

Welcome

Welcome to our public consultation, where we are displaying our proposals for a new community called Southleigh, between Denvilles and Emsworth.



Bloor Homes application boundary



Havant Borough Council Emerging **Local Plan Allocation Boundary**

These proposals follow a longstanding aspiration by the Council to develop this site, as one of very few places in Havant Borough that can be brought forward to help meet the area's growing housing need.

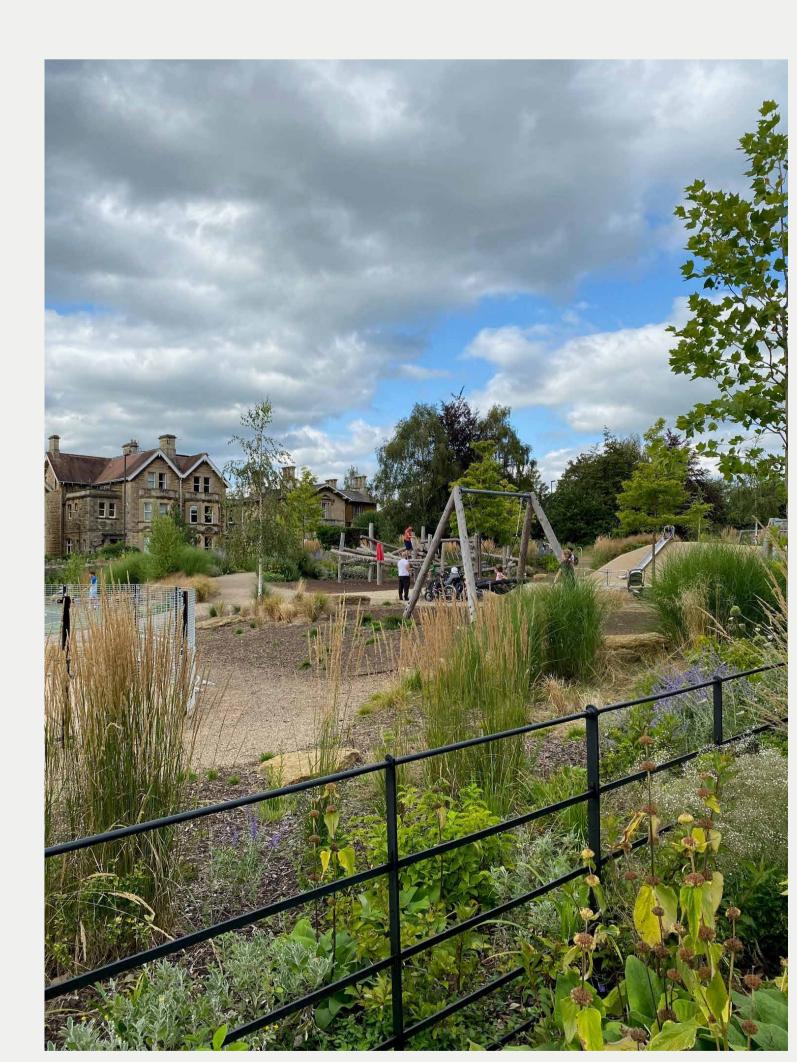
Please take the time to read these banners to learn more about our proposals. If you have any questions, members of the project team are available today to answer them for you, please ask anybody with a name badge.



When you are ready to let us know your thoughts, please fill in a feedback form and put it in the feedback box provided, or go online to www.bloorsouthleigh.co.uk and complete a form online.

Copies of the materials on display today will be available on the website after the event.







☑ Email us at: info@BloorSouthleigh.co.uk





About Bloor Homes

Bloor was founded in 1962 by John Bloor. We have 60 years continuous experience in promoting and developing major housing schemes across the UK.

The long-term family ownership and simple management structure provides certainty that is not susceptible to change, disruption, or pressure from the city.

The business operates across the Country from 9 regional offices, with the team working on Southleigh operating out of Newbury.

The company builds over 4,500 new homes annually and we have consistently maintained our HBF rating as a 5-Star Home Builder.











The Need for Housing

The Government has made addressing the housing crisis a priority, and has announced an overhaul of the planning system to 'get Britain Building Again' given the acknowledged national housing crisis that we face. To help deliver much needed homes, councils must boost housebuilding in areas of most need and have to deliver sufficient homes to meet their statutory housing targets to tackle the housing crisis and critically meet the Government's commitment to delivering 1.5 million homes.

This site was first proposed by Havant Borough Council in 2019 in a previous version of the (now withdrawn) Local Plan, and remains one of the only sites available in the district that can deliver homes at scale in a sustainable location. This site now has a draft allocation in the emerging Local Plan (Regulation 18 Local Plan) upon which the Council is carrying out its own consultation, meaning that the council still sees it as a suitable place to deliver a new community.

To see the Council's consultation, visit www.bit.ly/hbc-babf

The Council has a calculated housing need of 892 homes per year, but the draft Local Plan can only meet 465 homes per year representing only 40% of its need, including the Southleigh allocation, which is the largest of the emerging Local Plan's housing allocations. Because of the coastline and the South Downs, given the constrained nature of Havant it is difficult to find enough land to meet housing need which places greater importance on the need to deliver strategic sites such as Southleigh.

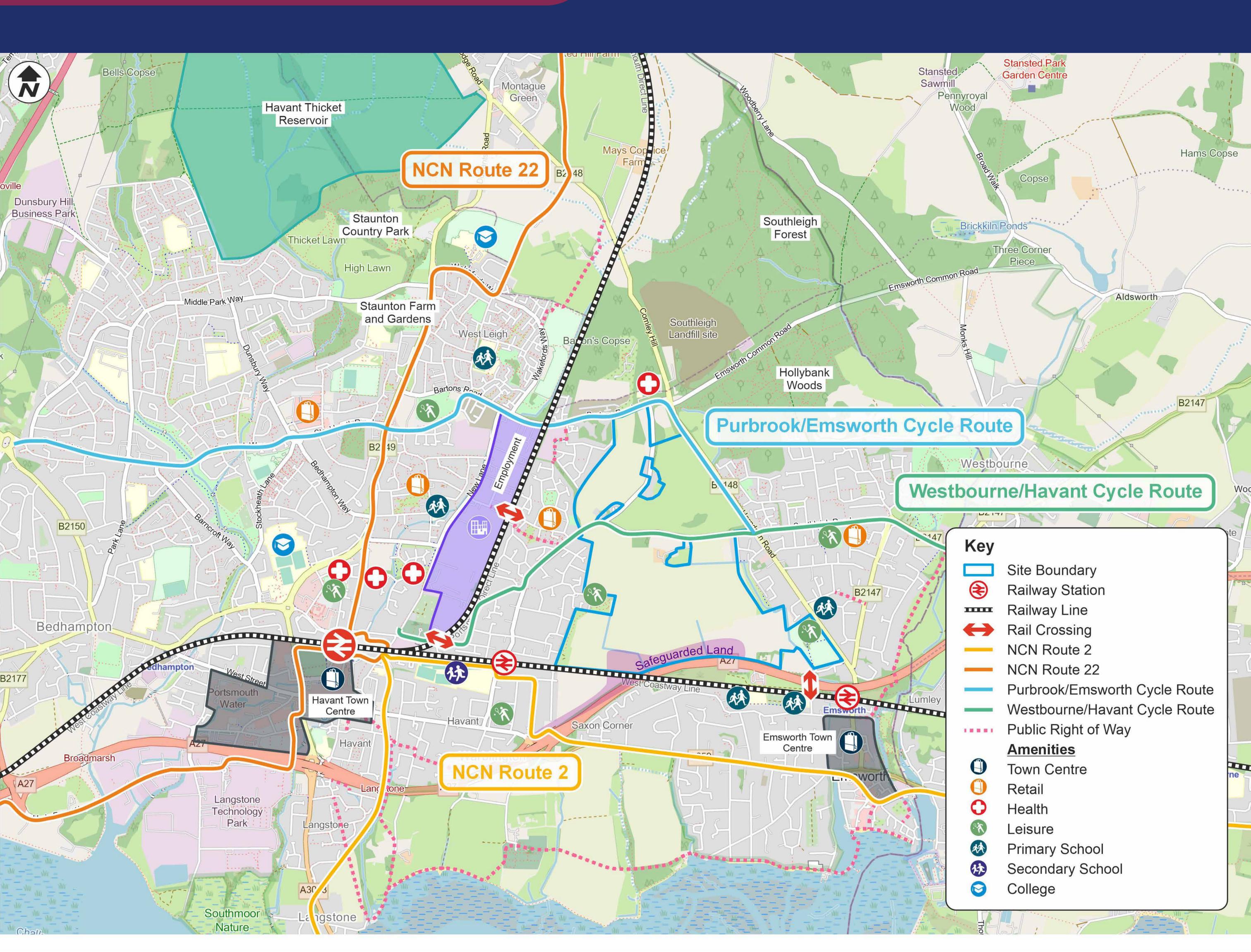
As of January 2024, 1,631 households were registered for Hampshire Home Choice in Havant, meaning they are on a waiting list for affordable housing. Housing pressures are leading to an increase in rent and house prices, increasing social and health inequality, and more homelessness in the district.

Our proposed new community includes 840 Affordable Homes, which could help meet the need of more than half of the borough.









The Site

The Council allocation is around 347.5 acres (140.6 hectares), of which Bloor Homes controls 263.3 acres (105.3 hectares) between Denvilles and Emsworth. Southleigh Road passes through the site from west to east.

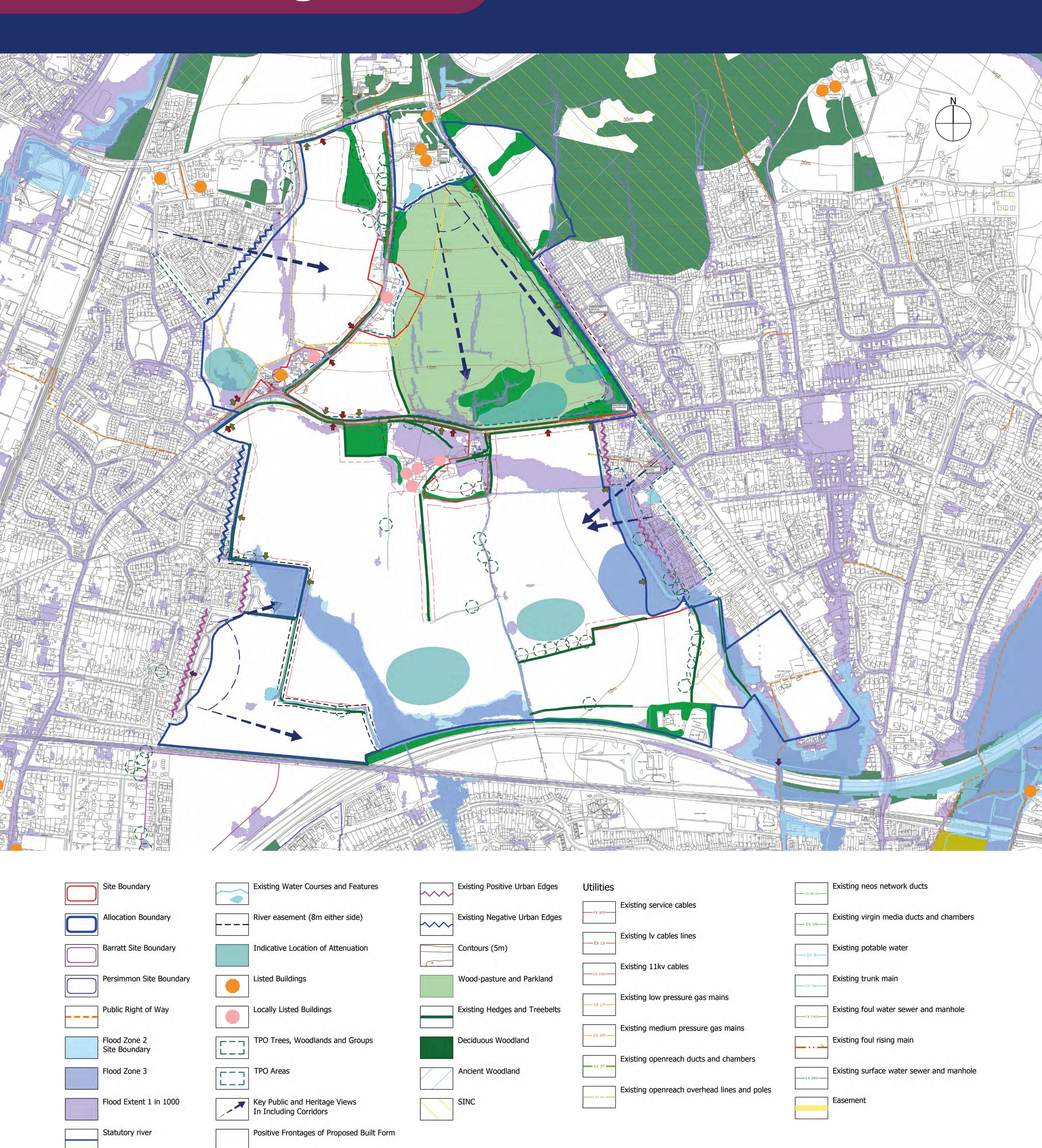
It is in a sustainable location, well-connected to nearby cycle routes, public transport, schools, leisure facilities, and employment.

Bloor Homes controls the majority of the land in the draft allocation as shown on the attached plan, but is preparing a comprehensive masterplan for the whole, to demonstrate that Bloor's interest can come forward in a manner that will not prejudice the future delivery of development (including future connections) beyond Bloor's control.



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Opportunities & Considerations

As part of preparing the designs for our new development, we have to take into account a number of constraints on the site.

We also have a number of opportunities we want to bear in mind to ensure that we can deliver the best possible scheme for the community.

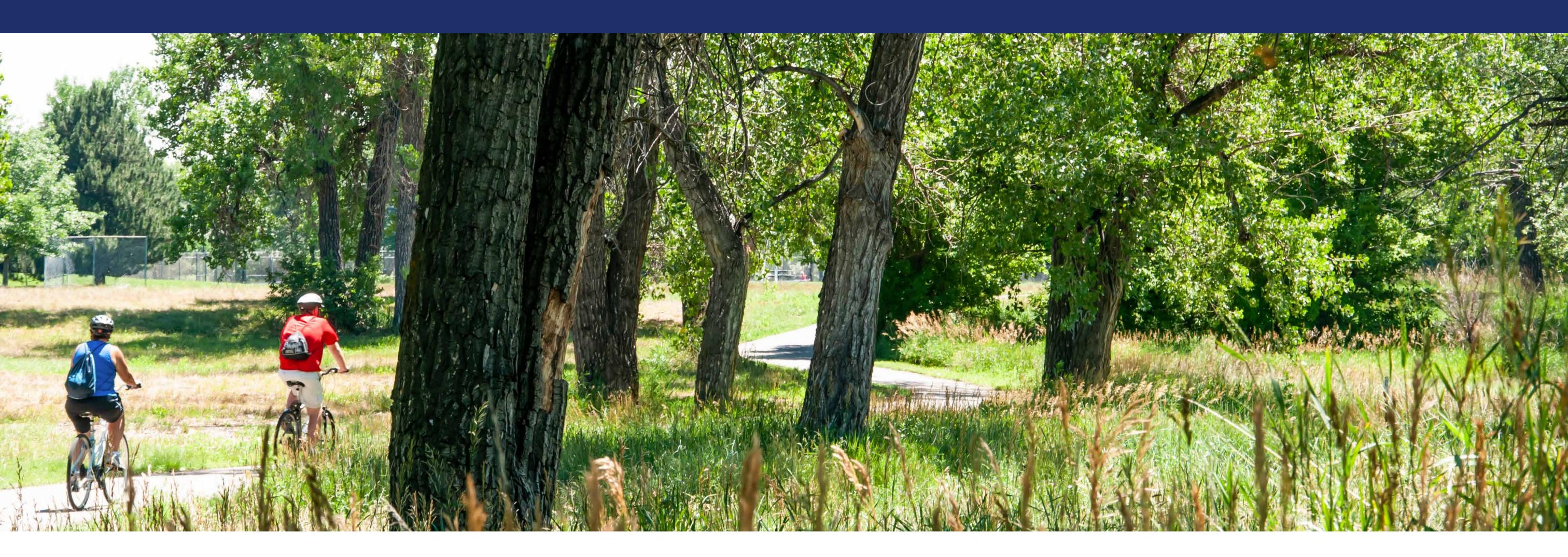
Constraints

- Topography
- Drainage
- Heritage
- Archaeology
- Local designations
- Ecology

Opportunities

- Delivering a new community park
- Improving transport connections
- New services
- A new school
- Recreation and leisure facilities





Our Vision

The design of the new community has been shaped by a clear set of values focused on creating a connected, inclusive, and nurturing place.

It prioritises walkability, green spaces, and accessible local services and infrastructure to support active, healthy lifestyles and foster strong social connections among residents.



Connected

The scheme will be convenient to travel to, through, and across. This will mean easier journeys by sustainable travel means encouraging residents to reduce the use of their cars as much as possible. Services will be located nearby, and close to new and existing residents.



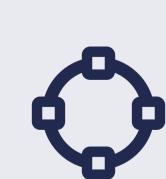
Active

Our proposed new community is designed to do more than provide high-quality, modern homes. It's a community built with wellness in mind. By including features that encourage active lifestyles, this development will empower residents to live healthier, more vibrant lives.



Nurturing

Our proposals are rooted in the belief that communities thrive when nature and personal wellbeing are brought together. By blending sustainable design with an emphasis on mental and physical health, this development aims to create a harmonious environment where both residents and the planet flourish.



Amenities

Amenities and facilities have been incorporated into the design ethos of this new community, to ensure that there are places for new and existing residents alike to enjoy nature; shop; travel conveniently, and pursue leisure and exercise. This exciting new community could include a new community park, recreation facilities, open space, a mobility hub, a primary school, health care facilities and a local centre.



Our Proposals

As well as providing around 2,100 much-needed new homes (of which, Bloor will deliver around 1.800 on their interest), the new community could also deliver:

- A new community park, open to all, which will offer leisure and recreational opportunities in a natural environment;
- A mix of homes to meet local needs;
- Solar PV, air source heat pumps, and EV charging points;
 - Around 840 (40%) affordable homes;
- A new mobility hub that will be a focal point for travel options and interchange, including EV charging points; secure cycle storage; real time public transport information and seating areas;
- New public transport services with easy access for all residents;
- Wider pedestrian and cycling improvements;
- Provision of a new local centre, with new shops, cafés, and restaurants;
- Community facilities



- New healthcare provision, which could include a GP surgery and chemist;
- Workspaces to help support the local economy;
- A new primary school and the potential for 2 nurseries for early years;
 - A network of green corridors for walking and cycling;
- Pedestrian-friendly streets, and
- Leisure facilities, play areas, and potential sport offering.



Access & Transport

The access and transport strategy for Southleigh is underpinned by a vision-led approach; designing with a people-first hierarchy and prioritising active travel movements.

This vision-led approach aligns with National and County wide Policy whereby we should make is easier to travel by walking, cycling, and public transport to reduce car dependency. The vision for Southleigh is for the transport needs of the community to be met without reliance on owning a private car.

The site is well-positioned to provide connections to active travel routes, public transport, and existing roads, and will provide additional improvements to the transport infrastructure for new and existing residents.



Traffic Improvements

A number of highways improvements are also proposed, including:

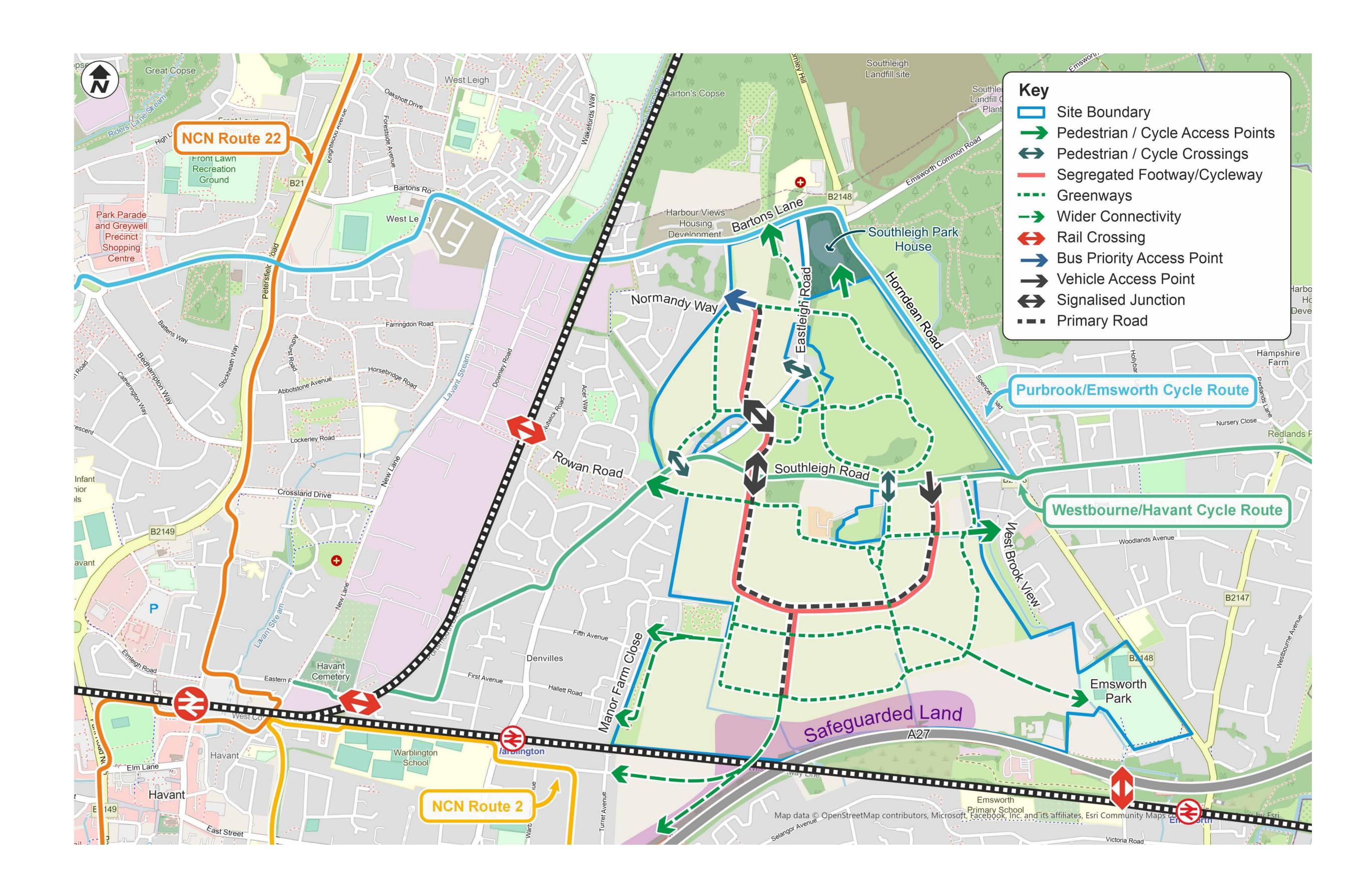
- Signalisation and the introduction of new safe crossings at multiple junctions:
- Horndean Road / Southleigh Road
- Horndean Road / Bartons Road / Emsworth Common Road
- Signalisation at Warblington Interchange (Emsworth Road/A259/A27 Eastbound slip roads)



Potential future connections

The Council's draft allocation proposes to safeguard land for future connections over the A27 on land beyond Bloor's control. Bloor would not prejudice or frustrate the ability for such future connections to be delivered, should they be necessary, and the proposals would be designed to allow for these to come forward.







Site Access

Vehicular access will be from Eastleigh Road and Southleigh Road, with active travel links from Southleigh Park House and West Brook View, and a bus priority access from Normandy Way.



Active Travel and Public Transport

The development is designed to encourage active travel and use of public transport as the main way to get around. A number of active travel and public transport improvements are being considered, including:

- A bus route through the centre of the development with frequent bus services and stops within easy reach for all residents
- New bus services designed to provide a better service and benefit to existing communities as well as serving the new homes
- Bus priority on Normandy Way, via a bus gate
- A network of attractive traffic free or low traffic pedestrian and cycle routes through the site providing both easy access across the site and to the wider network beyond the site
- Segregated walking and cycle routes alongside primary street corridors to compliment the network of traffic-free routes
- Controlled crossing points across Southleigh Road and Eastleigh Road to prioritise safe active travel movements
- Improvements to existing pedestrian/cycle routes and road crossing points to increase their attractiveness and appeal for new and existing residents of the local communities"



Environment

The development has been designed to be sensitive to the natural environment, provide enhancements, and create new green spaces, open to all to enjoy.

New homes will be designed with energy and climate change in mind, with low carbon, sustainable technologies, and energy efficiency features.

Development on the site is located in Flood Zone 1, which represents the lowest risk. Sustainable Drainage Systems (SuDS) will be used to manage water runoff, using measures such as swales and pipes.

The proposals are informed by a comprehensive programme of ecological survey work, including surveys with a particular focus on habitats and vegetation, and on protected and notable species such as bats, birds, invertebrates, and reptiles. Local wildlife will be protected and enhanced alongside development including by the creation of extensive new habitat corridors featuring a mosaic of wildflower grassland, mixed native scrub, and wetlands.

Most of the site is currently occupied by large, open, intensively farmed arable fields, which have only very limited value for wildlife, providing significant scope for nature restoration.

Existing habitats of greater importance for conservation, such as the historic Southleigh parkland in the north-eastern part of the site, and several other small wooded areas, will be protected and buffered within the extensive provision of proposed greenspace. A full tree survey has been carried out and all the important trees identified in the survey will be retained.

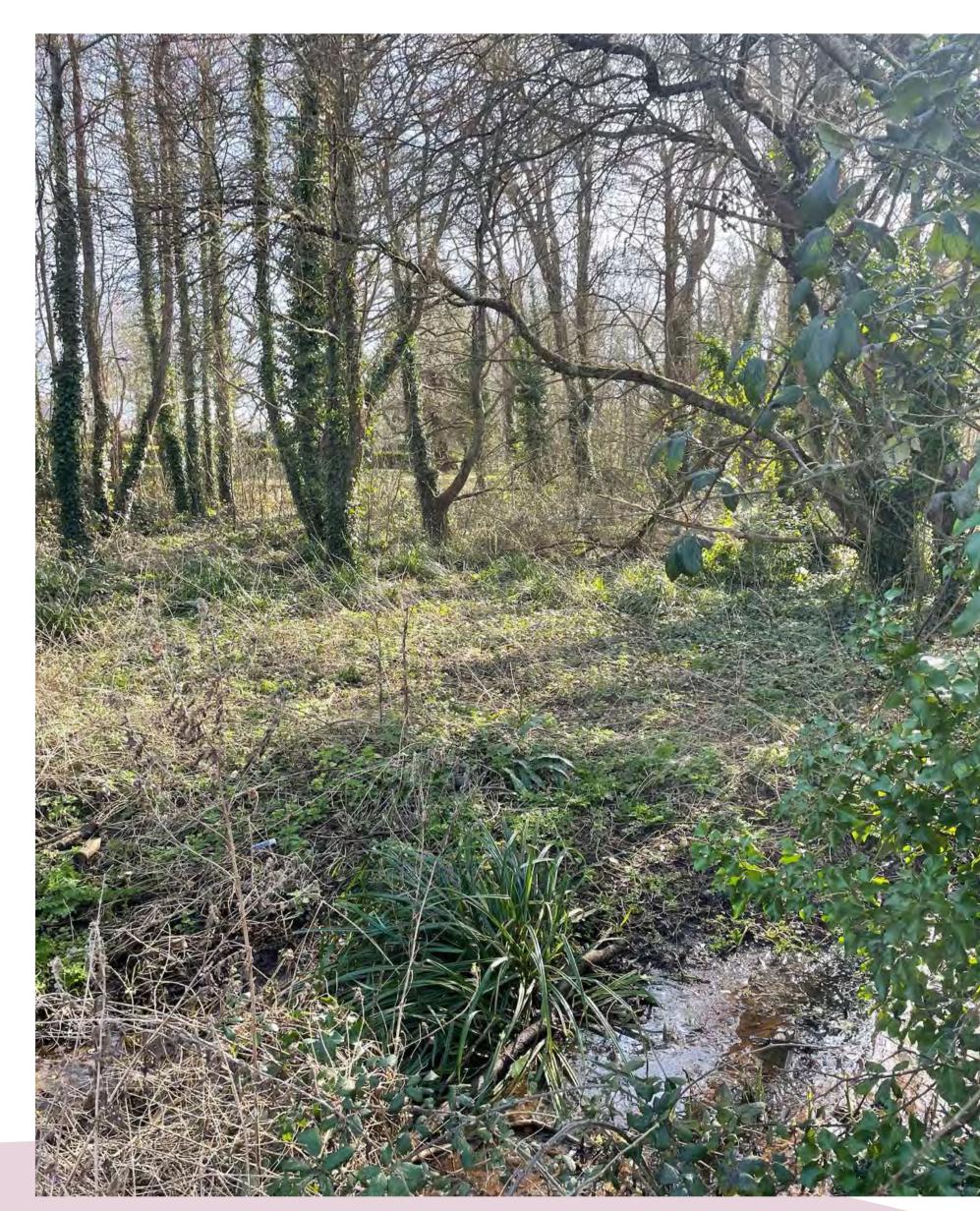
All new development is required by law to achieve a 10% measurable net gain in biodiversity, and our aspiration is to go beyond this wherever possible, including by responding directly to nature conservation priorities identified in the new draft Local Nature Recovery Strategy for Hampshire, such as the restoration of parkland habitat.

We understand the local significance of nitrate neutrality and this scheme will meet current Environmental requirements through active mitigation methods.









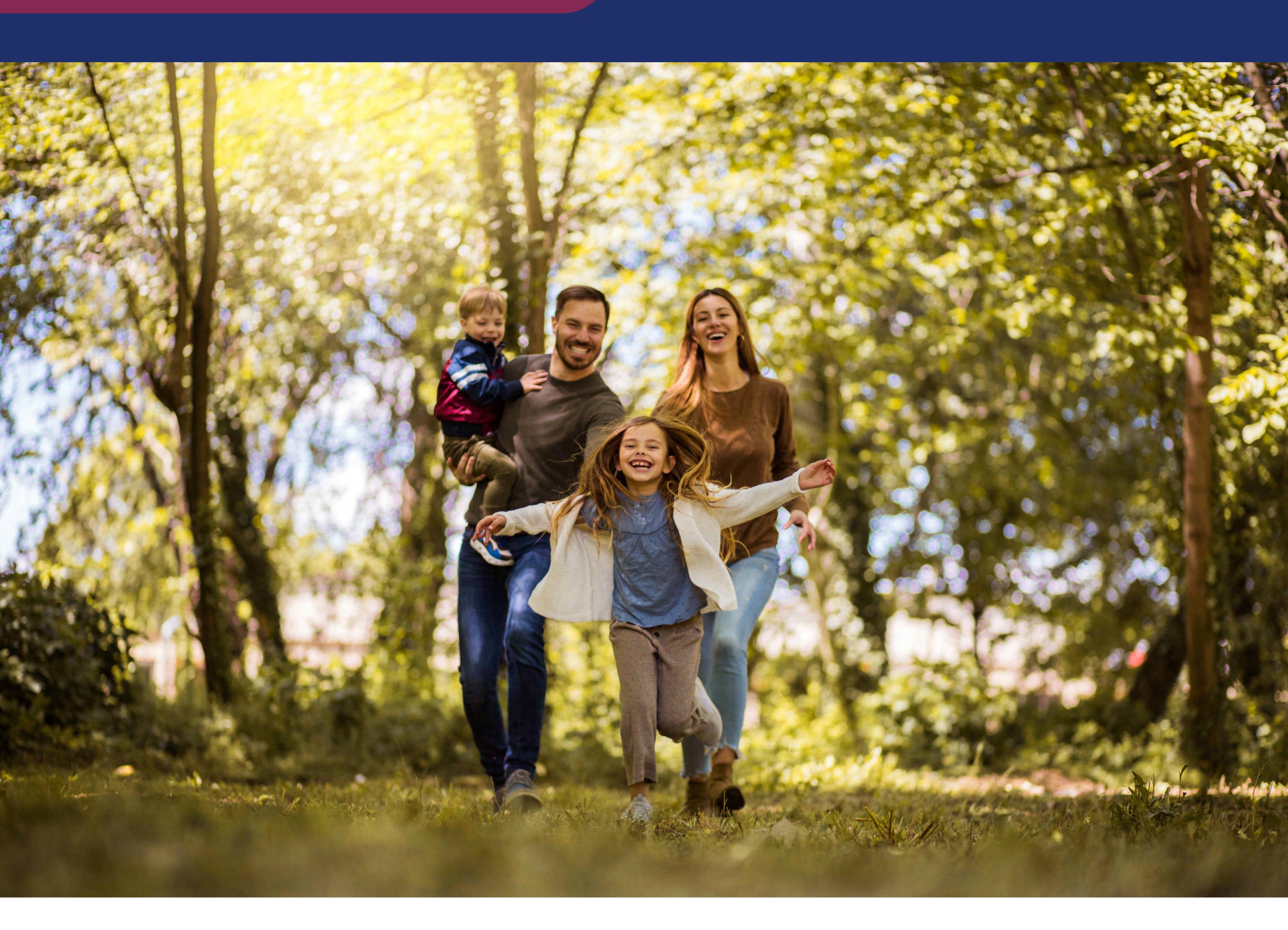


Homes for Nature

We are committed to Homes for Nature.

This is an initiative that Bloor has signed up to, which promises to deliver a bird nesting brick or box for every home built, will include hedgehog highways as standard on every development, and a host of other habitats including hibernacula (places for animals to hibernate in the winter).



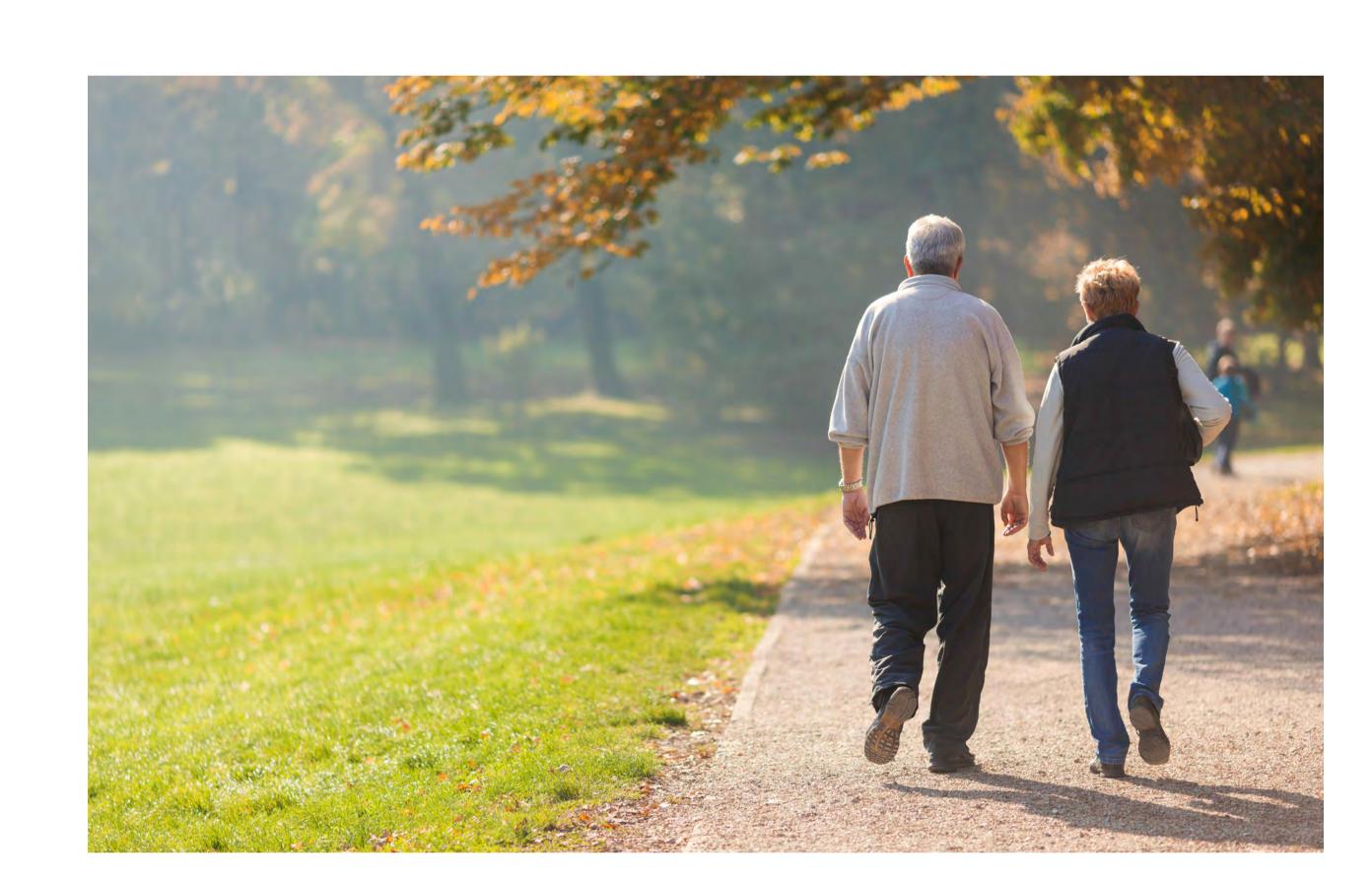


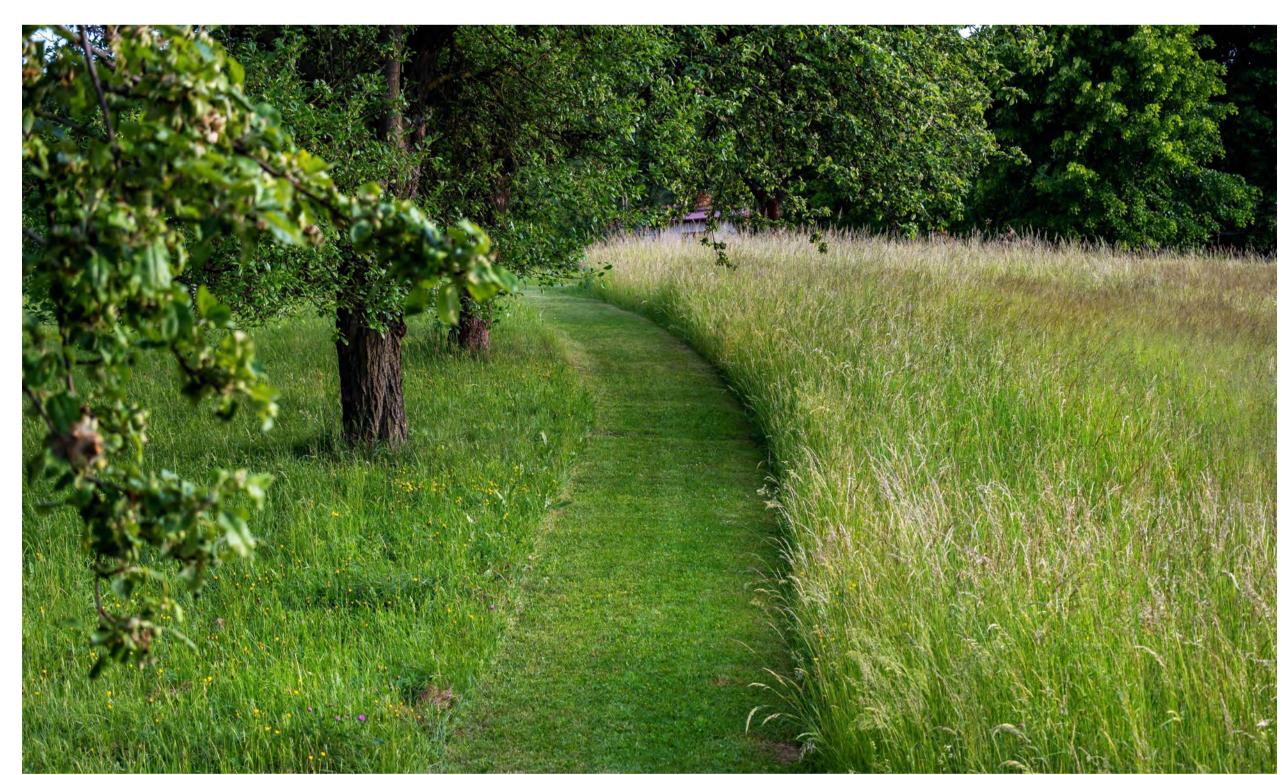
Open Space

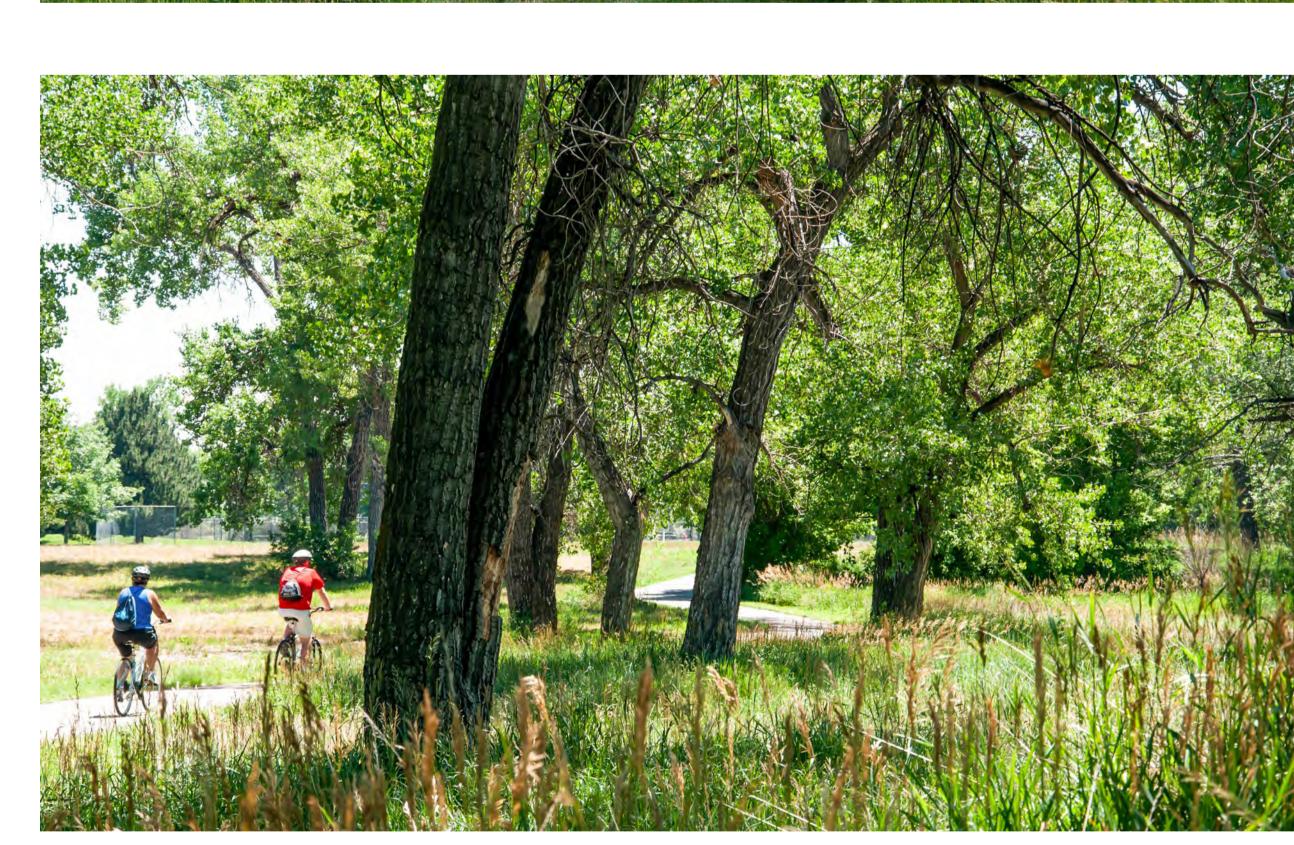
The scheme is designed to encourage healthy and active lifestyles, with new open spaces for walking, cycling, recreation, and enjoying nature.

There is currently no public access to the north-eastern portion of the site. Our proposals will create a community park, inspired by the historic parkland south of the Listed Southleigh Park House. This will be open for everybody to enjoy, providing a real benefit to new and existing residents. This community park will be protected and maintained in perpetuity, potentially including play areas and more natural open space for recreation. We encourage anyone with ideas as to what they would like to see feature in the community park to give us their suggestions.

The scheme includes a network of greenways to allow for convenient travel by foot or cycle, and enjoyable recreation routes in a natural, safe setting.









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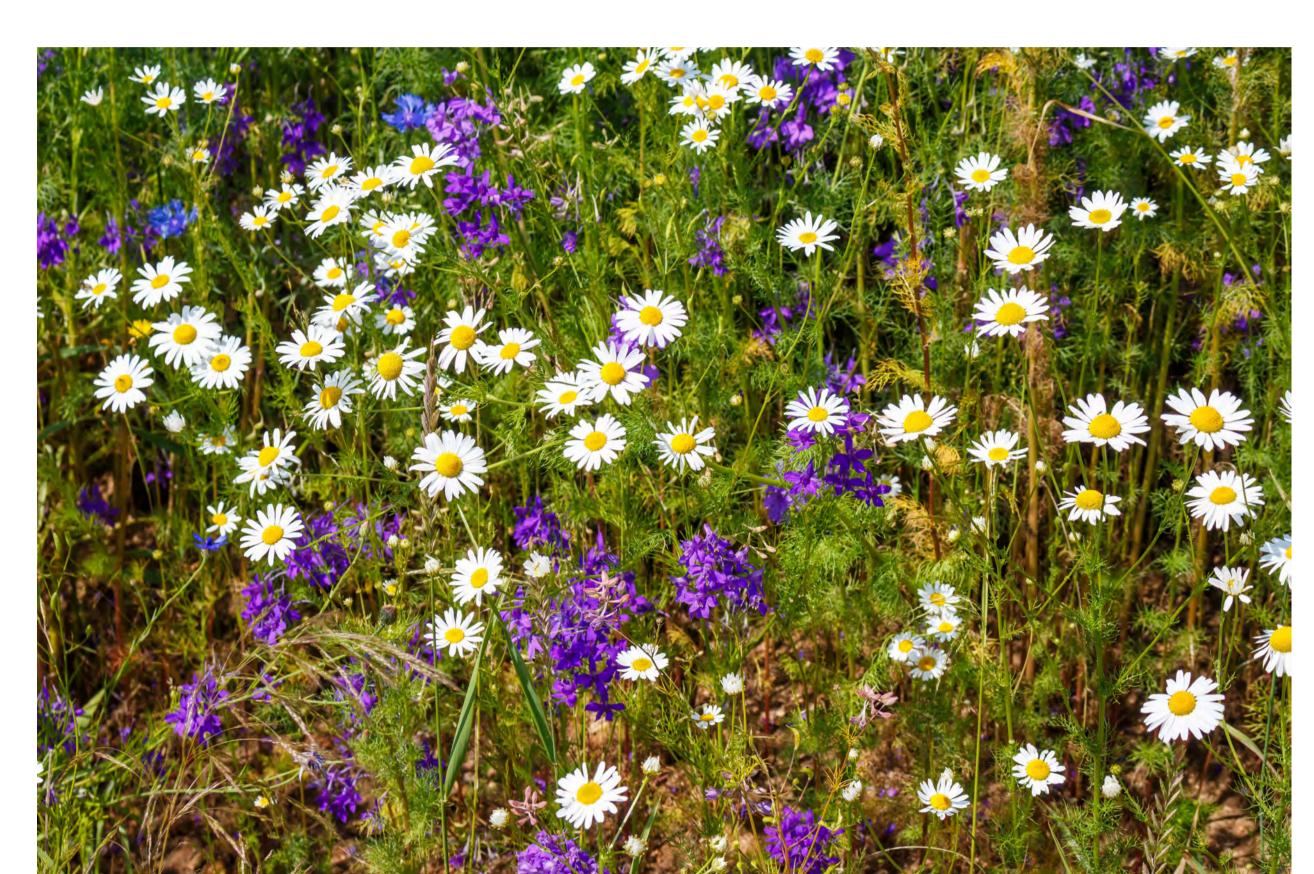
Sustainability

Our developments are built around strong values of prioritising sustainability and environmental stewardship.

Our designs for new homes could incorporate sustainable technologies such as EV charging, air source heat pumps, and solar panels to help residents live comfortably and affordably whilst making a contribution towards the fight against climate change. We also encourage residents of our new communities to use active travel and public transport where possible by putting infrastructure at the heart of our design process.

Areas we consider when designing sustainability into our proposals include:







Biodiversity Net Gain

We will provide better quality habitat to encourage local wildlife to thrive, we aim to go beyond the Government's requirement for a 10% biodiversity net gain where possible.



Health and Wellbeing

Our proposals encourage people to use active travel, by providing cycle and pedestrian routes and a mobility hub, to make healthy lifestyles convenient and attractive. We will also be providing new recreational and healthcare facilities on the scheme, to make it easy and enjoyable for residents to look after their health and fitness.



Protecting and enhancing green spaces

Our designs include a network of greenways for recreational walking as well as active travel. We will open up previously inaccessible parts of the countryside to deliver a new community park for all to enjoy. Where possible, existing trees and hedgerows will be protected and integrated into the development as important natural features.



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Community Benefits

Our proposals offer a range of benefit to new and existing residents alike, including:

- Much-needed new homes to help meet local need
- 40% affordable homes to help people struggling to put a roof over their heads in the open market through affordable and social rented properties and shared ownership
- A new community park, opening up previously inaccessible countryside for all to enjoy
- Healthcare facilities
- New pedestrian and cycle connections and a mobility hub, to encourage more sustainable travel
- E New homes will pay an estimated £3.6m in Council Tax, increasing the money the Council has available to spend on local services, facilities, and infrastructure
- Economic benefits, such as increased spending in local shops, and support the employment of an estimated 6,255 people
- Social value initiatives, such as apprenticeship opportunities and links to local technical colleges

- Public transport improvements, including a comprehensive package of sustainability measures to create encourage walking, cycling and the use of public transport for new residents and the existing community
- Road improvements, such as at Barton's Road/Eastleigh Road to make crossings easier and safer
- New green spaces and routes for play, recreation, and active travel
- A new local centre, increasing the retail and food and drink offer locally
- New workspaces, improving the local economy and offering new facilities for remote workers
- A new primary school and 2 potential nurseries for early years
 - New recreational and leisure facilities



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Feedback & Next Steps

Thank you for taking the time to attend our consultation today. We hope that you have found this informative.



Our consultation is open until Monday 30th June, so please do make sure you let us know your thoughts before then, so that we can consider them before we finalise our plans.

Once the consultation closes, we will take some time to reflect on your feedback and make changes to our proposals before submitting an outline planning application to Havant Borough Council.

An outline planning application considers whether the site is appropriate for the number of houses proposed and deals with issues such as access.

If the outline application is granted, the site will come forward in phases, and we will then have to prepare Reserved Matters applications for each phase, which will establish the finer details. We will carry out a further consultation at that stage, so if there are questions that haven't been answered today, it might be that we are able to provide those details during the Reserved Matters process.

Timeline

- Today
 - Public Consultation
- Monday 30th June 2025
 Consultation closes
- July 2025
- Post Summer 2025
 Submission of outline planning application

Analysing feedback and finalising plans

2026
Expected determination of outline planning application