Padnell Grange, Waterlooville

Statement of Community Involvement

April 2026

Stonebond.

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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 Padnell Grange, Waterlooville (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 Padnell Road. It is proposed at least 30% of the dwellings 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 over 2 weeks from Tuesday 17th March to 31st March 2026.

Chapter 2

Executive Summary

The informal consultation with stakeholders started in January 2026. This included:

- Meeting with Waterlooville Golf Club on 9th January and 10th March to inform them of our proposals and seek feedback as adjoining owners.
- Writing to stakeholders on Monday 23rd February 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 Tuesday 17th February to Tuesday 31st March. This included:

- Sending flyers to 1180 residences and businesses on 26th February 2026 to inform them about the proposals for the redevelopment of the Site, with information about the public exhibition event, consultation period and website.
- Providing a copy of the flyer to local councilors ahead of these landing with residents.
- 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 between 5.30pm - 8:30pm on Wednesday 18th March at the Waterlooville Golf Club, Cherry Tree Ave, Cowplain, Waterlooville PO8 8AP.

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

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 coordination 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 March 2026, and the activities undertaken to support this have been outlined below.

Formal Consultation

Invitation letters to political and other stakeholders

Letters were sent on Monday 23rd February 2026 to stakeholders, including elected representatives. The letter informed stakeholders that the Applicant would be holding a public consultation for the proposals at Padnell Grange and provided relevant information. Follow up correspondence was provided on 2 March to inform stakeholders of important dates for the public consultation and how to access information.

This letter was sent to:

- Councilor Neil Bowdell, Havant Borough Council member for Cowplain.
- Councilor Andrew Briggs, Havant Borough Council member for Cowplain.
- Councilor Richard Brown, as Cabinet Lead for Planning & Regulation and Chairman of Planning Committee.
- Councilor Munazza Faiz, as Mayor of Havant.
- Councilor Antonia Harrisson, as representative of Cowplain Activity Centre Association
- Councilor David Keast, Havant Borough Council member for Cowplain and Vice Chairman of Planning Committee.
- Councilor Amy Redsull, as Cabinet Lead for Housing.

A copy of this letter and follow on email correspondence is available in Appendix B.

Invitation flyers to residents and businesses

Flyers were sent 26th February 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.

Public exhibition

A public exhibition was held on Wednesday 18th March 2026 at the Waterlooville Golf Club from 5:30pm to 8:30pm.

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, ECE Planning, OSP Architecture and Conisbee (Transport). In total, 93 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.

Pre-App

On Tuesday 17th March we also had a pre-app with Havant Borough Council. This was held at the site.

Consultation website

All outgoing consultation included a link to the website. The website contained a holding page that went live on 17th March 2026 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 224 unique page views, with 418 views in total. The average time of each visit was 2m 42 seconds.

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/padnell grange

A deadline of midnight 31st March 2026 was provided for receipt of feedback.

Chapter 5

Consultation Feedback

The feedback we received was obtained via the feedback form completed through the website and in person at the public consultation.

The feedback form contained a mix of 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

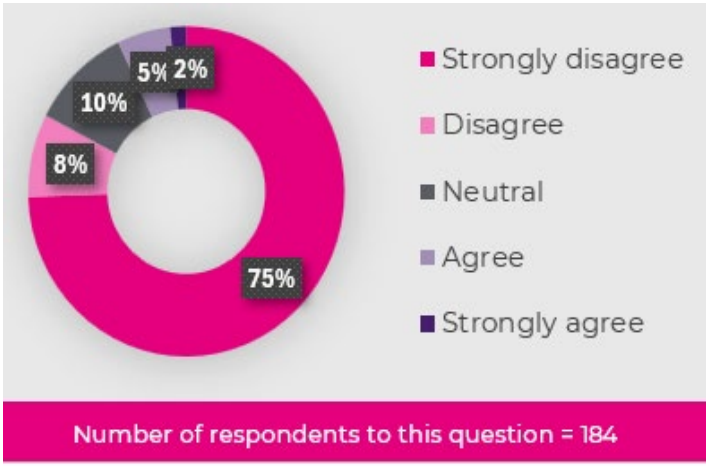
In-person consultation event

At the consultation event on Wednesday 18th March, the most consistent form of qualitative feedback was in relation to parking and traffic build up at peak times, drainage concerns , impact on local infrastructure and potential construction impacts.

Feedback form questions

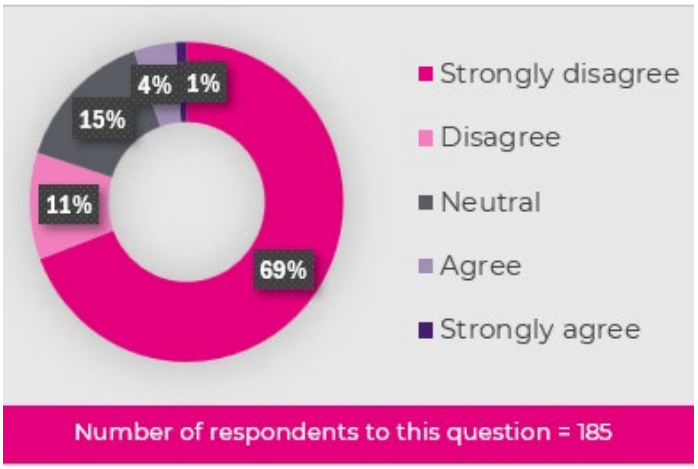
Q1: I support the development of an allocated, brownfield site within the local area.

Responses to the principle of developing an allocated brownfield site within the local area were negative. A substantial majority of respondents (75%) strongly disagreed with the statement, with a further 8% disagreeing. Only 7% expressed support, while 10% remained neutral, indicating pronounced opposition to development despite the site's allocation and brownfield status.



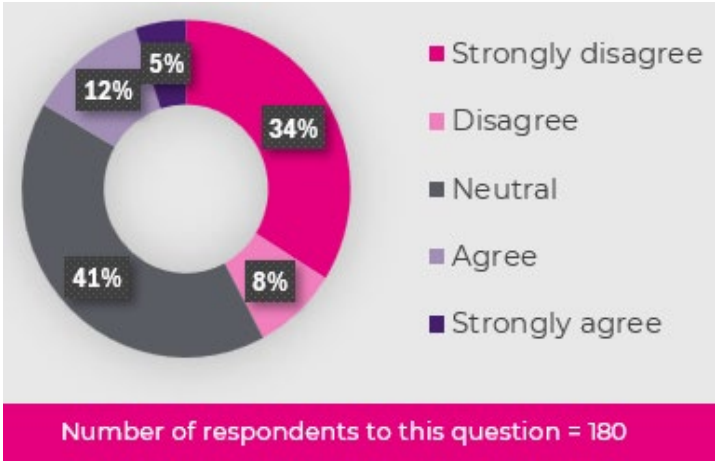
Q2: The proposals for 90 new homes including at least 30% affordable housing will help meet local need.

Similarly to the first question, the majority of respondents strongly disagreed that the proposals would help meet local need, including at least 30% of the homes being delivered as affordable – 69% held this view. 15% of respondents were neutral, 11% disagreed, 4% agreed and 1% strongly agreed.



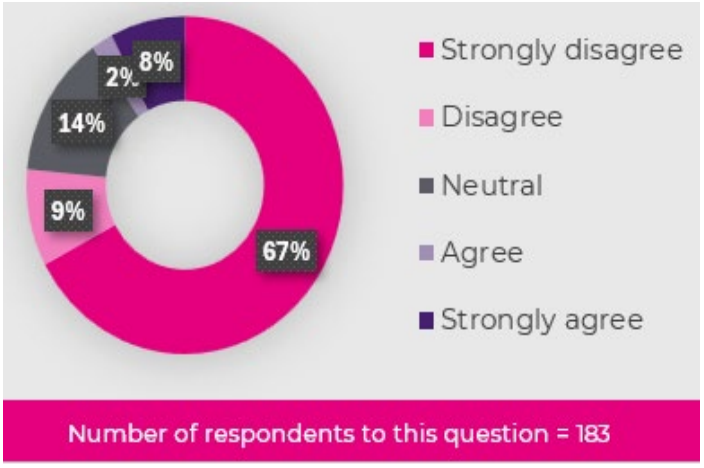
Q3: The play space being overlooked to ensure natural surveillance is welcomed.

When asked whether natural surveillance of the play space would be welcomed, responses were varied. While 41% of respondents strongly agreed, 12% agreed, 8% disagreed and 34% disagreed with the idea. A significant portion - 41% - remained neutral, suggesting that although there is support for the concept, many residents may still be undecided.



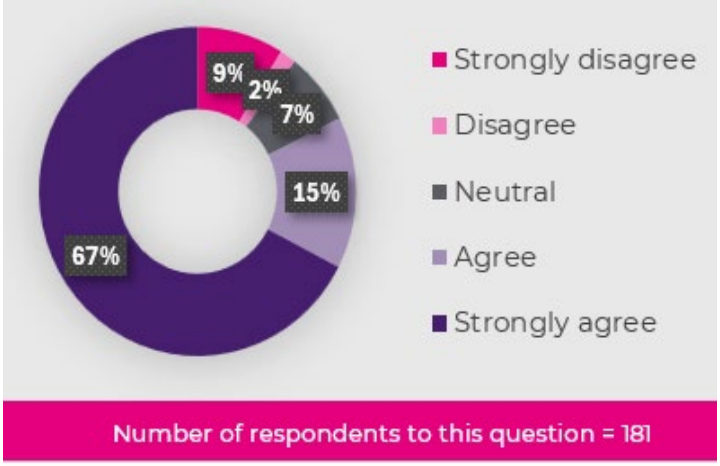
Q4: I support the proposal not to overprovide car parking and promote the use of greener transport options.

Views on the proposal to limit car parking and encourage greener transport options were negative. Over two thirds of respondents (67%) strongly disagreed, and an additional 9% disagreed. With only 10% expressing support and 14% remaining neutral.



Q5: Retention of the existing trees including mature oaks trees that line the approach on site should be given high priority

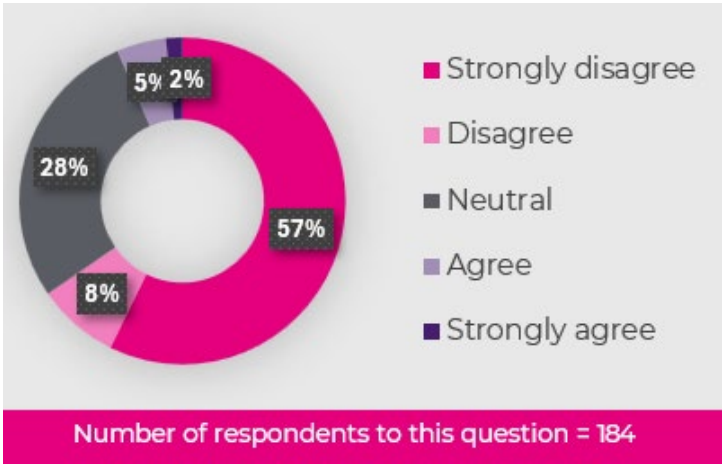
Retention of existing trees attracted strong overall support. A clear majority of respondents (67%) strongly agreed that existing trees, including the mature oaks lining the site approach, should be prioritised, with a further 15% agreeing. Only a small minority disagreed (11% combined), indicating broad consensus on the importance of retaining the site's established tree cover.



towards enhancements to biodiversity.

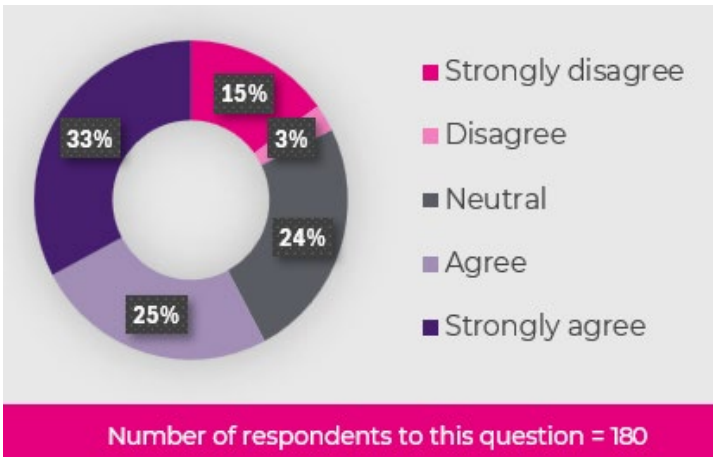
Q6: I welcome the proposed contemporary design style of the houses and apartments.

Views on the proposed design style of the houses and apartments were predominantly negative. Over half of respondents (57%) strongly disagreed with the proposed design, and a further 8% disagreed. With only 7% expressing support and 28% remaining neutral, the results suggest residents' views on architecture is mixed.



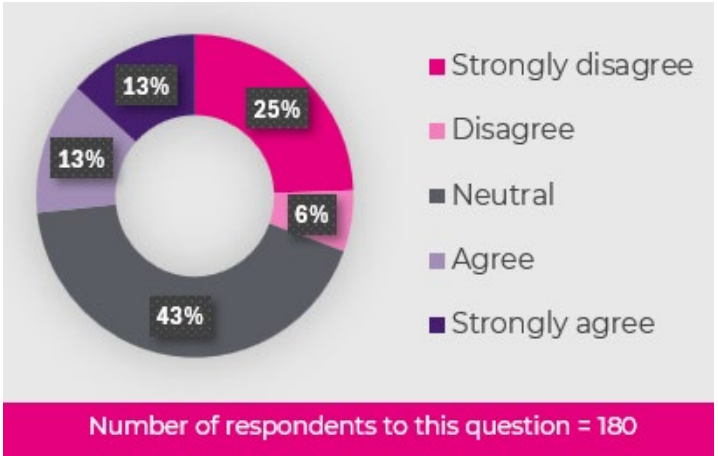
Q7: I support the inclusion of high ecological value habitats and new native tree planting to improve biodiversity.

Support for the inclusion of high ecological value habitats and new native tree planting was generally positive. A combined 58% of respondents agreed or strongly agreed, compared to 18% who disagreed. While nearly a quarter of participants remained neutral, the findings indicate a broadly favourable attitude



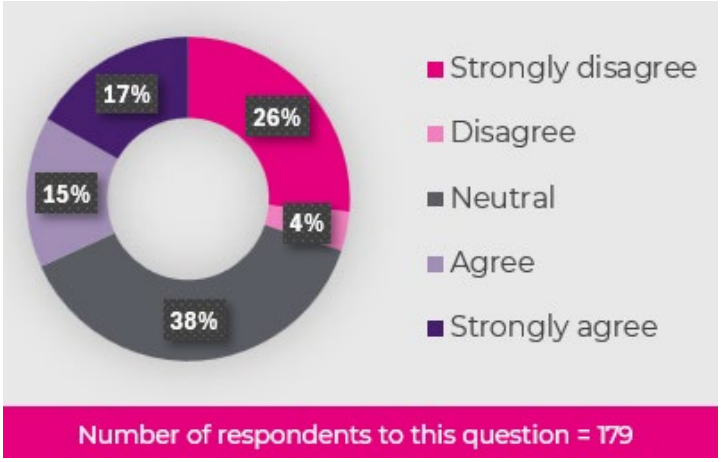
Q8: I would like to see the inclusion of low carbon energy sources, such as air source heat pumps.

Opinions on the use of low carbon energy sources, such as air source heat pumps, were more mixed. Although 26% expressed opposition, an equal proportion supported the proposal, and a significant 43% remained neutral. This suggests mixed views, alongside some emerging support.



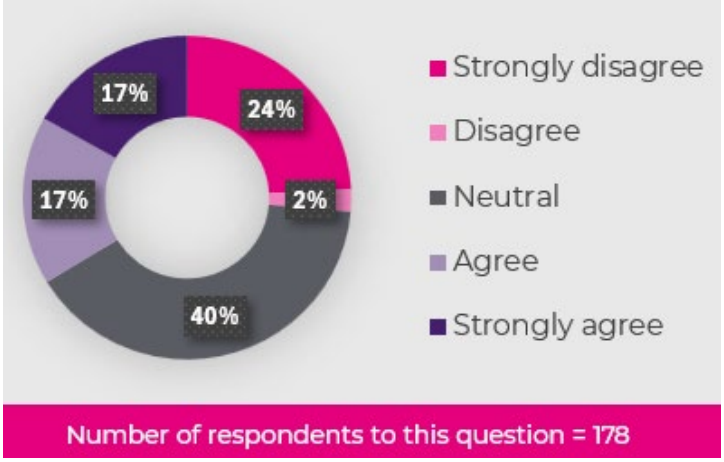
Q9: The inclusion of electric vehicle charging points for every home is supported.

Responses to the provision of electric vehicle charging points for every home showed varied views. While 32% expressed support, 30% disagreed and a sizeable 38% selected a neutral response. This balance indicates interest in the principle but also highlights reservations or a lack of strong opinion among many respondents.



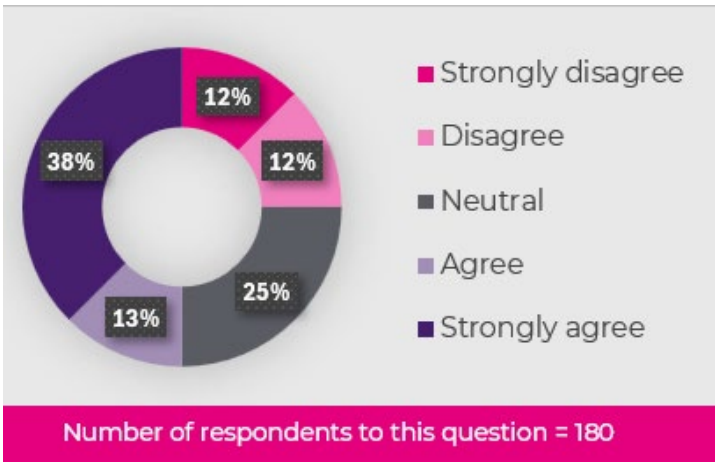
Q10: I would like to see opportunities for local labour and suppliers generated by the development.

Results relating to opportunities for local labour and suppliers reflected a cautious but positive outlook. A total of 34% supported the idea, while only 26% opposed it. However, with 40% remaining neutral, many respondents may be open to the concept but seeking further clarity.



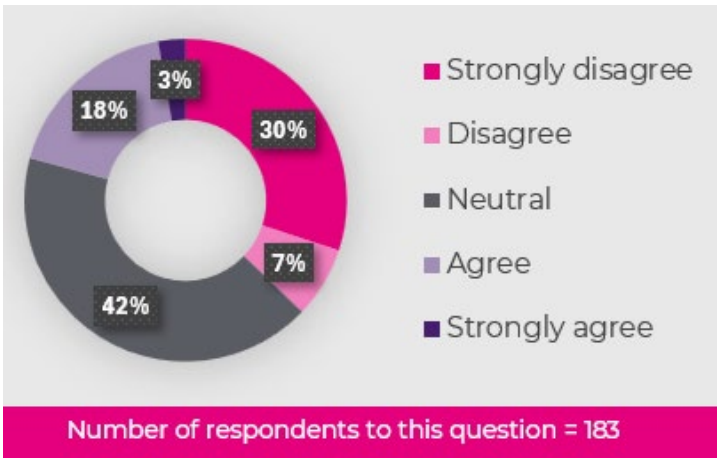
Q11: Retention of a footpath north-south through the site which has a good quality, safe surface finish is supported

Support for the retention of a north–south footpath through the site was relatively strong. More than half of respondents (51%) agreed or strongly agreed that a high-quality, safe route should be retained, compared with 24% who opposed it. This suggests the footpath is valued by a large portion of the community.



Q12: I found this public exhibition helpful and informative.

Feedback on whether the public exhibition was helpful and informative revealed mixed perceptions. While 21% felt positively, a larger proportion (37%) disagreed, and 42% neither agreed nor disagreed.



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?

There was a lot of responses to this question and below is a summary of the most frequent themes:

- Residents emphasised the importance of safe and effective access, seeking reassurance that additional traffic can be managed without worsening existing congestion on Padnell Road and Cherry Tree Avenue.
- There is strong interest in a realistic parking strategy that reflects everyday car ownership while avoiding overspill parking on surrounding residential streets.
- Respondents frequently highlight the need to ensure local schools, GP surgeries and other services can continue to operate effectively alongside any new development.
- Drainage and flood management are a common focus, with resident's keen to see clear, evidence-based solutions that address known local conditions and protect neighbouring properties.
- Construction impacts are a key consideration, with expectations for well-managed traffic routing, safety measures and communication during the build phase.
- The scale and density of development is frequently referenced, with a preference for proposals that feel proportionate and comfortably integrated with existing homes.
- Respondents showed strong interest in thoughtful design and placemaking, including landscaping, buffers, privacy and attractive public spaces.
- Walking, cycling and pedestrian connections are widely used and valued, with support for safe, direct and pleasant routes being retained throughout and beyond construction.
- Several comments reflect a desire for development to be compatible with neighbouring uses, including the golf course, through appropriate setbacks and boundary treatments.
- A consistent minority recognise the wider need for new housing, particularly affordable and smaller homes, provided key constraints are addressed.

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 response from the Applicant for each.

Response to feedback by theme

Theme	Response
Site Access & Highways	
The proposed access arrangements are considered likely to increase congestion on surrounding roads during peak periods.	The Transport Assessment, submitted in support of this application, notes that the impact on the surrounding highway network will be low, and that any *"additional traffic would be readily accommodated without materially affecting safety, capacity, or the character of [...] [the surrounding] streets"*. In addition, the Transport Assessment concludes "*Traffic generated by the development is forecast to be low, with approximately 48 additional vehicle movements during each peak hour"* and *"Existing carriageway widths, low background traffic flows, forward visibility, and modest speeds mean that the additional traffic would have a negligible impact on safety or capacity."*
The existing highway network is considered potentially unable to safely accommodate additional vehicle movements associated with the development.	
Parking Provision	
Insufficient parking is expected to increase pressure on surrounding residential streets.	The total parking provision for the development exceeds the likely demand based on local car ownership patterns. Census data for the area indicates an average of approximately 1.4 cars per household (for all types, tenures and sizes of dwelling), which for the development of 90 dwellings would generate an estimated demand of around 126 parking spaces. The proposed layout provides a total of 153 spaces, and an additional 31 visitor spaces.
Community Infrastructure	
Additional residential development is expected to place further strain on existing community infrastructure.	Havant Borough Council has an adopted Community Infrastructure Levy (CIL) charging schedule. The development will also be subject to a S106 Legal Agreement. CIL and S106 ensure that development contributes to improving local infrastructure, environment and facilities.

Green Space	
There is concern about the loss of green space and how this will be addressed within the proposals.	There are two main areas of open space proposed within the site. In addition, the retention of trees and enhancement of planting throughout the development will support the green infrastructure on site. A balance of native and ornamental planting will provide an environment that is both attractive and supportive of ecology.
Flood Risk	
Surface water and seasonal flooding are known issues in and around the site.	The Applicant has undertaken pre-application discussions with the Lead Local Flood Authority to inform the drainage design at the site.
Development is considered likely to exacerbate local drainage issues if not carefully managed.	The accompanying Flood Risk Assessment and Surface Water Drainage Strategy concludes that "*the peak runoff rate from the site will be reduced by up to 78%"*, and therefore "*reduce the risk of downstream flooding or combined sewer overflows and the resultant pollution risk to local watercourses*".
Construction Management	
Construction traffic is expected to have an adverse impact on local roads.	Should planning permission be granted for the site, a condition would be applied to provide a Construction Environmental Management Plan (CEMP) and / or Construction Management Plan (CMP), to be approved by the council. These documents would outline how construction will be managed to minimise impacts on the environment, local residents, and traffic.
Disruption during the construction period is a concern, particularly in relation to safety and amenity.	
Development Scale	
The number of dwellings proposed is considered high relative to the size and context of the site.	The site is allocated for 84 new residential dwellings in the existing Havant Local Plan (2014) under Policy W126. It is also a proposed allocation (Allocation 19) in the emerging 'Building a Better Future' local plan document for 83 dwellings. These numbers have been informed by high-level assumptions including the use of a standard density calculation.

	Conversely, this planning application has been supported by thorough pre-application engagement, detailed technical and design work. This includes consideration of site constraints and the quantum of development appropriate for the context within which the site is located.
Neighbouring Uses	
The proximity of neighbouring land uses raises concerns about long-term compatibility.	The Applicant has met with Waterlooville Golf Club twice. The proposals displayed at the public exhibition were discussed with the club in January. They expressed concern regarding the number of gardens backing onto the 5th hole. Since, the Applicant has amended the design to take into account these comments and the golf club has expressed these changes were welcomed at the second meeting in March. Engagement will continue throughout the lifetime of the planning application and during construction. The proposed dwellings on the western boundary have also been pulled back so they do not directly abut the existing houses on Cherry Tree Avenue
Housing Need	
The quantum and mix of homes proposed are questioned in relation to local needs and constraints.	The development will provide a total of 27no. affordable dwellings. This equates to 30%, which accords with adopted policy. Demand within the local area is demonstrated by the Hampshire Home Choice, a sub-regional choice-based lettings scheme managed by East Hampshire District Council, Eastleigh Borough Council, Havant Borough Council, Test Valley Borough Council and Winchester City Council. This suggests a significant need for smaller 1- and 2-bedroom units, as well as a good proportion of family sized 3- and 4-bedroom homes. This is reflected in the proposed unit mix, with a range of unit types provided. The proposal is policy compliant in terms of housing mix and affordable housing provision.

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 have held regular meetings with the Waterlooville Golf Club and shared proposed development plans to ensure they are happy with our proposals.

Appendix A

Exhibition Boards

Introduction and Background

Welcome to our exhibition, displaying proposals for the redevelopment of Padnell Grange off Padnell Road. These exhibition boards show how the site could be developed to provide much needed housing in Havant Borough, landscape improvements and community spaces.

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 or visit our website at www.stonebondproperties.com/padnellgrange to complete a feedback form electronically.

Background

The land was originally a farmyard and farmhouse (Padnell Grange), which is no longer operational. The site currently consists of a single residential unit, dilapidated barns and a small office used by the Borrow Foundation.

The design has been considered against the history of a previous planning application (ref: APP/19/00224) and responds to the site allocation in the current and emerging Havant Borough Council Local Plan.

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.

Previous Stonebond developments

'A Passion for Partnerships'

rps · CSP architecture · hda · Charnwood Landscape Design · Mark Welby Consulting Arborists · conisbee · Abbey Consultants

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Site Overview

The site comprises 2.82ha hectares of brownfield land and is situated on the edge of Cowplain village, approximately 2.9km north-east of Waterlooville Town Centre. The site has good access to local facilities and public transport services.

Access to the site is from Padnell Road, with the drive sweeping towards the outbuildings before running north. The irregular shaped site follows the southern edges of Padnell Cuts Wood, the golf course to the east and abuts housing along Cherry Tree Avenue to the south and west.

A public footpath runs notionally north to south through the site, along the accessway to the existing buildings, and continues southwards to Cherry Tree Avenue. The footpath turns into a bridleway just outside of the northern boundary of the site and then continues to the north east.

None of the buildings on site are listed or locally listed. However the team has considered the possibility of retaining the Padnell Grange farmhouse and 19th Century Barn.

Site Characteristics Plan

KEY
- Existing trees
- Padnell Cuts Wood
- Buffer to surrounding development
- Padnell Grange footprint/focal point
- Existing movement route
- Existing Public Rights of Way
- PRoW deviation
- Fall of land
- SINC - Site of Importance for Nature Conservation/Golf Course

Western Range - Padnell Grange

Western Range - Inner Normal Barn - East Elevation

Eastern Range (across courtyard) Looking

- **Access:** The main vehicle access point into the site would be retained via Padnell Road, with pedestrian and cycle connections to connect the site to the surrounding area.
- **Daylight & Sunlight:** Homes would be positioned to utilise sunlight efficiently, conserving energy.
- **Topography:** The levels on the site generally fall from west to east. The proposal would seek to retain existing levels where possible and therefore drain to the east of the site.
- **Existing Trees:** There are a number of mature trees on the site boundaries and within the site, which are generally of good quality and are proposed to be retained.
- **Flood Risk:** The site is located in Flood Zone 1 which means there is a very low risk of flooding from tidal or fluvial sources.

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Our Proposals

Proposed site layout

Distinctive Character

As retention of the existing buildings will not provide high quality and sustainable homes, the heart of the development proposes replacement buildings that acknowledge the character in the existing buildings through materials.

Affordable Homes

The provision of 90 new residential homes, comprising apartments and houses, of which at least 27 homes (30%) will be affordable dwellings.

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 where required.

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 road.

Children's Play Areas

There would be series of informal play areas catering to young children, providing opportunities for social interaction and exercise.

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Design

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 circulation routes.
- Retaining trees and introducing landscape buffers to safeguard the amenity of occupants and neighbouring uses.
- Utilising eco-friendly features and promoting local biodiversity.

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.

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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:

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.

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.

Our plans would revitalise the site with high-quality open spaces with enhanced landscaping to provide site wide ecological benefits and a biodiversity net gain.

Energy & Water Efficiency

- Buildings with 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 dedicated space.
- Safe circulation 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.

Accessibility and 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 and Cycling

Our proposals include connections that integrate with the existing Public Rights of Way and surrounding routes, providing easy access to key local facilities.

Cars

The main access point is via Padnell Road. There is a combination of frontage parking for the houses and courtyard parking for the apartments. Electric vehicle charging points will also be included.

Bus

The site is well served by public transport with the nearest bus stops located approximately 350m from the site on Padnell Road. This provides hourly bus services to Havant and Petersfield. Additional bus services can be accessed from London Road, approximately 800m for the site and provide services between Clanfield and Southsea, via Portsmouth and Waterlooville.

Rail

Havant Rail Station is located 3 miles south east of the site, providing regular trains to London, Portsmouth, Southampton and Brighton. Additional services can also be accessed from stations in the neighbouring areas of Havant, Cosham and Bedhampton.

Stonebond.

Timeline and Next Steps

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

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.

Timeline

Submit Application	Committee	Permission	Construction
Spring	later Summer	Autumn	from 2027

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** or by visiting our website at: **www.stonebondproperties.com/padnellgrange**

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 **31st March 2026** 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.

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

23rd February 2026

Dear Cllr Bowdell,

Proposed Development at Padnell Grange, Waterlooville

I am writing on behalf of Stonebond, a housebuilder dedicated to creating sustainable, high-quality housing. We are exploring the opportunity for new homes at the above site, which follows a Local Plan allocation for c.84 dwellings. I would like to take this opportunity to introduce ourselves and the proposals ahead of our public consultation event in March.

Our vision is to create a development that not only addresses local housing needs but also contributes positively to the existing community and environment. The development aims to deliver 90 new homes, of which at least 30% 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 to create a place that 90 households can call home.

We understand the significance of this development for the local area, and we are keen to build strong and enduring relationships with stakeholders such as yourself so that our plans align with the community's needs and aspirations. I would welcome the opportunity to meet to give you a briefing and arrange a tour of the site.

If this is of interest, please do let me know what times and dates that are convenient for you. If you have any further questions, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Emma Ward
Head of Planning & Development, Stonebond
[redacted]

Dear Cllr Keast

Following my email last week, we are excited to be undertaking public consultation on our plans. I have attached a copy of the resident flyer that you will no doubt have sight of in the coming days, but I wanted to send you this prior to it landing.

We expect a good turn out to the event and look forward to hearing residents' thoughts.

Kind regards
Emma

Emma Ward MRICS | Head of Planning & Development

[redacted]

Stonebond Properties (Guildford) Limited

1 Bishops Wharf, Walnut Tree Close, Guildford, Surrey, GU1 4UP

This email is sent for and on behalf of Stonebond Properties (Guildford) Limited registered in England and Wales (registered number 13544912) whose registered office is at Stonebond House, 132 – 136 New London Road, Chelmsford, Essex CM2 0RG.

This email (and any attachments) may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If it is not addressed to you or you are not the intended recipient, please do not read, disclose, copy or forward it on, but notify the sender immediately and delete it. We have tried to ensure this email does not contain any viruses, but please check this before opening any attachments, as we cannot accept any responsibility for damage caused by a virus. Please note that we may intercept, monitor and store emails for the purposes of ensuring compliance with law, our policies and for audit purposes.

Appendix C

Invitation Flyer to Residents and Businesses

Stonebond.

Padnell Grange, Waterlooville

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 Padnell Grange, Waterlooville. The site is allocated for around 84 homes within the 2014 Allocations Plan and the emerging Local Plan.

The proposals aim to deliver 90 new homes. Our vision is to revitalise the brownfield site and deliver housing to meet local need, including at least 30% 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, 17 March 2026 – Midnight, 31 March 2026
This consultation will include an in-person public exhibition.
The details are shown below:
Date and time: 18 March 2026 at 5:30pm - 8:30pm
Location: Waterlooville Golf Club, Cherry Tree Ave, Cowplain, Waterlooville, PO8 8AP

Have your say

In addition, there will be a dedicated consultation website, where you can also view the plans and leave your comments. This will go live on 17 March.

The website address is: www.stonebondproperties.com/padnellgrange

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@stonebondltd.com or call 01483 904269

Appendix D

Feedback Form

Stonebond.

Padnell Grange, Waterlooville

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	☐	☐	☐	☐	☐
The proposals for 90 new homes including at least 30% affordable housing will help meet local need	☐	☐	☐	☐	☐
The play space being overlooked to ensure natural surveillance is welcomed	☐	☐	☐	☐	☐
I support the proposal not to overprovide car parking and promote the use of greener transport options	☐	☐	☐	☐	☐
Retention of the existing trees including mature oaks trees that line the approach on site should be given high priority	☐	☐	☐	☐	☐
I welcome the proposed design style of the houses and apartments	☐	☐	☐	☐	☐
I support the inclusion of high ecological value habitats and new native tree planting to improve biodiversity	☐	☐	☐	☐	☐
I would like to see the inclusion of low carbon energy sources, such as air source heat pumps	☐	☐	☐	☐	☐
The inclusion of electric vehicle charging points for every home is supported	☐	☐	☐	☐	☐
I would like to see opportunities for local labour and suppliers generated by the development	☐	☐	☐	☐	☐
Retention of a footpath north-south through the site which has a good quality, safe surface finish is supported	☐	☐	☐	☐	☐
I found this public exhibition helpful and informative	☐	☐	☐	☐	☐

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 ☐	20 - 39 ☐	40 - 59 ☐	60 - 79 ☐	over 79 ☐
Occupation:	Student ☐	Part-time ☐	Full-time ☐	Retired ☐	Unemployed ☐

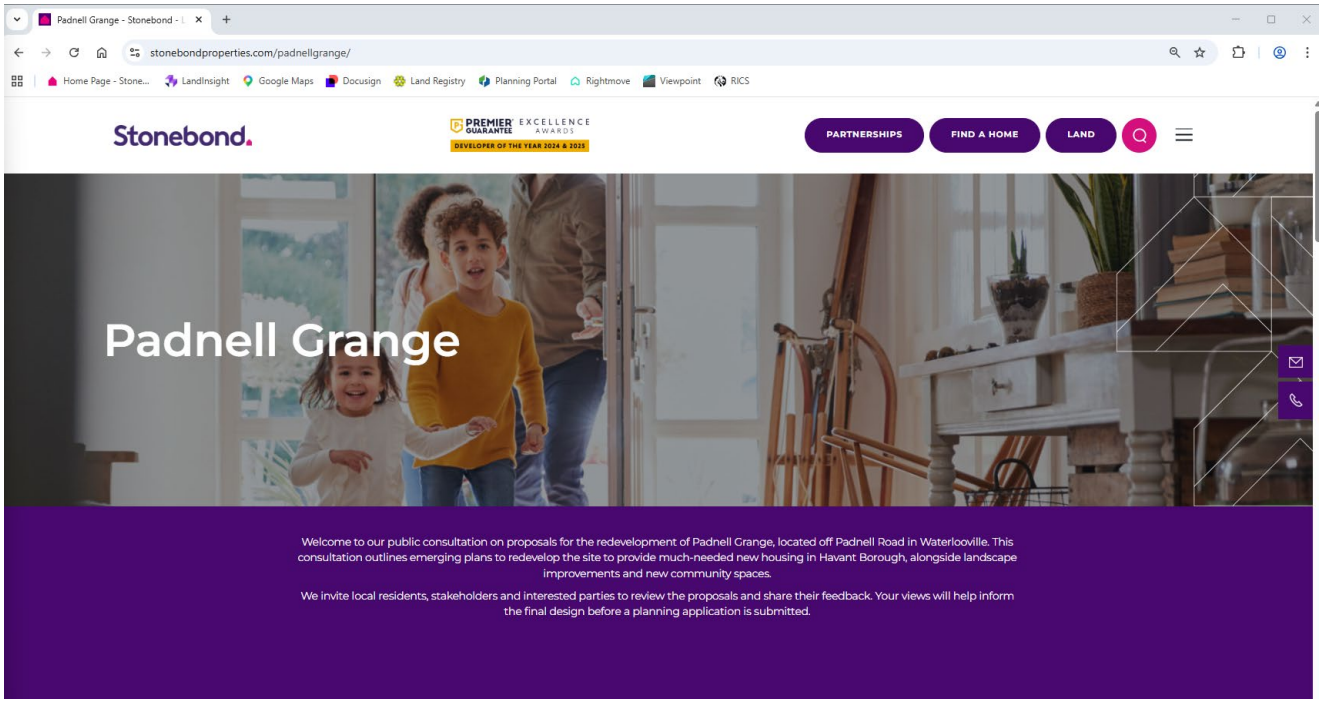
Or visit our website at www.stonebondproperties.com/padnellgrange to complete the feedback form on our website.

If you are returning this feedback form via post, please send it to "Padnell Grange, Waterlooville, c/o Stonebond Properties (Guildford) Limited, 1 Bishops Wharf, Walnut Tree Close, Guildford, GU1 4UP". Please return it no later than **Midnight, 31 March 2026**.

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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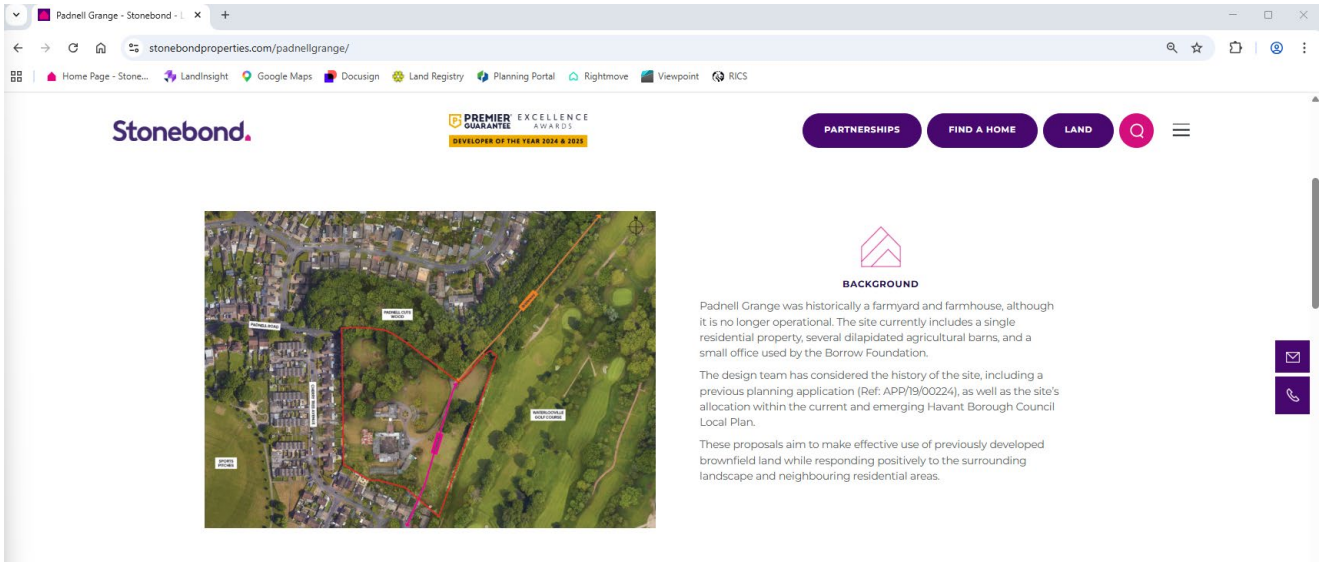
Padnell Grange
Welcome to our public consultation on proposals for the redevelopment of Padnell Grange, located off Padnell Road in Waterlooville. This consultation outlines emerging plans to redevelop the site to provide much-needed new housing in Havant Borough, alongside landscape improvements and new community spaces.
We invite local residents, stakeholders and interested parties to review the proposals and share their feedback. Your views will help inform the final design before a planning application is submitted.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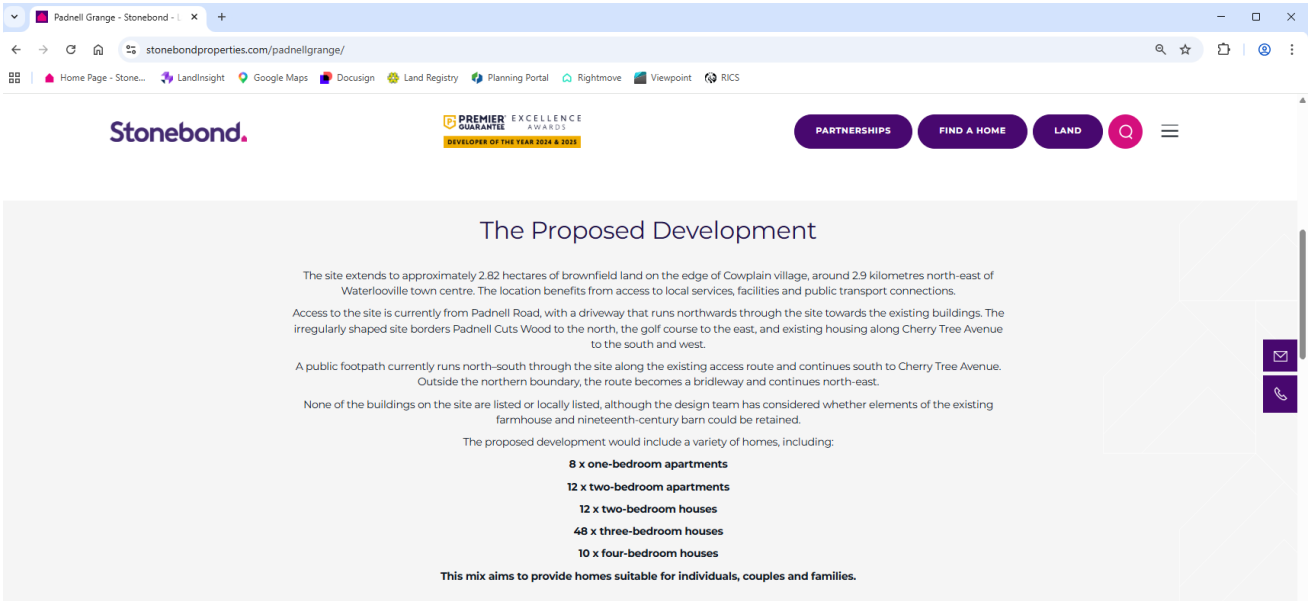
BACKGROUND
Padnell Grange was historically a farmyard and farmhouse, although it is no longer operational. The site currently includes a single residential property, several dilapidated agricultural barns, and a small office used by the Borrow Foundation.
The design team has considered the history of the site, including a previous planning application (Ref: APP/19/00224), as well as the site's allocation within the current and emerging Havant Borough Council Local Plan.
These proposals aim to make effective use of previously developed brownfield land while responding positively to the surrounding landscape and neighbouring residential areas.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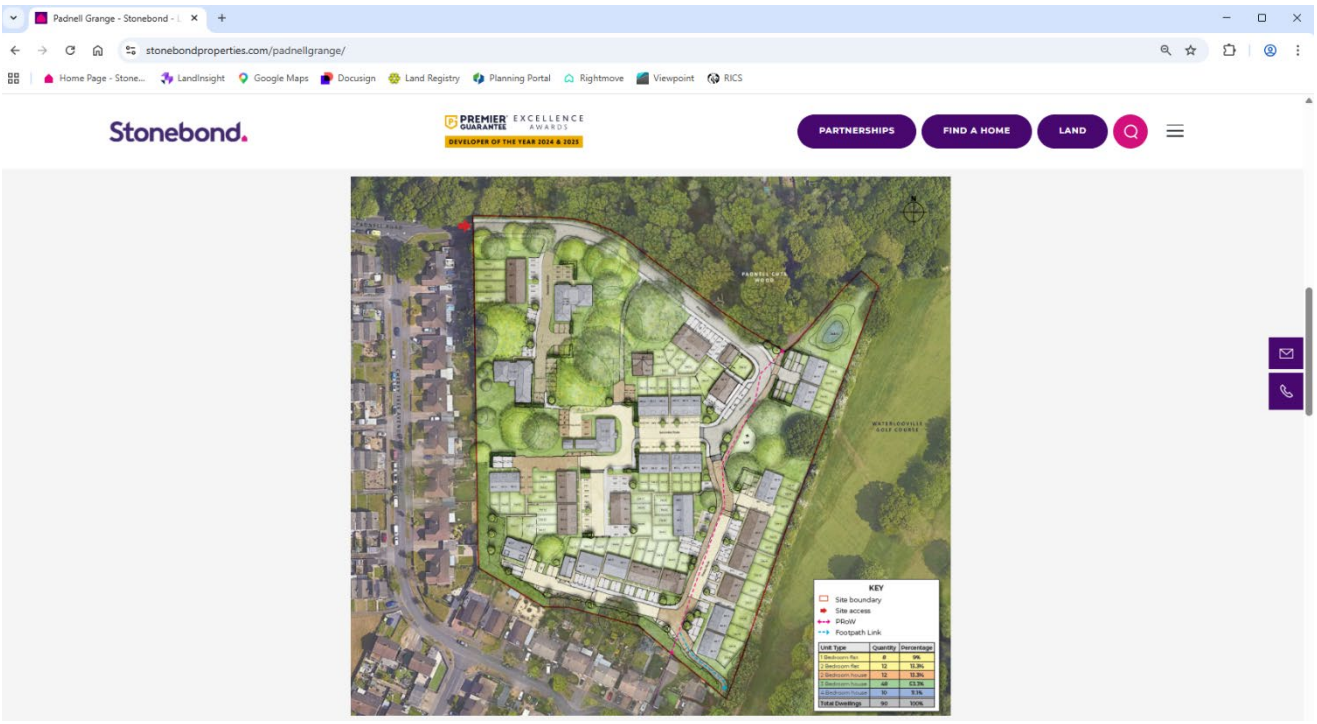
The Proposed Development
The site extends to approximately 2.82 hectares of brownfield land on the edge of Cowplain village, around 2.9 kilometres north-east of Waterlooville town centre. The location benefits from access to local services, facilities and public transport connections.
Access to the site is currently from Padnell Road, with a driveway that runs northwards through the site towards the existing buildings. The irregularly shaped site borders Padnell Cuts Wood to the north, the golf course to the east, and existing housing along Cherry Tree Avenue to the south and west.
A public footpath currently runs north-south through the site along the existing access route and continues south to Cherry Tree Avenue. Outside the northern boundary, the route becomes a bridleway and continues north-east.
None of the buildings on the site are listed or locally listed, although the design team has considered whether elements of the existing farmhouse and nineteenth-century barn could be retained.
The proposed development would include a variety of homes, including:
8 x one-bedroom apartments
12 x two-bedroom apartments
12 x two-bedroom houses
48 x three-bedroom houses
10 x four-bedroom houses
This mix aims to provide homes suitable for individuals, couples and families.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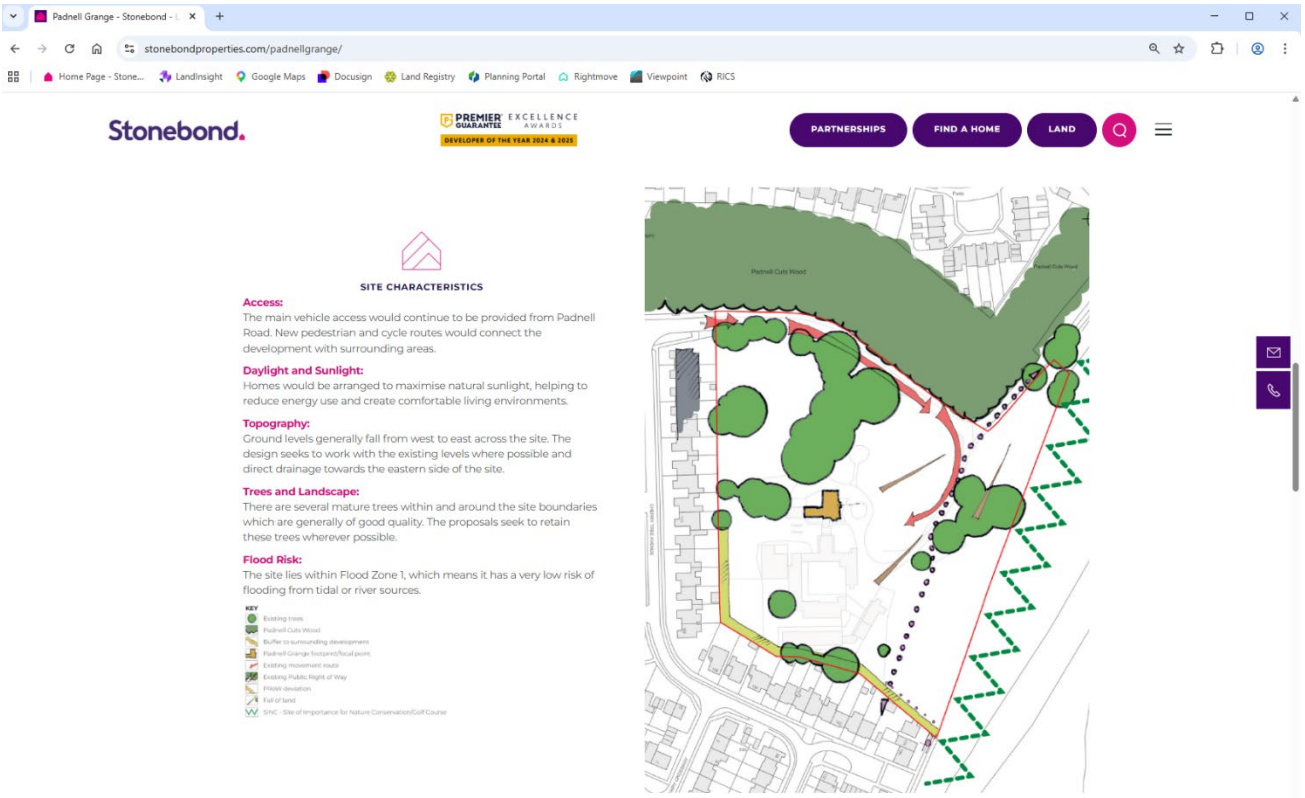
KEY
Site boundary
Site access
PRoW
Footpath Link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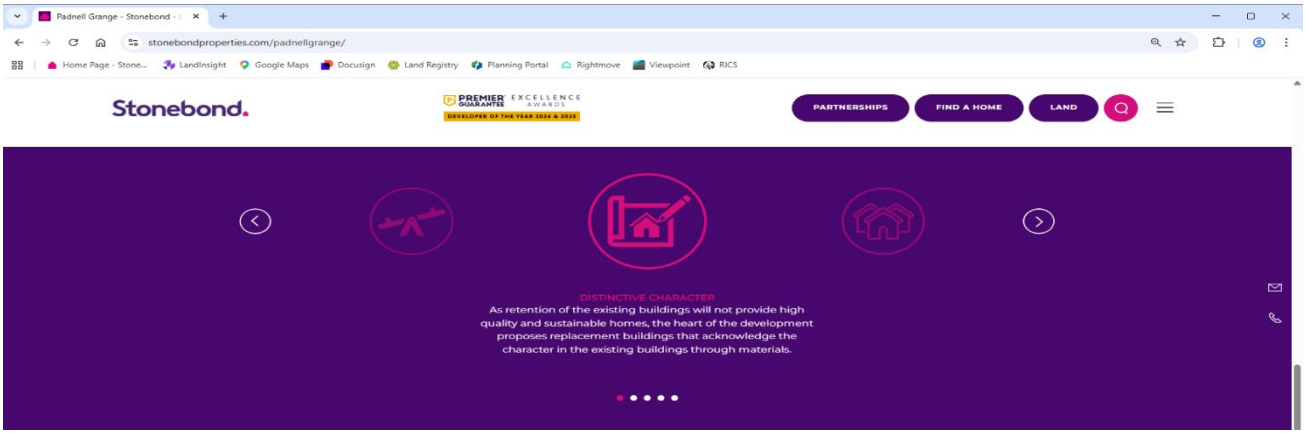
SITE CHARACTERISTICS
Access:
The main vehicle access would continue to be provided from Padnell Road. New pedestrian and cycle routes would connect the development with surrounding areas.
Daylight and Sunlight:
Homes would be arranged to maximise natural sunlight, helping to reduce energy use and create comfortable living environments.
Topography:
Ground levels generally fall from west to east across the site. The design seeks to work with the existing levels where possible and direct drainage towards the eastern side of the site.
Trees and Landscape:
There are several mature trees within and around the site boundaries which are generally of good quality. The proposals seek to retain these trees wherever possible.
Flood Risk:
The site lies within Flood Zone 1, which means it has a very low risk of flooding from tidal or river sources.
KEY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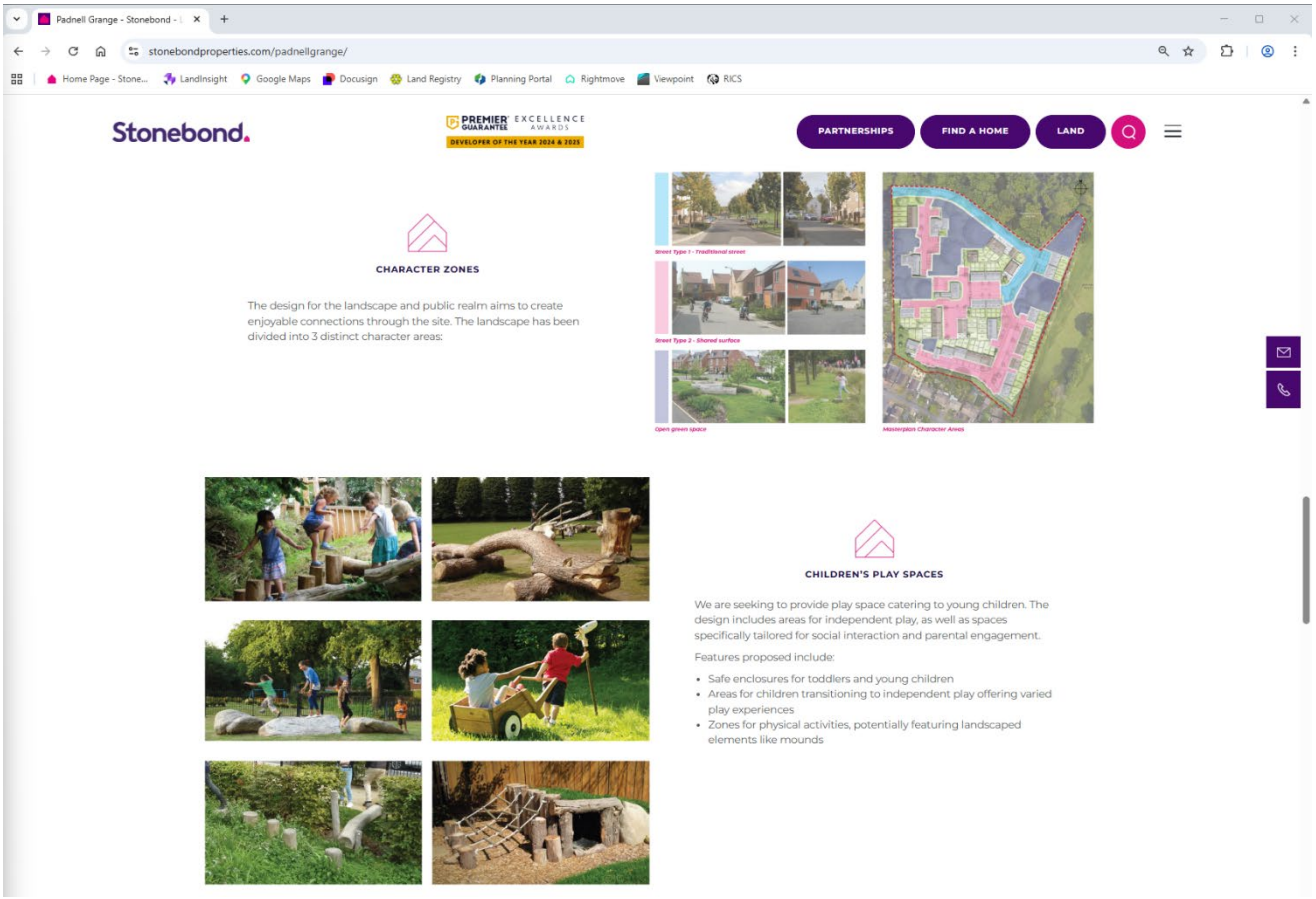
DISTINCTIVE CHARACTER
As retention of the existing buildings will not provide high quality and sustainable homes, the heart of the development proposes replacement buildings that acknowledge the character in the existing buildings through materials.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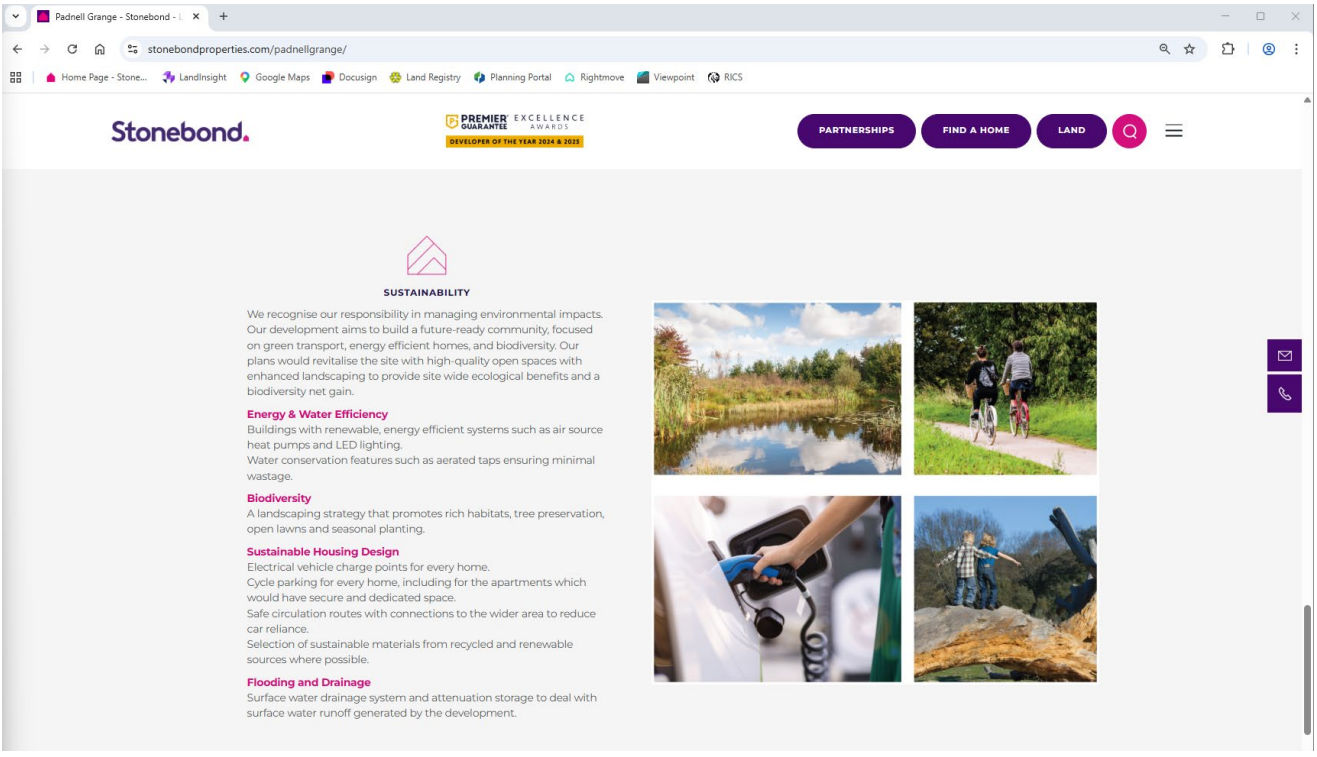
CHARACTER ZONES
The design for the landscape and public realm aims to create enjoyable connections through the site. The landscape has been divided into 3 distinct character areas:
CHILDREN'S PLAY SPACES
We are seeking to provide play space catering to young children. The design includes areas for independent 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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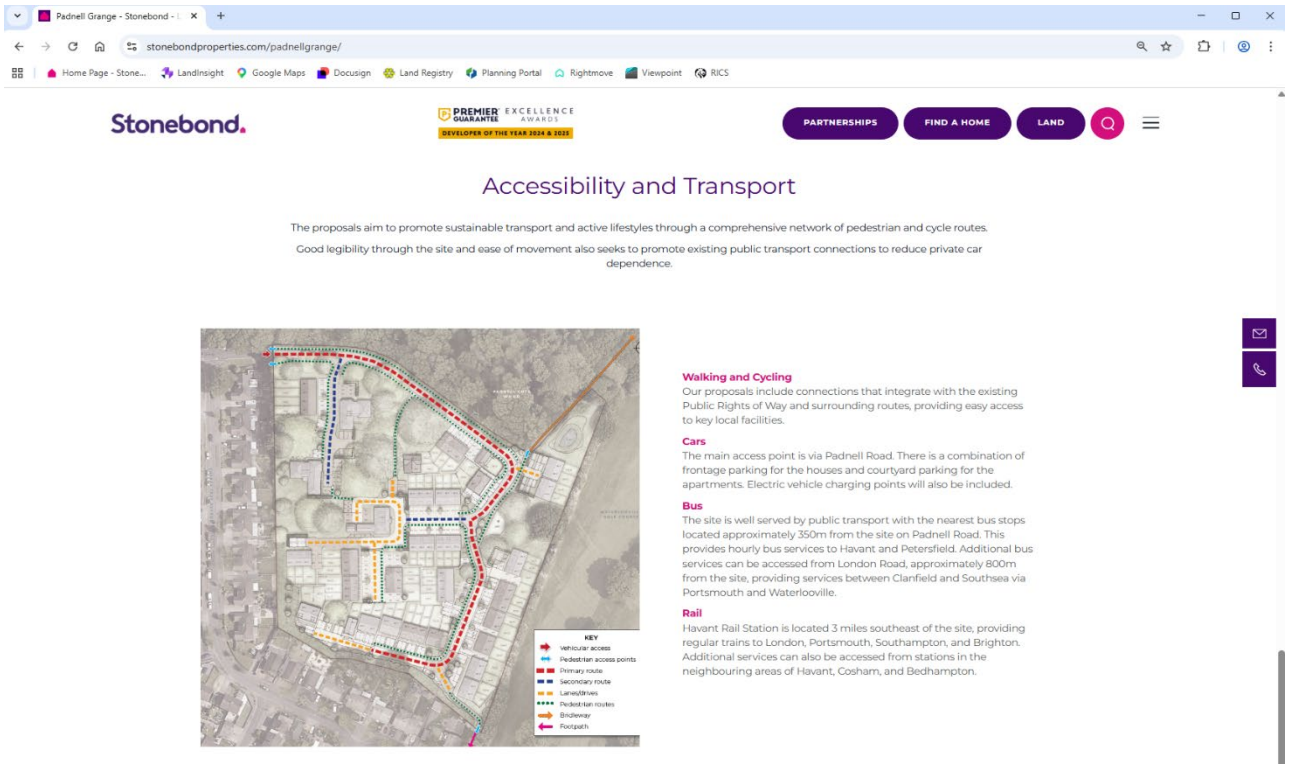
SUSTAINABILITY
We recognise our responsibility in managing environmental impacts. Our development aims to build a future-ready community, focused on green transport, energy efficient homes, and biodiversity. Our plans would revitalise the site with high-quality open spaces with enhanced landscaping to provide site wide ecological benefits and a biodiversity net gain.
Energy & Water Efficiency
Buildings with 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 dedicated space.
Safe circulation 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.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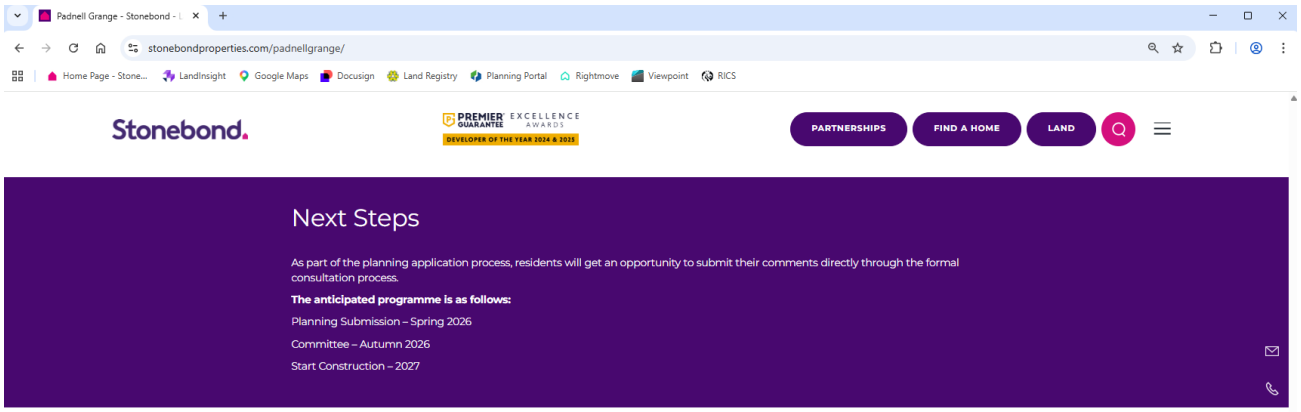
Accessibility and Transport
The proposals aim to promote sustainable transport and active lifestyles through a comprehensive network of pedestrian and cycle routes.
Good legibility through the site and ease of movement also seeks to promote existing public transport connections to reduce private car dependence.
KEY
Vehicular access
Pedestrian access points
Primary route
Secondary route
Lanes/drives
Pedestrian routes
Bridleway
Footpath
Walking and Cycling
Our proposals include connections that integrate with the existing Public Rights of Way and surrounding routes, providing easy access to key local facilities.
Cars
The main access point is via Padnell Road. There is a combination of frontage parking for the houses and courtyard parking for the apartments. Electric vehicle charging points will also be included.
Bus
The site is well served by public transport with the nearest bus stops located approximately 350m from the site on Padnell Road. This provides hourly bus services to Havant and Petersfield. Additional bus services can be accessed from London Road, approximately 800m from the site, providing services between Clanfield and Southsea via Portsmouth and Waterlooville.
Rail
Havant Rail Station is located 3 miles southeast of the site, providing regular trains to London, Portsmouth, Southampton, and Brighton. Additional services can also be accessed from stations in the neighbouring areas of Havant, Cosham, and Bedhampton.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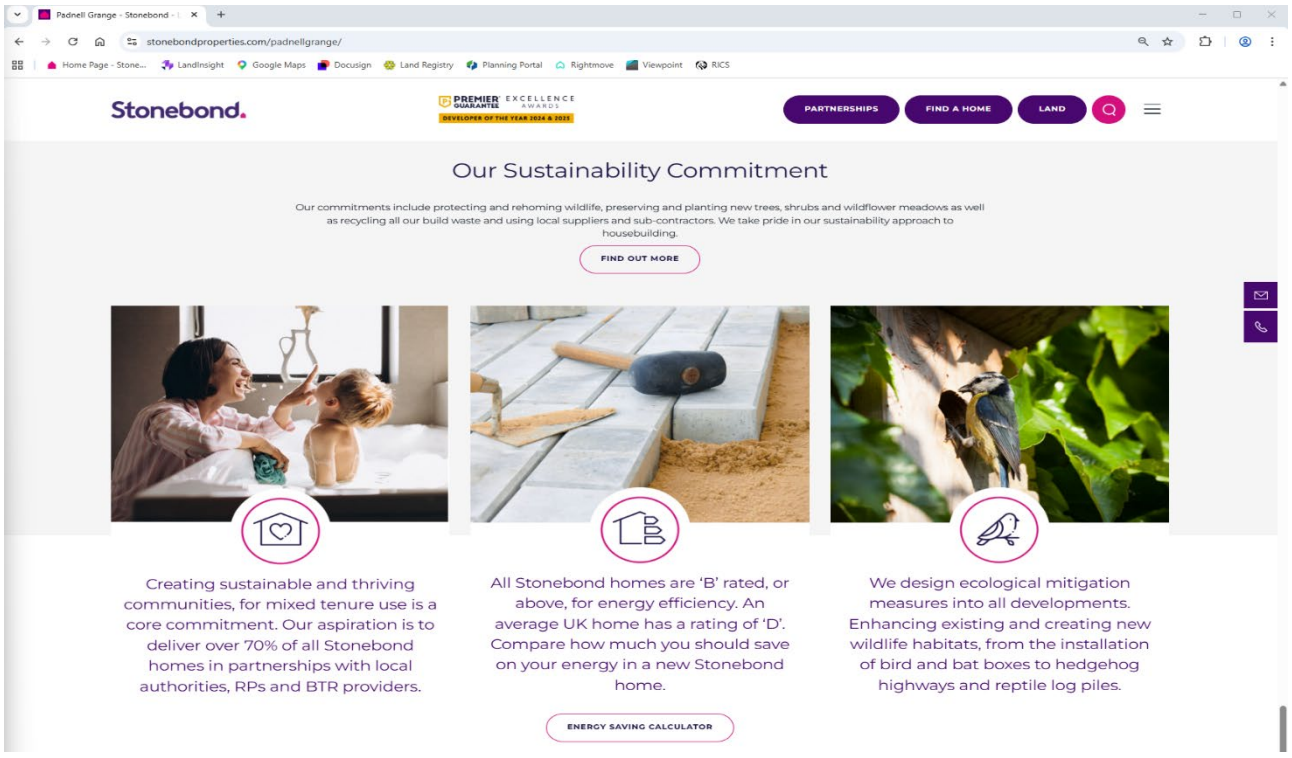
Next Steps
As part of the planning application process, residents will get an opportunity to submit their comments directly through the formal consultation process.
The anticipated programme is as follows:
Planning Submission – Spring 2026
Committee – Autumn 2026
Start Construction – 2027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Our 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
Creating sustainable and thriving communities, for mixed tenure use is a core commitment. Our aspiration is to deliver over 70% of all Stonebond homes in partnerships with local authorities, RPs and BTR providers.
All Stonebond homes are 'B' rated, or above, for energy efficiency. An average UK home has a rating of 'D'. Compare how much you should save on your energy in a new Stonebond home.
ENERGY SAVING CALCULATOR
We design ecological mitigation measures into all developments. Enhancing existing and creating new wildlife habitats, from the installation of bird and bat boxes to hedgehog highways and reptile log piles.

Stonebond