

PLANNING POLICY CONSULTATION RESPONSE

Application No:	APP/26/00322
Site Address:	Padnell Grange, Padnell Road, Waterloooville, PO8 8ED
Development:	Demolition of existing buildings and the erection of 90 residential dwellings with upgraded access to Padnell Road, associated landscaping and other works.
Case Officer:	AW
Comments by:	JB
Date of Comments:	16 July 2026

Policy Status

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, form the development plan for Havant Borough.

Principle of development

This site is allocated for development in the adopted Local Plan (Policy WA1 - Site reference 126).

The emerging '[Building a Better Future Plan](#)' also proposes allocation of the site (Allocation 18 of the Reg19 Publication Plan 2026). While that plan has limited weight in decision making at this time, this nevertheless demonstrates continued in principle support for the development of the site for residential use.

Five Year Housing Land Supply

The Council's [Five Year Housing Land Supply Update \(December 2025\)](#) indicates the Council has 1.3 years supply with a 20% buffer applied. This is notably below the five-year supply threshold. The proposed scheme is not in the five-year supply (2025/26 – 2029/30) in whole or part. A permission would result in a potential gain of 90 units or 0.08 years towards the five-year housing supply requirement, as shown below.

Five year requirement with 20% buffer = 5,322 dwellings

Divided by 5 years = 1064.4 dwellings a year

90 dwellings / 1064.4 = 0.08 years

Paragraph 11 of the National Planning Policy Framework (NPPF) explains that planning applications should be granted in these circumstances, unless

- policies in the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed; or
- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of doing so.

Detailed considerations

The acceptability of the development overall will hinge on detailed development management considerations and compliance with national and local policy. Both the adopted and the emerging allocation policies highlight key considerations for the site (though there may be others).

Conclusion

The principle of the type of development proposed is supported in principle, subject to detailed DM considerations.