Landscape

A detailed landscape design has been produced by FPCR which positively responds and significantly enhances the built environment.

The Site has incorporated a number of opportunities to further enhance the overall design, including public open space in the southern portion of the site, pedestrian permeability and extensive planting of native species, all of which will make the former Timber Yard a desirable place to live.

The detailed planting plan produced to support this application outlines that native species hedgerow planting will be planted in a double staggered at 5 plants per linear meter with native woodland edge planting being planted at 1m centres. Further detailing of the species intended to be used are set out in the Planting Schedule accompanying this application.

Planning Balance & Conclusion

This Planning Statement has been prepared in support of Foreman Homes's planning application which seeks detailed approval for the development 111no. dwellings upon the former Goodwillies Timber Yard in Waterloooville.

The proposal for 111 dwellings is made in the backdrop of the Government's requirement to significantly boost housing land supply and deliver 1.5 million homes over the next 5 years. This Site has also been an adopted allocation within the Borough for a number of years and is good to note that this allocation has been brought forward once again as a Draft Allocation in Havant's Emerging DLP. Written Representations were also made in respect of the LPA's most recent public consultation for this DLP. Given The Site's status, the principle of development has already been deemed acceptable by the LPA and we're keen to work alongside HBC to ensure our application is able to become a built-reality.

The LPA are currently unable to demonstrate a 5 year housing land supply position and also have an out-of-date development plan, thereby triggering Paragraph 11(d) of the framework the presumption in favour of sustainable development. Moreover the LPA's most recently published Housing Delivery Test results indicate HBC are only meeting 74% of their required supply which further empathises the importance of this development being brought forward.

The Site is situated within Waterloooville's urban area and is designated as brownfield land, so no area of open countryside would be lost should development upon the Timber Yard be granted.

Nearby local amenities, along with regular public transport links and access to existing public green spaces mean The Site should be considered a sustainable location. There is great potential to deliver a high-quality development here which will draw inspiration from the Timber Yard's former use.

The scheme has been designed in accordance with the relevant policies from HBC's development plan along with the emerging draft allocation in the forthcoming DLP.

This proposal would be deliverable in the short-term and increase the supply and housing of choice within the local community and across the Borough. The Timber Yard for many residents of Waterloooville and the wider area was a 'local landmark' with many members of the community often frequenting The Site during its heyday. We are keen to ensure that our application honours The Site's past and ensures the lands life span is prolonged in a prosperous and sustainable manner.

In summary, Foreman Homes's application for 111no. dwellings at the former Goodwillies Timber Yard will make a meaningful contribution to HBC's housing supply and is in accordance with the LPA's development plan and national planning policies set out within the framework. Potential impacts of development have been carefully considered and will be mitigated and dealt with as set out above and within the supporting documents. We thereby respectfully request that HBC grant detailed planning permission for this development.

Draft S106/Heads of Terms

Policy CS19 and CS19 of the HCS set out planning permission will be dependant on there being sufficient and effective infrastructure.

Foreman Homes are keen to enter into constructive dialogue with Havant Borough Council to agree obligations which are necessary and important to the proposed development while also being within context of the scale and type of development being proposed.

As such Foreman Homes are proposing the following:

Affordable Housing

- i. Foreman Homes will be providing a Policy Compliant mix of affordable tenures which will make a meaningful contribution to Havant Borough Council's current housing need.

Public Open Space

- ii. Any agreement will require Foreman Homes to ensure the public open space supplied as part of this planning application will be compliant with Havant Borough Council open space requirements
- iii. An appropriate scheme for long-term maintenance and management of such areas will be agreed with Havant Borough Council.

Highways

- iv. The agreement will require Foreman Homes to provide, if necessary, improvements identified to the local highway network

Other

- v. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity, consideration will be given to their inclusion within the finalised Section 106 Agreement.

Sustainability Statement

This statement has been prepared in support of the detailed planning application for the erection of 111 dwellings, and it should, therefore, be read in conjunction with all other plans, reports, surveys and statements that have accompanied its formal submission.

We are aware that our proposal will need to be sustainable throughout, and making efficient use of resources, and that the council's policy CS14 will therefore need to be satisfied, and, in light of this, we are agreeable to the inclusion of PV (thereby maximising solar-gain), rainwater harvesting, modern methods of construction, and, if possible, the adoption of ground-source-heat-pumps, with a clear view to exceed the current Building Regulation's standards for such

The Code for Sustainable Homes – called for in 3. above – is, of course, no longer in existence, but our aspiration to exceed Building Regulations will take our scheme to a level far beyond that of the old requirement.