

7 Stenbury Way

Netley Abbey

Southampton

SO31 5PU

6th May 2026

Dear Sir

Planning Application F/26/101188

I am writing to register my objection to the above application in response to your letter dated 30th April 2026 which was received today.

The current application is the second attempt to develop the plot concerned, the first (Reference Number F/17/80875) was refused and dismissed on appeal in December 2018.

I believe the reasons for refusal of the previous application remain wholly applicable to this latest submission, namely

- The land is situated within the designated Strategic and Settlement Gaps separating Netley Abbey and Bursledon.

Eastleigh Borough Council's policy is to provide "the right homes in the right places while protecting green gaps between communities". The Planning Inspector emphasised the importance of this gap when considering Planning Application O/15/76147 in 2015, and it was central to his decision to dismiss the appeal after the Council refused the proposal.

I believe that if any development were approved a precedent would be set for a hostile bidder to test the resolve of the authorities in preventing the construction of hundreds of houses on the land adjoining the site. It may be that such a bidder would purchase the plot with planning permission to reinforce their aims.

I have lived in Netley Abbey for over forty years and during that time virtually all green space within the village has been decimated by housing. It is vital that the land in the Strategic Gap, which is still extensively used for hippoculture, is retained for the benefit of the community.

- The current application appears to seek an even larger capacity development than the proposal rejected in 2015. Given 'the right homes in the right places' philosophy there really can be no justification for this proposal. There is clearly no

housing need for an additional single four bedroomed property in this location and the application appears to be that of a speculator.

- Although the application maintains there are no implications for flooding, I have displayed below the situations that arose at this site on 14th January 2023 and 4th January 2024. My concern is that the proposed development would inevitably cause increased surface runoff exacerbating the existing problem. We are, of course, promised a greater frequency of extreme weather events due to climate change and increased flooding is a concern of the Council, particularly given the current Climate Emergency which it has declared.



- It appears that the access to the proposed development joins Woolston Road virtually opposite 11 Stenbury Way. A Planning Application for access from this property on to Woolston Road has previously been refused on road safety grounds and those fears are clearly salient in this case.

I am very aware that all the points raised above will be considered by planning officials as a matter of course, however, I did wish to take the opportunity to highlight my own real concerns of the consequences should this application be permitted.

Yours faithfully

Peter Conway

(7 Stenbury Way)