

.....

6 Stenbury Way
BUTLOCKS HEATH
Netley Abbey, Hampshire
SO31 5PU

FAO Case Officer Mr Gary Osmond

Ref: Application Number: E/26/101188

5 May 2026

Dear Mr Osmond,

**CONSTRUCTION OF A DETACHED HOUSE WITH
ASSOCIATED PARKING, ACCESS AND LANDSCAPING.
SITE: LAND ADJACENT TO THE FORMER ROLL CALL
PUBLIC HOUSE, WOOLSTON ROAD NETELY SO31 5FJ**

“POTENTIALLY THE FIRST CRACK IN THE DAM!!!!”

With reference to the above planning application for this site. This is a second application from December 2016 and the appeal in July 2017 which went to appeal and was rejected. In the latter case it was for a bungalow I now see this as defined as a house. I cannot see why the original rejection both on application and appeal should be deemed acceptable on a new application albeit some years later.

I would like to express my objection to the above application and appeal on the strongest grounds for the following key reasons, The Planning Inspectorate under the Secretary of State has after a Public Inquiry etc. REFUSED planning consent for this area of land (which abuts the site proposed for development in this application) from hostile developers who have no regard for the end result on local infrastructure (roads, traffic, parking etc.) or facilities to support increased development e.g. doctor’s surgeries, shopping, schools and leisure etc..

- I live almost directly opposite the proposed development on the other side of Woolston Road.

.....

- Whilst I appreciate there may be a need for housing in various areas, surely there are better Brownfield sites which could be utilised without taking yet more green belt/non-housing developed land. For example, the Harrier public house land on Hamble lane was turned into a care home or similar. Whilst this is more housing/people/traffic it is at least utilising land that was already built on, without disrupting the few green/non-housing built upon barriers (strategic gaps) between major settlements in the Borough.
- Whilst Eastleigh Borough Council may not have adequate land for housing provision the removal of strategic gaps like this in a village that has already seen much green space taken e.g. along Grange road (Farm and Public House turned into Housing sites). This house is not for new housing for people to purchase it is a development for an individual who already owns one of the larger houses in Stenbury Way. Whilst there is no issue in a resident seeking a new home, utilising green space to do so is not beneficial to the area or indeed, as noted, the prospect of it opening the flood gates to more development on the site.
- **This planning application, if allowed, could be “the first crack in the dam” for further housing etc. development along this side of Woolston Road.**

I detail below with explanations my key concerns.

CHANGE OF USE, OPENS UP WIDER DEVELOPMENT ARGUMENTS AND ENVIRONMENTAL AESTHETICS

- There are few remaining green spaces left between Hamble, Netley Abbey, Butlocks Heath and Southampton. To lose this arguably green space (green belt) non-housing developed site (currently storage and recreation which could not be reasonably considered brownfield development) will alter the whole ambience of the area. It will potentially provide the hostile large developers who have been quite dogged in trying to develop the whole land area on this side of Woolston Road the needed “crack in the dam” to exploit further planning applications.

- If this land is developed it would seem logical (to the major developers) to develop other attached/adjacent green belt areas as they have been progressing in 2014, 2015, 2016 and 2017 and potentially substantially reduce any opposing arguments left to reject any such land development.
- Whilst the owners may be genuine about building a house for themselves on the plot at this point in time. There is also the possibility that housing development, on land this side of Woolston Road, which has been refused by the Planning Inspectorate under the Secretary of State development, is being sneaked in under the radar by one of the big developers by a local person. Even if genuine, it could be exploited by big developers.
- There is every potential that the old Roll Call Public House next door to the proposed planning application may decide that given housing on this site, there is now a good case for their property and land to be turned into a development site, as the housing development will then be inside the envelope created by this planning application. This could be a lucrative option for the old Public House owners and developers.
- The owners of the land to which this planning application has been submitted were canvassing me and others locally regarding their proposed development in December 2016. The owners of the land in 2016 advised they were regularly offered large sums by the developers for their land but wanted to do the right thing. That may or may not be true now, but there are no guarantees once they get planning approval that they will not sell as the land, as the land then becomes even more valuable (with planning consent). Also, that their plans if genuine may change shortly or once the property has been built. There is also the possibility that as the previous planning development applications failed, in which I am sure their land was included/could have been, that the land has lost value (relative to when a development was proposed adjacent to it) unless it can gain planning consent of its own.

PRIVACY/OVERLOOKING

- Any proposed dwellings onto Woolston Road, despite existing trees/hedges, will overlook the houses opposite in Stenbury Way, including potentially mine, particularly during winter months when there is no tree foliage. This situation will occur as the houses on Stenbury Way backing onto Woolston Road are set at a lower level than the road and the proposed development area; this means the bungalow may have views into the first floor bedroom windows. Even if the house is set back it may not be far enough to reduce potential overlooking into rooms/gardens. Furthermore, should the older trees, which give partial screening from Woolston Road, at the perimeter of my property and others, be lost this will leave my house, and others, very exposed. The foliage the other side of Woolston Road (the development site) is very patchy.

FLOODING

- The land being proposed for development regularly floods with heavy rain, as there appears to be a natural water/run off course running through it. The flooding also extends onto Woolston Road, the lower end of Stenbury Way and the old Roll Call Public House. Clearly, I am not qualified to say how any development will alter the water table/course, but the television is regularly showing news of how housing has affected natural drainage detrimentally. This effect is exasperated when housing is actually built on existing or historical flood sites. My home is much lower than the development, there is in my mind potential for flooding to be directed to a different area i.e. a lower one!!!!

EXTERNAL DESIGN , LAYOUT OR APPEARANCE

- The house plans front look do not look in line with properties near to and it will appear substantially different.

I sincerely hope the planning permission and/or any subsequent planning applications and/or appeals for this site are rejected.

Whilst writing I would like to ask for consideration of the following:

Woolston road to be closed off at the Junction with Ingleside. This means that traffic would use Ingleside or Grange Road to access routes either to Hamble/Hamble lane or Woolston/Southampton and the M27. These routes are much clearer and safer roads than Woolston Road. This would allow Woolston Road to be used for residents only of Housing directly off Woolston Road etc, substantially reducing traffic/noise/pollution/parking issues etc. This would stop Woolston Road being used as a short cut by vehicles, that have no financial or quality of living investment in the surrounding area, creating additional noise and pollution for the Council tax payers and residents of the actual area. A turn could be made at this junction.

Yours sincerely,

SUSAN TEMPLETON

**RD., MBA., MSc., Dip.Psych (Open)., GMBPsS., ACIS., Chartered
FCIPD., MIOSH Ret'd., FInst.LM Ret'd., Lt Cdr. RNR Ret'd..**

Tel: -