

Appeal 6005642

Appeal questionnaire

Submitted on 29 April 2026.

Appeal type	Full planning
Appeal site	Land at Denham's Corner, Horton Heath, Eastleigh, SO32 2BW
Agent contact details	Kathryn Ventham kathryn.ventham@twenty5.co.uk 07774821652
Application number	O/25/99534

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	Yes
Green belt	No
Is the site in a national landscape?	No
Designated sites	SSSI (site of special scientific interest) cSAC (candidate special area of conservation) SAC (special area of conservation) pSPA (potential special protection area) SPA Ramsar (Ramsar special protection area)
Tree Preservation Order	Yes
Tree Preservation Order extent	TPO 839 E.pdf (/document/2af86de7-2798-40ca-ad20-656ea1390a1e) TPO 782 E.pdf (/document/66894544-1466-4372-a879-a8faa028abae)

Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Schedule 2
Development description	Infrastructure projects
In, partly in, or likely to affect a sensitive area	No
Meets or exceeds the threshold or criteria in column 2	Yes
Issued screening opinion	Yes

Screening opinion	V_25_99246 Representations Received.pdf (/document/8fe5357a-ea31-4e7d-b43b-5698d386fcd1) Location Plan and Site Plan.pdf (/document/bb0fc2e5-6066-4009-a415-5a0c541a6f3c) Landscape Officer response.pdf (/document/b2cd8a1e-5a42-4910-8a13-7ec7316b4ae3) Highway Authority response.pdf (/document/07ea3924-dd7e-4f6b-93de-916044fa5a0f) Environmental Health response.pdf (/document/f6d7d91f-8c6a-460f-bfd2-c1f6cc2ddac6) Ecology response.pdf (/document/ac644f6b-983a-42dc-af96-d6b317f0e337) EIA Screening Opinion Denhams Corner 130525.pdf (/document/90427319-bf0d-45a1-ad61-d8c211daf6bc) Natural England response.pdf (/document/d74373a2-bdcd-4f31-b3c5-eaa0ad298c7e) Request for screening opinion_Redacted.pdf (/document/7db4f219-d435-4ab7-897d-fa5ec18805a1)
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Screening opinion environmental statement	No
Did the applicant submit an environmental statement?	No
Upload the screening direction	EIA Screening Opinion Denhams Corner 130525.pdf (/document/a569c509-b396-4389-bcdc-b4d854373d31)

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Application Neighbour Notification List.pdf (/document/bdbc090f-84b4-49be-8c39-91960d88a639) Consultees List Reasons.pdf (/document/2d5dec71-eb07-46d0-b6eb-e1078ef6728a)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Site Notice 16_06_2025.pdf (/document/6101380a-08ee-463f-96a1-c026720fb70f)
Letter sent to neighbours	Application Neighbour Notification Letter.pdf (/document/0fad47ae-e463-4bc6-ba05-8941c9418fca) Application Neighbour Notification List.pdf (/document/6fd94167-24e5-4953-bf17-cd28a22dddc2)
Uploaded press advert	Advert 20_06_2025.pdf (/document/8f49b668-8384-4237-b5d5-d14e79de1145)
Appeal notification letter	Appeal Neighbour Notification List.pdf (/document/aed364a2-c159-4a39-9e97-3bfee7f6a316) Appeal Neighbour Notification Letter.pdf (/document/4fcad5b2-85ee-4548-aaa2-e328cf4b98ed)

Consultation responses and representations

Statutory consultees	Yes Environment Agency Hampshire County Council Highways Hampshire County Council Lead Local Flood Authority Winchester City Council Natural England Southern Gas Networks Fair Oak & Horton Heath Parish Council Botley Parish Council Southern Water
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	Consultee response_Southern Water.pdf (/document/0d27ce33-ebe6-4dd4-bb12-02a6172c0ab1) Consultee response_Fair Oak Parish Council.pdf (/document/fd22624b-88db-491f-8ed1-0931231ed137) Consultee response_Environment Agency.pdf (/document/db56f9a3-edf6-4a2e-8eba-

[15deb06ba171\)](#)
[Consultee response_Natural England.pdf \(/document/46cde9e5-83d8-4346-9e34-1c76688aa16c\)](#)
[Consultee response_Lead Local Flood Authority Response \(Hampshire County Council\).pdf \(/document/6c39e1ff-28ad-4f73-823d-28de7e402589\)](#)
[Consultee response_Hampshire Highways 25_07_25.pdf \(/document/99ec2503-4493-4564-aae1-2a512904f6cf\)](#)
[Consultee response_Hampshire Highways 30_10_25.pdf \(/document/f9f58314-f53d-4a84-a214-5a23f577e840\)](#)
[Consultee response_Botley Parish Council.pdf \(/document/5ad576f7-91f7-4813-a5a2-738514d1d7e7\)](#)
[Consultee response_Winchester City Council.pdf \(/document/76d89760-d106-455f-b616-ba0402cca458\)](#)

Representations from other parties

Yes

Upload representations from other parties

[Consultee response_Housing Enabling.pdf \(/document/96d8c0fb-963f-4113-96ff-0eee1baabac2\)](#)
[Mrs Davis Wee Hame Durley Brook Road Letter.pdf \(/document/f9f7df9e-e33a-417d-8504-134e7a9ebb12\)](#)
[Consultee response_Environmental Health 07_10_25.pdf \(/document/76a189df-473e-4130-ac5c-2cae16f3e076\)](#)
[Consultee response_NHS Hampshire Integrated Care Board \(ICB\) 14_10_25.pdf \(/document/20de5018-04f7-4f95-b1f3-4c49296b9004\)](#)
[Consultee response_Urban Design.pdf \(/document/4aa9bef2-9ec2-4e17-bf3c-5c74eee8ec5d\)](#)
[Consultee response_Ecology Officer 22_07_25.pdf \(/document/6abf4b72-e035-4808-9455-73c87824dd89\)](#)
[Consultee response_HCC Children's Services.pdf \(/document/b9bc6766-8cbc-4567-a011-7c87e82e5097\)](#)
[Consultee response_Environmental Health 24_06_25.pdf \(/document/b6116fa9-68a8-4bbb-b297-7e099b59eee3\)](#)
[Durley Parish Council response letter.pdf \(/document/0fc366c4-f886-4051-acf1-865cf7973b93\)](#)
[Consultee response_NHS Hampshire Integrated Care Board \(ICB\) 18_06_25.pdf \(/document/db4355b2-a070-4456-978d-8ba4dc7eed6a\)](#)
[Consultee response_Hampshire Countryside Services 30_07_25.pdf \(/document/dbd6a74a-4518-44f6-ba1d-8dc05faafeb3\)](#)
[Consultee response_Planning Policy.pdf \(/document/c411dd12-453a-4508-9330-](#)

[90c81501e239\)](#)
[Consultee response Tree Officer.pdf \(/document/ba6081ef-c595-4d7e-94e2-971ab3cdf6f3\)](#)
[Consultee response District Newt Officer.pdf \(/document/dfb27e36-ee94-43cb-bf54-a5d925f41763\)](#)
[Consultee response County Archaeologist.pdf \(/document/ea68f599-5c35-4552-9afd-b0229bc7fbe4\)](#)
[Consultee response Ecology Officer 13 10 25.pdf \(/document/46071ac9-4752-44a1-bc00-bd2a8ca1a08f\)](#)
[Consultee response Southern Water.pdf \(/document/493fba14-844f-4506-aac6-c715eb09ddb6\)](#)
[Consultee response Eastleigh Ramblers.pdf \(/document/84db941f-3d77-4e37-bfac-c7248f772c3e\)](#)
[Consultee response Landscape Consultant.pdf \(/document/278193eb-a290-492b-a401-c94ec8781b6a\)](#)
[Consultee response Hampshire Countryside Services 25 06 25.pdf \(/document/734a815d-3d11-4019-a614-d0130d034c4c\)](#)
[Representations Received.pdf \(/document/b5df95c0-58ee-4b43-8604-d7ef912f30ec\)](#)
[Consultee response Active Travel England.pdf \(/document/2b47ba19-b56d-41ec-bf46-ef7f6e295dd8\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[O 25 99534 Delegated Officer Report.pdf \(/document/4e7592f7-49f5-407d-89dc-95c287cd8f72\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[DM30 EBLP 2016-2036 .pdf \(/document/df604a9a-00de-4c90-a845-065ef26d93ac\)](#)
[DM8 EBLP 2016-2036.pdf \(/document/d490bac1-64a6-4eff-a843-19e9986a651d\)](#)
[DM28 EBLP 2016-2036.pdf \(/document/7108ec95-6ce2-455e-b8f1-26018f0ba21b\)](#)
[DM24 EBLP 2016-2036.pdf \(/document/b2e888e0-7d5f-4ebd-ada2-3deb4fa5232d\)](#)
[Front Page Eastleigh Borough Local Plan 2016-2036.pdf \(/document/8b563b24-f4d9-4c32-ae7c-418fb8916da4\)](#)
[S2 EBLP 2016-2036.pdf \(/document/bd71bae2-](#)

[70a6-433a-a086-4400bf036c53\)](#)
[S5 EBLP 2016-2036.pdf \(/document/97140adc-d2d6-4331-93d2-4749d36e7a52\)](#)
[DM5 EBLP 2016-2036.pdf \(/document/9367f28c-4349-4940-8e11-53653c473110\)](#)
[S10 EBLP 2016-2036.pdf \(/document/08b25f38-cca5-41ba-a97a-5513570409ef\)](#)
[DM6 EBLP 2016-2036.pdf \(/document/e9b37728-a810-4e94-925d-775a13f66c0f\)](#)
[DM10 EBLP 2016-2036.pdf \(/document/dd73f31a-ea36-4283-ab56-775e7a463e86\)](#)
[DM38 EBLP 2016-2036.pdf \(/document/4b702956-3556-4b36-a994-88e73a5d5eef\)](#)
[DM36 EBLP 2016-2036.pdf \(/document/3b29c1c3-016b-43ed-bfdd-9337ae149219\)](#)
[DM11 EBLP 2016-2036.pdf \(/document/dd47dff8-0c46-4c0e-9ff2-94e9a0b2b3b8\)](#)
[S11 EBLP 2016-2036.pdf \(/document/0d809ec5-a3ca-4dde-9d26-96675ee7d714\)](#)
[DM29 EBLP 2016-2036.pdf \(/document/b6338ecc-9c3c-4de1-b3da-a204f3b4f33a\)](#)
[DM3 EBLP 2016-2036.pdf \(/document/9573ea6a-dcd1-401e-bfa2-ab7213048942\)](#)
[DM1 EBLP 2016-2036.pdf \(/document/e012445e-539e-418c-b0fd-b547a388dce5\)](#)
[S1 EBLP 2016-2036.pdf \(/document/010543d5-9ca6-498a-ada8-c86926cdb2f8\)](#)
[DM2 EBLP 2016-2036.pdf \(/document/497be394-8d56-4f74-bbad-cd0616599609\)](#)
[DM33 EBLP 2016-2036.pdf \(/document/0f64481f-b5f8-4197-843a-cf0ea77a1c95\)](#)
[DM14 EBLP 2016-2036.pdf \(/document/363814bd-91cd-4378-be7d-dbf2e63b0f33\)](#)
[S9 EBLP 2016-2036.pdf \(/document/6927142b-f45d-46e2-845b-e71502aaafca\)](#)
[DM13 EBLP 2016-2036.pdf \(/document/1257727b-70e2-441c-a50e-ebd457a9b4ca\)](#)
[S3 EBLP 2016-2036.pdf \(/document/512d80d1-2c9b-483f-bf95-ec4c29e97ba3\)](#)

Emerging plans	No
Do you have any other relevant policies?	Yes
Upload any other relevant policies	public-art-strategy-2023-2028.pdf (/document/dbe22b8d-cb4f-4be5-b6b3-fc226950c5ee)
Supplementary planning documents	Yes
Upload supplementary planning documents	Affordable Housing SPD 2023.pdf (/document/4ad7def0-d903-4942-a8c4-

[076690c4a69c\)](#)
[SPD Environmentally Sustainable Development.pdf \(/document/84ac3e3b-f9a2-4ab8-bea8-14e38a6fa32b\)](#)
[SPD Quality Places 2011.pdf \(/document/01bc33c2-cd97-423a-a991-2758fc17b357\)](#)
[SPD Parking Standards 2025.pdf \(/document/96acb4a4-b905-42ff-88b3-4437f8ce18b2\)](#)
[SPD Trees and Development April 2022.pdf \(/document/5fe88111-fa88-404e-9e2e-80140342ef1a\)](#)
[SPD Planning Obligations.pdf \(/document/d30db566-ee21-4ebb-b5d7-931b6fa0edeb\)](#)
[SPD Biodiversity.pdf \(/document/96854f47-f29c-4544-a71e-bb5e6c5351d5\)](#)

Community infrastructure levy

No

Site access

Access for inspection

Yes
To fully assess the site.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

Yes
Uneven agricultural land.

Appeal process

Procedure type

Inquiry
Length in days: 6

Why would you prefer an inquiry?

The LPA accepts that an inquiry is likely the most appropriate route given the issues to be considered and acknowledge the Appellant's estimate that this inquiry could take up to 6 days, to include openings, closings, evidence and discussion of the s.106 and conditions, and the potential of third party involvement. However, we would hope that some of the issues can be narrowed between now and the pre-inquiry meeting and we reserve the right to make representations about timetable at that event.

Appeals near the site

No

Extra conditions

Yes
To be submitted at a later date.

