

Appeal 6005642

Submitted on 27 February 2026.

Before you start

Local planning authority	Eastleigh
Appeal type	Full planning
Decision date	24 December 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Southern Strategic Land Two LLP; John Denham; Shirley George & Heather Baston. Southern Strategic Land Two LLP; John Denham; Shirley George & Heather Baston. Southern Strategic Land Two LLP; John Denham; Shirley George & Heather Baston.
Contact details	Kathryn Ventham Twenty5 Planning Ltd
What is your phone number?	
What is the address of the appeal site?	Land at Denham's Corner Horton Heath Eastleigh SO32 2BW
What is the area of the appeal site?	9.05 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	No
Do you own some of the land involved in the appeal?	Yes
Do you know who owns the rest of the land involved in the appeal?	Yes, I know who owns all of the land
Have the landowners been told about the appeal?	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B

Is the appeal site part of an agricultural holding?	Yes
Are you a tenant of the agricultural holding?	No
Have the tenants been told about the appeal?	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
Access for inspection	Yes Site is well screened with no public access
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	O/25/99534
What date did you submit your application?	10 June 2025
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Construction of up to 150 dwellings including 40% affordable housing, sustainable travel hub including parcel lockers, cycle hire and electric vehicle charging points for visitors, with associated vehicular access off Snakemoor Lane, dedicated cycle access off Snakemoor Lane, a shared pedestrian and cycle access off Botley Road, associated infrastructure, public open space and play area, hard and soft landscaping, boundary treatments, sustainable urban drainage systems and provision for biodiversity net gain.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	Please see attached Procedural Note submitted with the appeal - appended to covering letter.
How many days would you expect the inquiry to last?	6
How many witnesses would you expect to give evidence at the inquiry?	7
Are there other appeals linked to your development?	No

Upload documents

Application form	ApplicationForm.pdf (/document/2b010c7c-cc63-47f7-bdb0-102085843122)
Agreement to change the description of development	O 25 99534 PL Final Decision.pdf (/document/e8eeefa5-eea4-4426-ad7a-6a5ef46f8033)
Decision letter	O 25 99534 PL Final Decision.pdf (/document/64ca316d-6c71-4208-9bc4-dfada4fcd156)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	Yes
Separate ownership certificate and agricultural land declaration	260220 Updated Certificate B.pdf (/document/d64af431-a9f4-44f5-bce1-8e97a2bb4ad1)
Appeal statement	P1d Statement of Case FINAL + Appendices.pdf (/document/60c31c63-ef5d-46c2-8d5b-ac4b0f6f6e0c)
Draft statement of common ground	SoCG- V1.docx (/document/5d6729c2-f43b-4622-ab83-578294ada125)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Design and Access Statement Part 1.pdf (/document/5f23aade-5f13-4057-bd37-16a9937fa231) Design and Access Statement Part 2.pdf (/document/8a77e52b-15ab-4a5c-881e-1b66e2adbf70)
Plans, drawings and supporting documents	23063 Views to Site Document - LVIA.pdf (/document/f7e851a4-9909-443a-a257-023badf35465) Location Plan and Site Plan.pdf (/document/5bd5ad06-05d0-454e-8172-0380d1bdc32b) AE0503 Desk Study WoS & PRA (Compiled)_ Part9.pdf (/document/8d4600b2-3f0f-46ab-92b8-0639f0b836d2) 24478-07 Road Safety Audit Response

[Report.pdf \(/document/43dd1285-9b9f-4234-8e04-08f1c1d13e91\)](#)
[Affordable Housing Statement with Appendices.pdf \(/document/21f56ac3-8021-4fc5-a87c-0a9d96628fff\)](#)
[Agent response to NHS ICB Comments.pdf \(/document/9a4420e3-3eac-4855-a3d2-0ad85078bb65\)](#)
[Design and Access Statement Part 2.pdf \(/document/dc8de42b-2efc-4c08-ac93-0be1f908cf34\)](#)
[LVIA Figures Part 8.pdf \(/document/792f6ce5-d885-4c84-aceb-0e3390db6a39\)](#)
[Applicant Response to Pollution Control Comments.pdf \(/document/8d744b12-33de-4ceb-b22f-107e8550caff\)](#)
[Statement of Community Involvement.pdf \(/document/83c9ccff-5c93-4c94-83c1-12f7d8af1cc6\)](#)
[Street Scene B.pdf \(/document/be89a67a-d369-4f4a-a35f-189145f1ff44\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part4.pdf \(/document/6dc371d9-5dd0-4541-b97f-212656466d59\)](#)
[Ecology Addendum Report -Denhams Corner, Snakemoor Lane.pdf \(/document/49b63012-b7ed-47aa-a25c-220972a5be0d\)](#)
[Site Access.pdf \(/document/61364cd1-9a94-455f-a17c-2296d6f086b6\)](#)
[Planning Statement.pdf \(/document/27983c94-e7bd-483e-9c24-24cff609a233\)](#)
[ApplicationForm.pdf \(/document/0e7d78f8-887c-424f-8354-2c3ebf3dded5\)](#)
[Accessibility Plan 2.pdf \(/document/189201c2-6955-4d21-8afb-33031e329cf5\)](#)
[Air Quality Assessment.pdf \(/document/b4db2781-b38c-4dde-b401-331485aeee91\)](#)
[Desk Study and PRA.pdf \(/document/87937e8d-14dc-493b-95da-3602ac9eea4c\)](#)
[Stage 1 Five Year Supply Assessment.pdf \(/document/43897151-bf99-40a4-898c-36321dfa70be\)](#)
[Tree protection and survey plan.pdf \(/document/076269fc-995f-4f3c-91f7-38ecf51e315a\)](#)
[Arboricultural Impact assessment and method statement.pdf \(/document/00827aa4-556e-4c02-819c-39022594035b\)](#)
[Illustrative Landscape Masterplan.pdf \(/document/db818481-3f99-4120-a187-3add8e26783d\)](#)
[Ecological Impact Assessment.pdf \(/document/e782f52e-a5f2-4781-89a8-3d803e57e940\)](#)
[24478-02a Transport Assessment.pdf \(/document/ffcc3cbe-155d-4555-8111-3dd875b9ecab\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\) Part6.pdf \(/document/87298cb1-3f0e-4dd5-aa54-442b20f4df2e\)](#)

[Street Scene A.pdf \(/document/951cb816-f998-4097-bbfb-46088a097002\)](#)
[Agricultural Land Condition report.pdf \(/document/53834ac2-fb43-4f79-8730-47ee69b75aea\)](#)
[Flood Risk Assessment and Drainage Strategy.pdf \(/document/c02f2262-013c-4742-a855-4be05aa827b5\)](#)
[24478-03b Travel Plan.pdf \(/document/f4f4deee-29ae-45c4-8bff-4d8f1162a859\)](#)
[Access Parameter Plan.pdf \(/document/6a900409-bcce-4cc7-9604-4e9c1868f6ee\)](#)
[Transport Assessment..pdf \(/document/b28871ec-179d-41a7-be63-505a02698fb8\)](#)
[Building Heights Parameter Plan.pdf \(/document/28aa8042-9996-4147-acca-53ebc8b55b6f\)](#)
[Site Access Vehicle Tracking Car&Van.pdf \(/document/f787e27b-9bb3-488d-8d15-559c16cdceaf\)](#)
[Travel Plan.pdf \(/document/d1a61609-0d2e-4eac-a65e-56ece43edf7f\)](#)
[Design and Access Statement Part 1.pdf \(/document/dd82f750-98de-43b8-a0c1-5701cf7f6cf6\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\) Part8.pdf \(/document/a4e12ecc-f4b2-48f7-b7a8-57475d8559aa\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part3.pdf \(/document/8d1e7a11-bcd9-483f-b587-5bf2cb4ddff1\)](#)
[Built Framework Parameter Plan.pdf \(/document/92e5ae38-bcfe-41fb-8bac-5c36a61b8922\)](#)
[260225 - Horton Heath Document Schedule - FINAL FOR SUBMISSION.pdf \(/document/7555c7bc-08e3-4fd1-b714-5c645ca1989f\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part2.pdf \(/document/289e5b47-bf34-4a7f-9503-64839f60bf9c\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\) Part13.pdf \(/document/a99fe69e-29f0-4913-b7fb-66ce6a87f029\)](#)
[Block plan.pdf \(/document/e7abe18a-16d2-418c-8467-66d389890a91\)](#)
[LVIA Figures..pdf \(/document/a6cfef92-c653-4094-beea-679b6e47ab21\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part7.pdf \(/document/2458569a-cae4-4ecf-a049-6c1c7938e668\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part6.pdf \(/document/283d48a8-f761-45f3-9171-6f0a1402a789\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\) Part2.pdf \(/document/535b9313-b7a6-4ef5-b488-7cf43af6322a\)](#)

[AE0503 Desk Study WoS & PRA
\(Compiled\) Part5.pdf \(/document/01bd0a77-2928-40a7-b1d7-7d983271e1b9\)](#)

[AE0503 Desk Study WoS & PRA
\(Compiled\) Part7.pdf \(/document/c08b9501-d6a7-41c5-8f69-7f815e8d9095\)](#)

[Site Access Vehicle Tracking Refuse.pdf
\(/document/4b808dde-1d46-4fd7-8187-81bf3a727e1f\)](#)

[Archaeology and Heritage Assessment.pdf
\(/document/7e0698c7-cbbb-4ec7-a01e-822801973347\)](#)

[Application Form Redacted..pdf
\(/document/4b762350-25bd-4f58-872c-9378027b5d76\)](#)

[Noise Assessment..pdf \(/document/70d76a56-15d4-40f8-bd76-94b3e20cbb01\)](#)

[Air Quality Assessment v3.pdf
\(/document/f4d4acad-e967-46b7-9e91-963c66e00359\)](#)

[24478-~2.PDF \(/document/3fec7393-95d7-435d-9a2b-987667d22552\)](#)

[Land at Denhams Corner - Statutory Biodiversity
Metric \(June 2025\).xlsx \(/document/d2b900cf-0399-4205-9e86-9f28b70833d1\)](#)

[Nutrient Neutrality Assessment.pdf
\(/document/dec51f99-5d3d-401f-bcae-a605050f3ff1\)](#)

[Geophys survey part 2.pdf \(/document/6c4bea8c-5f74-4063-a4af-a7f2eee5b96a\)](#)

[Sustainability Statement.pdf
\(/document/2b0e0d9b-a6ae-42d2-af92-af572fa47abc\)](#)

[LVIA Figures part 9.pdf \(/document/bcfe5933-1c5f-4cc0-bc31-b3f846ada812\)](#)

[LVIA Figures Part 1.pdf \(/document/03d44083-bf0a-4678-bb5c-b537e3b1ad05\)](#)

[Agent response on air quality.pdf
\(/document/360a16ae-b197-4cc8-a02f-c1cc79759e1a\)](#)

[SGN Manual.pdf \(/document/8cd1abdd-53d0-41be-a7b0-c546b915d9b1\)](#)

[LandatDenhamsCornerBNGAssessmentHMMP.
pdf \(/document/f3e58111-f701-409b-b511-c747ba9fbadd\)](#)

[AE0503 Desk Study WoS & PRA
\(Compiled\) Part11.pdf \(/document/87b79cd0-4266-443f-b005-cbe1c3019533\)](#)

[AE0503 Desk Study WoS & PRA
\(Compiled\) Part12.pdf \(/document/ee8e4b68-f8c7-48e7-8aa8-d094512f575b\)](#)

[Geophys survey part 1.pdf \(/document/acd2336f-802a-466f-9027-d29ad13832cd\)](#)

[AE0503 Desk Study WoS & PRA
\(Compiled\) Part10.pdf \(/document/1c5409b1-2bba-4227-823c-d5f61254a8b4\)](#)

[Nutrient Nutrality Assessment and Mitigation
Strategy.pdf \(/document/7c489782-3c9e-4716-a9e4-d652e8289ae0\)](#)

[Landscape and Visual Impact Assessment.pdf \(/document/3231b9b0-9ecb-42e2-aa64-d8fd2a5e7f85\)](#)
[24478-05a Active Travel Assessment Assessment.pdf \(/document/3c189807-d59e-4dc4-b0ba-dbcf0360006d\)](#)
[Site Access Vehicle Tracking.pdf \(/document/a52d68c2-c13e-49d9-9ef9-dcba6f0584b2\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\)_Part4.pdf \(/document/c13ec581-71d4-4672-915a-dfe4f2102586\)](#)
[DD621 LVIA Land at Denham's Corner FIGURES Part5.pdf \(/document/31b84689-c44c-4ef2-983a-e45fe7459c30\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\)_Part15.pdf \(/document/86dc9b36-8aa2-4046-a3ce-e68743e756b6\)](#)
[Landscape - Denhams Corner.pdf \(/document/e64760f5-7cfc-4222-9a1c-e736b3eb7941\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\)_Part1.pdf \(/document/0730588f-4eda-4793-a3bb-e997ab1b7283\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\)_Part3.pdf \(/document/8d5fa3a1-e56a-406a-8296-ea8e51e465f4\)](#)
[Ped-Cycle Access.pdf \(/document/c53b7392-f495-451f-a31c-ef0e337f6c8a\)](#)
[AE0503 Desk Study WoS & PRA \(Compiled\)_Part16.pdf \(/document/ccb449ea-98b9-4774-9df6-f4651142fb77\)](#)

Do you have any new plans or drawings that support your appeal?

Yes

New plans or drawings

[260220 Updated Certificate B.pdf \(/document/f7b69bd7-5d12-459c-aa2a-2b1e9d5df5b3\)](#)
[24478-04 Transport Note \(002\).pdf \(/document/94ee14b9-b073-4b61-a75c-43ca3700fb6c\)](#)

Do you have any other new documents that support your appeal?

No
