



LAND AT DENHAM'S CORNER

STATEMENT OF COMMUNITY ENGAGEMENT

MAY 2025



EXECUTIVE SUMMARY

Southern Strategic Land (SSL) is a strategic land promoter operating throughout Hampshire and Dorset. SSL deliver well designed developments in sustainable settlement edge locations.

SSL has been working with a professional team of ecologists, architects and engineers to put together plans for a residential development on Snakemoor Lane that respects the character of the surrounding area and landscape.

An Outline planning application for up to 150 much-needed private and affordable homes is being prepared. Before finalising its proposals and submitting a planning application, SSL is keen to engage with the local community and provide an opportunity for local residents and stakeholders to review and provide feedback on the draft plans.

As part of a programme of public consultation and engagement for the proposed development, a public and stakeholder engagement programme ran between March 2024 - April 2025. Activities included:

- Meetings were offered to properties which border the site, key local stakeholders and groups, local Eastleigh Borough Council ward councillors, Botley Parish council and senior Eastleigh councillors;
- An A4 engagement newsletter was distributed by Royal Mail to 417 nearby residents, stakeholders and businesses. The newsletter outlined the proposals, publicised the engagement project website, feedback opportunities and provided residents with contact details of the project team;
- To coincide with the delivery of the newsletter, an engagement project website was launched - www.denhams-corner.co.uk, which included more details on the proposals and included a link to allow residents and stakeholders to leave feedback via an online survey website.
- A dedicated freephone consultation line, freepost address and email address were also available to ensure stakeholders and the public could contact the development team.

At the time of writing this report following the deadline date for returning feedback, the following feedback totals had been received:

Online feedback forms completed up to the deadline date of 18th April 2025 - 18.

The project email address received emails from 4 people, 3 of which returned comments or questions on the proposals.

The number of online feedback forms completed during the engagement process, following the delivery of the newsletter up to the feedback deadline date represented 4.3% of those properties that received the A4 newsletter.

This percentage is quite low considering the number of A4 newsletters sent and the proximity of the proposed site to the area where the newsletters were delivered.

Overall, the project engagement website was visited 169 times between 31st March 2025 and 18th April 2026, by 137 unique visitors. The 137 unique visitors who visited the project engagement website represented 32.9% of the properties that received a newsletter. The 18 online feedback forms received represent 13.1% of the unique visitors who visited the website.

Again these percentages are less than the project team expected considering the number of A4 newsletters sent and the proximity of the proposed site to the area where the newsletters were delivered.

In our experience, a lack of engagement and feedback usually demonstrates that either only a minority of residents were interested in the proposals, they expected the plans to go ahead or they supported the plans.

It is therefore clear the silent majority of residents held limited interest in the proposed development and were either supportive of the plans or didn't see the plans as something to be concerned about.

This report covers all the feedback received.

OVERVIEW

History and Background

An Outline planning application for up to 150 much-needed private and affordable homes has been prepared. The objective is to transform the site into a pleasant place to live as well as meet housing need in the local area. The site which is fairly poor-quality land, is well-located with transport links and the amenities of Horton Heath in close proximity. Notably, whilst there is existing housing adjacent, there are few overlooking impacts because of the mature woodland boundaries.

With this in mind, an illustrative masterplan has been created containing a mixture of 2, 3 and 4 bedroom homes. 78% of the homes are 2 and 3 bedroom, with a view to meeting the local need for family homes with their own gardens and parking. A new play area will also be provided, alongside areas of open space accessible to the public with new connections to the surrounding public rights of way network. A new pavement and pedestrian crossing is proposed for Botley Road, to better connect the southbound bus stop by the Denham's Corner roundabout.

Importantly, the development will be set back from the surrounding woodland with large wildlife buffers incorporated. The scheme has been designed to create a large net gain for biodiversity, above that required by policy.

Overall, the proposals represent a good opportunity to meet local housing need and deliver additional benefits for the community.



The Importance of Engagement

SSL place a great deal of importance on public and stakeholder engagement and the critical need to allow local communities the ability to view and comment on development proposals. SSL believe considering feedback, addressing issues and providing clarification prior to an application being submitted, greatly improves the quality of the planning application and process.

Purpose of Engagement

Engagement is vital to the planning process as it allows local communities to view and comment on proposals and for applicants to consider this feedback ahead of submission. National planning policy encourages applicants to engage with local communities from an early stage. By addressing issues and explaining proposals prior to an application being submitted, it improves the planning process.

Background to Engagement

National Planning Policy Framework - The Government's revised National Planning Policy Framework (NPPF – published December 2024), strongly encourages organisations making proposals for new developments to *'engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications'*. (para 41). The NPPF is informed by elements that are key to creating 'healthy' planning outcomes, all of which should include the economic, social and environmental elements within the planning process.

The Localism Act (2011) seeks to encourage local people, representatives and businesses to engage with the planning system, at a local level, to make decisions about the future growth and expansion of their own neighbourhoods. The ethos at the core of both the Localism Act and NPPF, which is in line with previous Governments reforms, is about giving local people the chance to help make decisions in their area.

Statement of Community Involvement

The Statement of Community Involvement (SCI) for Eastleigh Borough Council explains how the council involves the community in preparing planning policies and guidance and considering planning applications. A revised SCI was approved in May 2024. Relevant sections are below:

4.12. Developers are also encouraged to meet town/parish councils and local groups to explain their proposals and seek local views before they make a planning application.

4.17. Developers are also encouraged to hold local exhibitions and undertake local publicity to advise communities of their development proposals and seek views before they submit a planning application.

CONSULTATION ACTIVITY

The team have endeavoured to engage with all relevant stakeholders throughout the consultation process. Residents, stakeholders, senior councillors and the two ward councillors. Meetings were offered, a local information A4 newsletter was produced and a project engagement website prepared.

Political / Stakeholder Engagement

The development team reached out to engage with the following stakeholders and offered briefing meetings:

- Senior Eastleigh Borough Councillors - Cllr Keith House (Leader of the Council and Cabinet Member for Planning and Property), Cllr Ian Corben (Deputy Leader and Cabinet Member for Regeneration South) and Cllr Cynthia Garton (Hedge End, West end and Botley Local Area Committee Chair);
- Local Eastleigh Borough Councillors (Ward Councillors) - Cllr Dave Kinloch and Cllr Rupert Kyrle;
- Cllr Rupert Kyrle (Botley and Hedge End North County Division);
- Botley Parish Council;
- Botley Community Land Trust;
- Paul Holmes MP (Hamble Valley Constituency);

A meeting was offered to Cllr Dave Kinloch and Cllr Rupert Kyrle and a briefing meeting took place with Cllr Dave Kinloch (Ward councillor) on 17th December 2024.

Meetings were offered and a virtual meeting undertaken with Cllr Keith House (Leader of the Council and Cabinet Member for Planning and Property), Cllr Ian Corben (Deputy Leader and Cabinet Member for Regeneration South), on 25th March 2025.

The project team attended the Botley Parish Council, Planning and Highways Committee meeting - 25th February and presented details of the scheme.

A virtual briefing meeting was organised with the Botley Community land Trust Meeting on 7th March 2025.

The consultant team found these meetings to be really helpful, a number of really useful comments and suggestions were made, which were carefully considered.

Further meetings with all the stakeholders listed above will continue to be arranged over the coming weeks.

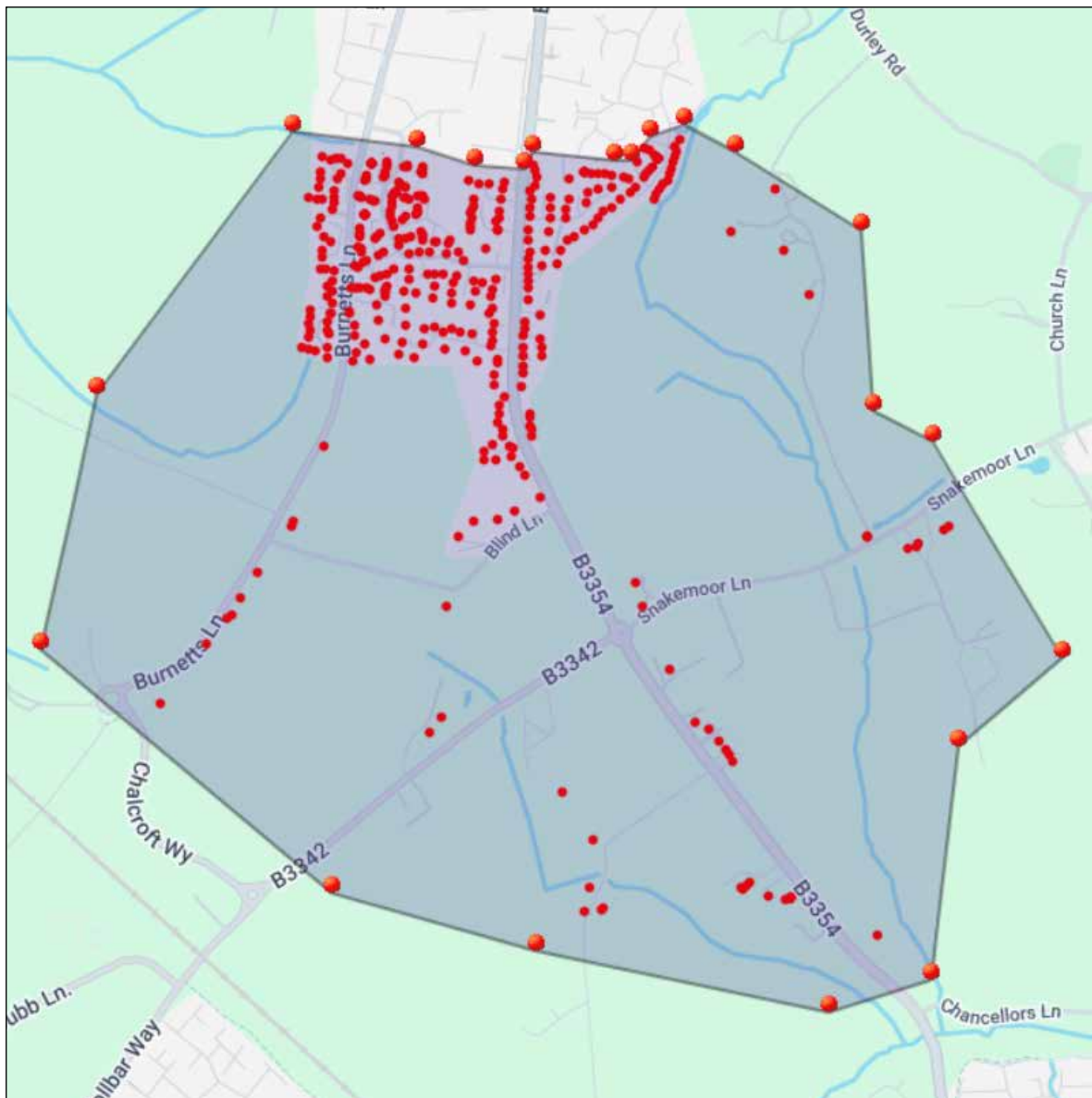
A4 Engagement Newsletter Distributed to Residents

In the week commencing 31st March 2025 an A4 engagement newsletter was delivered by Royal Mail to 417 residential and business addresses in the local area.

The A4 newsletter provided brief details on the early plans and also included an invitation to visit the engagement project website and leave feedback. A map of the consultation area used can be seen below.



See appendix 1 for a copy of the information newsletter.



Near Neighbour 1-2-1 Meetings

Prior to the delivery of the newsletter in later March 2025, the two properties adjoining the site on the corner Snakemoor Lane and Botley Road were offered briefing meetings.

One brief and one more detailed meeting took place, which the project team found really helpful.

Formal feedback was received following the detailed meeting, which can be found in this report.

Project Engagement Website

A project engagement website **www.denhams-corner.co.uk** was set up. The website included full details on the proposals. Details of the website were included on the engagement newsletter.

The website also included the consultant team contact details and a mechanism which residents and stakeholders could use to complete their feedback online.

At the feedback deadline date of 18th April 2025, the project engagement website had been viewed 137 times by unique visitors.

A full set of public engagement information boards were produced for the project website, which included can be found in Appendix 2. See Appendix 3 for a copy of the project website front page.

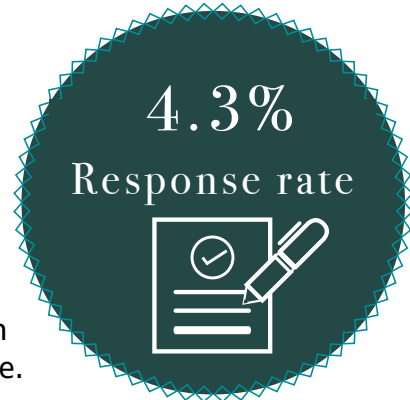


FEEDBACK FROM WEBSITE

Residents were encouraged to give feedback via the project website. The website contained a SurveyMonkey link to an online survey.

Of the 137 unique views the website received, 18 responders completed the online feedback survey by the deadline date of 18th April 2025. This represented 4.3% of those properties that received the A4 newsletter.

In our experience this is a surprisingly low response rate, considering the nature of the proposals, location and the number of newsletters advertising the website.

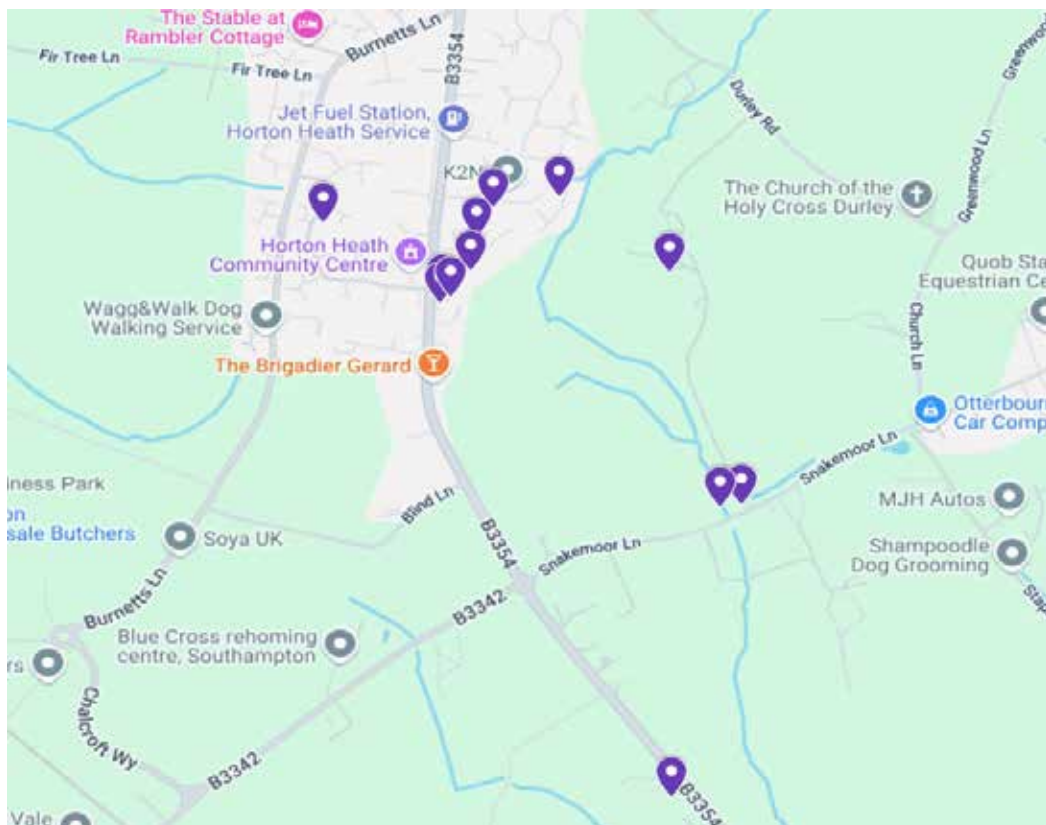


The feedback for each question is covered over the following pages of this report.

Location of Feedback Survey Responders

Those that completed the online feedback survey were asked to provide their postcode. The map below shows (with purple pins) the locations of those that left valid postcodes and completed the online feedback survey.

Several postcodes were duplicated although they only appear once on the map below.



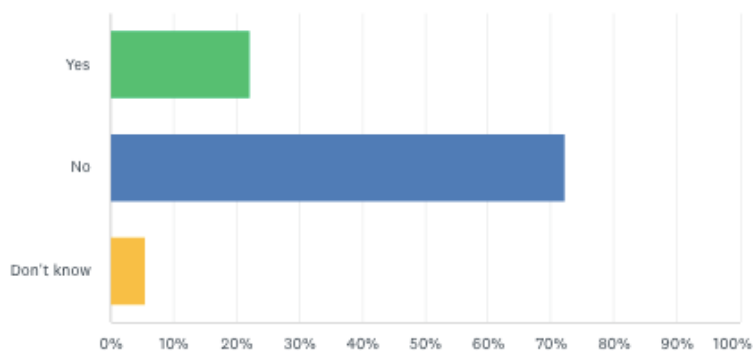
Question 1.

Feedback was given by attendees of the event in answer to, **'Do you recognise the need for more housing, including affordable housing locally?'**

There was a strong percentage of opposition to the need for more housing locally, including affordable housing (72.2%). This was a surprisingly high level of opposition to especially new affordable housing.

Do you recognise the need for more housing, including affordable housing locally?

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	22.22%	4
No	72.22%	13
Don't know	5.56%	1
TOTAL		18

Those responding to this question were given an opportunity to add comments to support their response to this question.

Comments received for this question can be found overleaf.

Plenty of other new housing sites in and around the local area.

This area is already overwhelmed with development within 2 miles of the proposed site.

With the development of One Horton Heath, the local area already has more planned development than it can reasonably sustain.

As the owner and occupier of XXXXXXXX. I am writing to formally express my strong opposition to the proposed housing development. As a resident of the area, I have several critical concerns that I believe important for myself and the local community

One of my most significant concerns is the devaluation of my property, my neighbours and surroundings residents. When I purchased my home, I did so under the pretence that the surrounding area would remain rural, with open farmland, and not be developed into a large scale development just a stones throw from my house. The introduction of this development would severely impact the value of our homes, as it fundamentally alters the nature of the neighborhood from a peaceful, rural environment to an overdeveloped housing estate.

I purchased my property based on the understanding that it would remain in a rural setting, with farmers fields and open spaces. The proposal to build a large housing development contradicts this original vision and the reasons myself and other's moved here in the first place.

The current infrastructure, particularly the road access to the development, is insufficient to accommodate the significant increase in traffic that would result from a large development. Unfortunately this would cause undue stress on the existing road system, which is already inadequate, and would lead to increased congestion, safety risks, and potential accidents.

The location of the access to the development is on a blind spot bend. This making it absurd, dangerous and unfeasible for 200 plus cars to enter in and out safely from a singular road onto a small country lane of which is already exacerbated from traffic.

Having lived at my property I can whole heartedly and honestly say that there are frequent road traffic accidents and many more near misses at Denham corner. The addition of cars would of course increase this significantly.

There is already an overabundance of housing in the area, with Boorley green and Horton one. The proposed development would add a significant number of homes to a region that is already becoming densely populated. This overdevelopment would negatively affect the local infrastructure, community amenities, and the environment, leading to overcrowding and a loss of the area's rural charm.

Already over 1000 homes planned at one Horton heath.

They already have 2 large scale housing projects in boorley green and horten heath why make a 3rd?

I understand the need for affordable house in the across the country however there is already two major affordable housing plans in One Horton Heath and Borley Park. The fear of this which is already an issue in overwhelming the local infrastructure such as roads, shops, schools and most importantly doctors. There is a need for more affordable housing but not building 1000s of new homes in a 5 mile radius.

A lot is already being built.

Already lots of development been built and planned future similar development planned very close to this site.

Houses need to be realistically priced so that first time buyers can get on the market. Many houses get built but not sold.

We have plenty of housing in the area. I think developers have their own unique idea of what 'affordable' is. From what I have seen from current developments in the area, very little is actually affordable to most working class people on average salaries.

The roads cannot cope with the traffic now! With the extra traffic from 152 houses will make it impossible especially during rush hour. Which is abysmal already!

These are not affordable to the local younger generation.

There is no need for 155 new houses with the large Horton Heath project happening which will comfortably cover this. There is no infrastructure roadways to cater for yet more houses on this area.

Horton Heath is being increased by speculative building plans that the village cannot sustain. One Horton Heath is going to add 2500 houses and SSL 155 more. The village, which include Fair Oak, only has one surgery and there are no plans to increase the number. Getting a doctor's appointment is virtually impossible at the moment and will only get worse. Between 3.30pm and 5.30pm, Botley Road through both villages becomes gridlocked with cars tailing back from the school and Horton heath traffic lights. We moved here 25 years ago when HH was a proper village, you are turning it into a conurbation. Please do not build.

No not here.

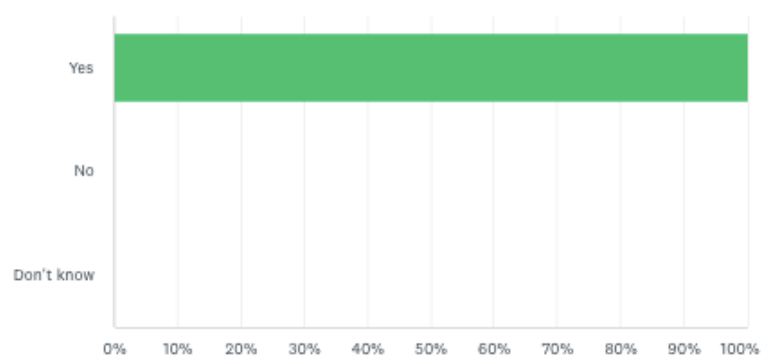
With "One Horton Heath", The Botley Grange and other sites in the area there is already enough development in the local area, the traffic on botley road is already bad as it is with no improvement to local infrastructure to relief traffic to all these new sites. Getting onto Botley road from where we live is taking longer and longer with the increased amount of cars already using this stretch. Building more houses will not help. Trying to get to Sainsbury's or M&S on peak times is sitting in a traffic jams in the weekend which is bad as it is already.

Question 2.

Feedback was given by attendees of the event in answer to, **'Are there any additional constraints or opportunities you feel we need to be aware of and if so what are they?'**

Are there any additional constraints or opportunities you feel we need to be aware of and if so what are they?

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	100.00%	18
No	0.00%	0
Don't know	0.00%	0
TOTAL		18

Those responding to this question were given an opportunity to add comments to support their response to this question.

Comments received for this question can be found overleaf.

Road access.

The access to botley road is already very congested and won't take more traffic. The entrance through the wood to botley road is through an ancient woodland that was an old orchard.

Not enough dentists doctors surgeries or schools. Children are already travelling to Swanmore from here.

Local services are already overstretched and the roads are overcrowded.

As the owner and occupier of XXXXXXXX. I am writing to formally express my strong opposition to the proposed housing development..... DUPLICATED RESPONSE FROM QUESTION ONE.

Traffic into hedge end junction 7 is already blocked up at peak times. Poor access and visibility onto Denhams roundabout. No local shops. No local schools. No local doctors. Existing doctors are already at capacity!

The road infrastructure is not capable with traffic levels today adding another 155 properties and 300 cars to the local roads will simply not work. Hedge end and the surrounding areas are already over populated and this would further increase this. Schools. Lack of local shops.

Very high traffic in the area. Large amounts of building already in the area. Schooling is also an issue

The road outside my house is already dangerous enough, it's a pain for me to get out with the current traffic now let alone with a new housing estate 2 minutes down the road

Main concern is the extra traffic, agree this site is ideal for housing, but building this number of houses would create a lot more traffic on an already congested area. since Boorley Park development has progressed, the traffic around Denhams Corner has noticeably increased.

By building in fields it is disrupting the wildlife and people's enjoyment of the landscape. Roads get too busy and the quiet countryside becomes a rat race.

You state there are amenities at Horton Heath. This is inaccurate. We currently have a petrol station which has a small convenience store. What amenities are you referring to? I don't see any information on the flyer I received that has any amenities planned. We do not have a doctor's surgery and those in the area are already over subscribed. In addition, the traffic has significantly increased through the area and we have yet to see any completion of the One Horton Heath development, which will, despite new roads, add to the traffic congestion. Any new developments will then use the main route through Horton Heath to the M3. It's not acceptable or fair on residents to increase this further.

Existing properties will devalue in price. The schools, Dr surgeries etc will struggle to cope with additional housing !

The area cannot cope with extra traffic to start with absolutely no infrastructure, we don't need social housing we need affordable homes

A huge housing complex with Horton Heath then this will take away the natural beauty and cause more pollution with noise and traffic detrimental to the surrounding areas, this proposed development is completely unnecessary and does not create a healthy environment for wildlife or biodiversity. The huge Horton Heath development should be suffice to cover housing needs in the area.

The fields in question are used by deer, foxes and other wildlife. You will continue to restrict the green areas that they need to survive.

Cars too many

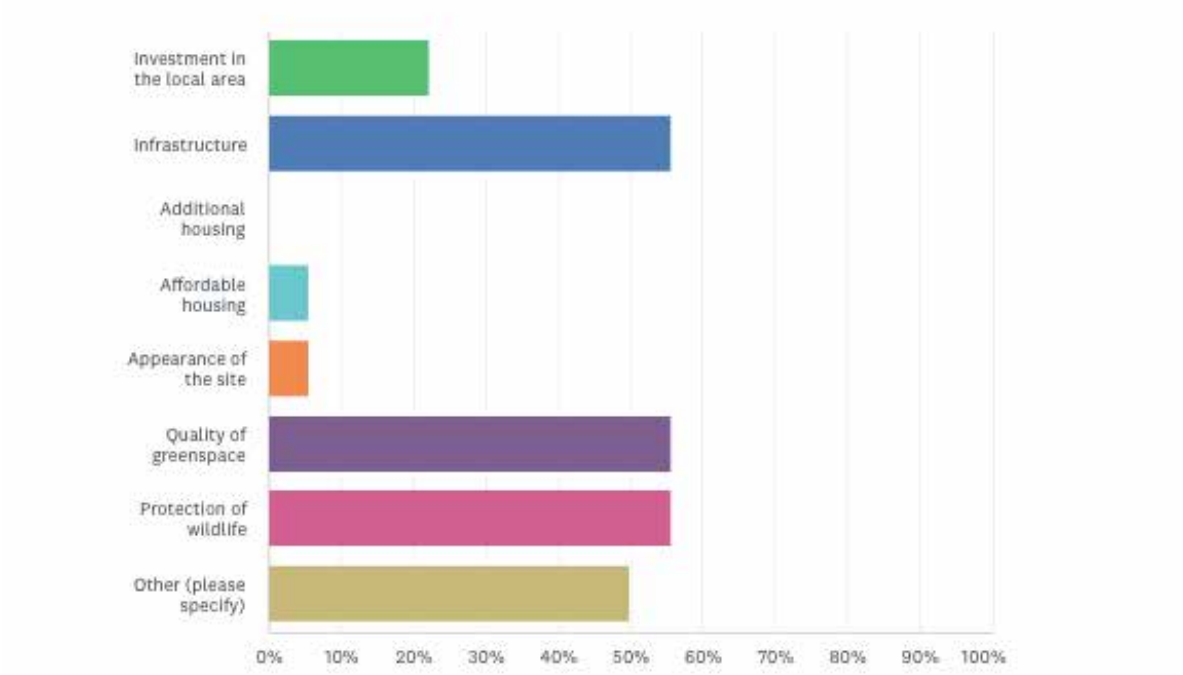
Yes, there is a lot of wildlife in this area that will get disturbed.

Question 3.

Feedback was given by attendees of the event in answer to question 3, **‘What would be your main priorities in a future development of this site?’**

What would be your main priorities in a future development of this site?

Asked: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
Investment in the local area	22.22%
Infrastructure	55.56%
Additional housing	0.00%
Affordable housing	5.56%
Appearance of the site	5.56%
Quality of greenspace	55.56%
Protection of wildlife	55.56%
Other (please specify)	Responses 50.00%
Total Respondents: 18	

Infrastructure, Quality of Green space and Protection of Wildlife were the main priorities raised by responders.

Those responding to this question were given an opportunity to raise other priorities in response to this question.

Other priorities and comments received for this question can be found overleaf.

The road access and blind spot on the road at the bend near to the roundabout poses a huge danger of increased road traffic accidents.

Avoiding any more strain on local services such as Stokewood surgery and more traffic.

As the owner and occupier of XXXXXXXX. I am writing to formally express my strong opposition to the proposed housing development..... DUPLICATED RESPONSE FROM QUESTION ONE.

Saying there is a 20m buffer margin of trees will do absolutely nothing. Noise pollution problems will dramatically increase as well as traffic issues for the years you will inevitably take to build these houses causing greater pollution.

Schools are an issue. Traffic is often already at a stand still. Wildlife is already effected by other building work.

No need to build a housing estate in that position

The road access and wildlife.

Leave the land as farmland.

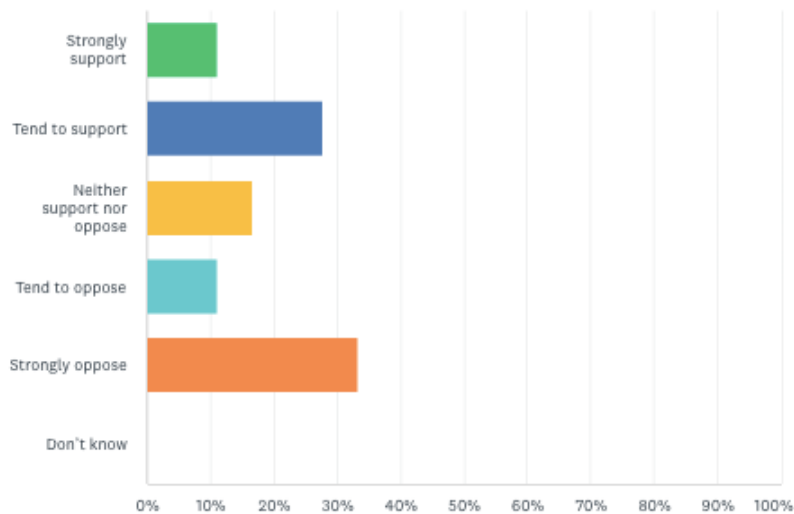
Better roads and infrastructure.

Question 4.

Feedback was given by attendees of the event in answer to question 4, '**What are your thoughts on a new signalled crossing on Botley Road and a new footpath along Botley Road to connect with the currently isolated southbound bus stop near Denham's Corner roundabout?**'

What are your thoughts on a new signalled crossing on Botley Road and a new footpath along Botley Road to connect with the currently isolated southbound bus stop near Denham's Corner roundabout?

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
Strongly support	11.11% 2
Tend to support	27.78% 5
Neither support nor oppose	16.67% 3
Tend to oppose	11.11% 2
Strongly oppose	33.33% 6
Don't know	0.00% 0
TOTAL	18

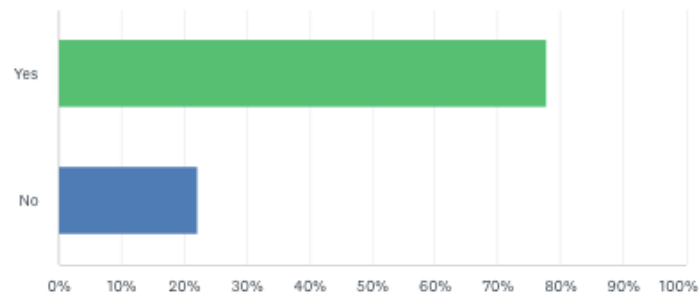
There was a surprisingly high level of opposition to this question (44.4%) in response to on a new signalled crossing on Botley Road and a new footpath along Botley Road. Even if responders were opposed to the proposals, the project team expected a higher level of support for this highways improvement than (38.9%).

Question 5.

Feedback was given by attendees of the event in answer to question 5, '**Do you consent for us to contact you in the future on the application/plans, if required?**'

Do you consent for us to contact you in the future on the application/plans, if required?

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	77.78%	14
No	22.22%	4
TOTAL		18

Question 6.

Respondents were asked **'Do you have any other comments?'**

The responses for this question are detailed below:

With the extra houses planned in one Horton Heath I do understand any immediate need for more housing.

Builders are making excessive profits

This proposal should not be taken any further until One Horton Heath is completed and the impact of all those new houses on infrastructure and services can be properly assessed.

As the owner and occupier of XXXXXXXX. I am writing to formally express my strong opposition to the proposed housing development..... DUPLICATED RESPONSE FROM QUESTION ONE.

There are currently a number of active badger sets in the woods adjacent to the proposed development. These animals would be majorly effected by the building works and development. They foraging area includes the fields proposed to build on. It is noted that the land is stated to be ""fairly poor quality"". I feel this to not be true as this has been farmed fine over a number of years with crops of feed maize grown last year. Transport links are not fine with limited bus services and a long walk to a train station.

The footpath along from Denhams corner roundabout is already there and the bus stop as limited use within the village as there are ones further along Botley road, therefore a new footpath will only be needed for these proposed houses. Overall these plans are appalling especially for a village which is already being swamped by two other major building developments.

This area is already being developed with a large number of housing being built. The traffic is already very bad. Wildlife is already being moved from the developing areas and having to move into built up housing.

Yes, in the past 3 years of living here hedge end is becoming extremely busy as it is, Sainsburys is already impossible to get into on a weekend, with 2 new massive housing sites already in the process the need for another 152 houses is ridiculous, it's just another person trying to make money without any thought into what there doing.

Building in snakemoor lane will be a nightmare. It will not be able to take the injection of traffic. The peaceful enjoyment of surrounding houses will be ruined and probably devalue the houses. This planning should not go ahead. Do we really need more social housing. This potentially could ruin the area. Not an area for families.

There are enough developments going up in the surrounding area as it is !

It's more overloading of our area, profit will be your driver and the flyer you sent is b/s

Do not build.

CONCLUSION

SSL has conducted a thorough engagement and consultation process on proposals for a new residential development on land off Snakemoor Lane. The development team have carefully reviewed the requirements set out in national and local policy and the pre-application feedback.

The development team prepared an A4 engagement newsletter and project engagement website and have undertaken a number of briefing and engagement meetings with local politicians, nearby residents and stakeholder groups and their comments and feedback has been appreciated and considered.

The suite of Outline planning application documents submitted with this report respond to all of the concerns and comments received and provide a strong justification for the development on this site.

The level of online feedback received during the engagement process, following the delivery of the newsletter up to the feedback deadline date represented 4.3% of those properties that received the A4 newsletter.

This percentage was low considering the number of A4 newsletters sent and the proximity of the proposed site to the area where the newsletters were delivered.

Overall, the project engagement website was visited by 137 unique visitors which represented 32.9% of the properties that received a newsletter. The 18 online feedback forms received represent 13.1% of the unique visitors who visited the website.

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In our experience, a lack of engagement and feedback usually demonstrates that either only a minority of residents were interested in the proposals, they expected the plans to go ahead or they supported the plans.

It is therefore clear the silent majority of residents held limited interest in the proposed development and were either supportive of the plans or didn't see the plans as something to be concerned about.

APPENDIX

Appendix 1 - Local Engagement Newsletter

Local Community Newsletter

Proposals for land off Snakemoor Lane, Botley

Southern Strategic Land 



Southern Strategic Land (SSL) is a strategic land promoter operating throughout Hampshire and Dorset. SSL deliver well designed developments in sustainable settlement edge locations.

SSL is in the early stages of preparing proposals incorporating high quality open market and affordable homes.

Before finalising its proposals and submitting a planning application, SSL is keen to engage with the local community and provide an opportunity for local residents and stakeholders to review and provide feedback on the draft plans.

As a result, SSL would like to invite you to review the online public engagement website which includes details on the development proposals.

Further details on the public engagement website can be found on the reverse of this newsletter, however, for further information, please call the projects freephone information line on: 0800 121 4890.

What is proposed for the site?

SSL have been working with a professional team of ecologists, architects and engineers to put together plans for a residential development on Snakemoor Lane that respects the character of the surrounding area and landscape.

An Outline planning application for up to 155 much-needed private and affordable homes is being prepared. The objective is to transform the site into a pleasant place to live as well as meet housing need in the local area. The site which is fairly poor-quality land, is well-located with transport links and the amenities of Horton Heath in close proximity. Notably, whilst there is existing housing adjacent, there are few overlooking impacts because of the mature woodland boundaries.

With this in mind, an illustrative masterplan has been created containing a mixture of 2, 3 and 4 bedroom homes. 78% of the homes are 2 and 3 bedroom, with a view to meeting the local need for family homes with their own gardens and parking. A new play area will also be provided, alongside areas of open space accessible to the public with new connections to the surrounding public rights of way network. A new pavement and pedestrian crossing is proposed for Botley Road, to better connect the southbound bus stop by the Denham's Corner roundabout.

Importantly, the development will be set back from the surrounding woodland with large wildlife buffers incorporated. The scheme has been designed to create a large net gain for biodiversity, above that required by policy. Overall, the proposals represent a good opportunity to meet local housing need and deliver additional benefits for the community.



Appendix 1 - Local Engagement Newsletter



Whats planned?

- 40% much needed affordable homes (above policy level);
- Retention of existing healthy trees, including mature tree boundary around the site;
- New homes built to Future Homes Standards and designed to minimise energy use;
- Provision of new children's play area and open space;
- New tree planting across the site;
- A 20m buffer around the development to protect surrounding woodland;
- New pedestrian and cycle connection to Botley Road;
- Plenty of parking spaces for residents and visitors which will adhere with council policy;
- Site-wide ecology improvements with a 30%+ biodiversity net gain;
- New footpath along Botley Road to connect currently isolated south bound bus stop;
- Designed to meet increased housing need whilst respecting the character of the area.

These proposals will ensure an effective use of the site delivering a sustainable development, which will provide energy efficient homes, whilst respecting the ecology and landscaping on site.

Please review the project website (details left) which includes further details on the proposals. The team are keen to receive your feedback as they look to confirm the final plans.

HAVE YOUR SAY?

To ask a question, request further information or leave feedback, please get in touch on:



0800 121 4890



info@denhams-corner.co.uk



www.denhams-corner.co.uk

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

**Southern
Strategic
Land**

WELCOME TO OUR

SNAKEMOOR LANE

VIRTUAL ENGAGEMENT



Aerial view of the site

Welcome to Southern Strategic Land's virtual public engagement for a proposed development on land off Snakemoor Lane, Botley.

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SSL is in the early stages of developing proposals incorporating high quality open market and affordable homes. Before finalising its proposals and submitting a planning application SSL is keen to engage with the local community and provide an opportunity for local residents and stakeholders to review and provide feedback on the draft plans.

SSL would like to invite you to review this online public engagement which includes details on the development proposals. The closing date for the receipt of feedback is 11th April 2025. The team will consider all the comments received during this engagement, prior to submitting a planning application.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

Southern
Strategic
Land

BACKGROUND

Outside of the site



The UK is widely considered to be in a housing crisis, caused by a combination of factors including a shortage of affordable homes, rising house prices, increasing rental costs and not enough housing development to meet demand.

The Eastleigh Local Plan was adopted with a shortfall in housing levels, and an early review is underway. New housing targets have also been set by the Government that require tens of thousands of homes to be built in the Borough.

SSL alongside its professional team have worked over many months to prepare a residential development that respects its surroundings. Ecological and agricultural surveys, drainage tests, highways surveys and other technical investigations have been undertaken to carefully analyse the site's constraints and identify the opportunities for development. An Outline planning application to build much needed new private and affordable homes on the site is being prepared.

Our objective is to positively transform this site into a pleasant place to live as well as meet housing needs in the local area. A high-quality development is envisaged to match the character of the area.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

Southern Strategic Land

THE SITE



The site which is fairly poor quality land extends to 9 hectares on the south eastern side of Horton Heath. Access comes from Snakemoor Lane on the southern boundary. It is bound by Scorey's Copse to the north and Scorey's Copse meadow to the east, through and around which a public footpath runs. On the western boundary is a pair of existing dwellings with Botley Road beyond.

The site is well-located with transport links and the amenities of Horton Heath in close proximity. It directly abuts a key route identified in the Local Cycling Walking Infrastructure Plan (Fair Oak to Hedge End railway station) and as such is considered a sustainable location. It is located outside of any Settlement Gap, is not Green Belt, nor is it located in a Conservation Area.

Whilst there is existing housing adjacent, there are few over-looking impacts owing to the mature woodland boundaries. The site is unconstrained and well-connected. The proposed development is focussed on the central part of the site. It is not at risk from flooding, is set back from the woodland, trees and hedgerows and minimises landscape impacts.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

Southern Strategic Land

PROPOSALS



The proposed development is focussed on the central part of the site, with a 20-metre-wide buffer around the perimeter to protect the surrounding woodland and create an ecological corridor.

Significant areas of new public open space are planned, particularly on the east of the site to form a permanent green gap between the site and the wider countryside. These areas will be accessible to the wider public and will connect with the existing footpath network. A childrens play area will be provided in addition.

An attractive shared pedestrian and cycle link out to Botley Road is proposed with a new signalled crossing, providing good connectivity to services and amenities. A new footpath along Botley Road is proposed to connect with the currently isolated southbound bus stop near Denham's Corner roundabout.

The layout and density of the built form is in the west of the site, giving the site a softer eastern edge and filtering views from the surrounding footpaths.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

Southern Strategic Land

LANDSCAPING & ECOLOGY



Landscaping Masterplan

Legend:

- Proposed Development
- Existing Trees
- Water Course (River)
- Drainage Ditches
- Permeable Pavement
- Grass
- Gravel
- Hardstanding

The map shows a proposed development area outlined in red, surrounded by green landscaping. A river flows through the site, and several drainage ditches are indicated. The landscaping includes grass, gravel, and hardstanding areas. The map is titled 'Landscaping Masterplan'.

In planning this proposed development, the team have tried to strike an appropriate balance between hard and soft landscaping, including tree lined streets, a network of open spaces and a sustainable approach to surface water drainage.

A substantial green link through the site is planned with ecological benefits. Importantly the development respects the mature trees on its boundaries and boosts tree numbers with new trees planted in public areas throughout the site and provision made for their long-term management.

Detailed ecological survey reports have been completed alongside an accompanying biodiversity study. These determine that the proposed ecological enhancements will deliver a substantially higher biodiversity net gain than that required by policy.

The majority of the site is officially classified as low grade and poor-quality agricultural land with little economic benefit. The proposal does not therefore have any impact on food production.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

**Southern
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Land** 

ENERGY, ACCESS AND DRAINAGE



In terms of energy, the new homes will be built to Future Homes Standards and designed to minimise energy use. It is anticipated that the dwellings will benefit from air source heat pumps, EV charging point ready and photovoltaics to strive for carbon neutrality.

The vehicular access will be from Snakemoor Lane with plenty of parking provided for residents and visitors, which will adhere with council policy.

Access for refuse, fire engines and service vehicles on to the new site can be made conveniently and safely.

Environment Agency mapping indicates that the proposed development is at low risk of flooding from overland flows, sewers and groundwater.

The proposal for surface water drainage is to formalise the existing arrangement on site, with run-off restricted to the greenfield rate via a network of Swales, ponds and reed planting and conveyed to the watercourse on the eastern boundary. This approach comes with added benefits for biodiversity.

Appendix 2 - Engagement boards

PROPOSALS FOR LAND OFF SNAKEMOOR LANE, BOTLEY

Southern Strategic Land

THANKS AND SCHEME BENEFITS



Contact us
Get in touch with the team at:
 www.denhams-corner.co.uk  0800 121 4890

Thank you for taking the time to view this virtual engagement event. We hope you found it useful and would be grateful if you would submit an online feedback form via the website. All the written feedback received will be included in a Statement of Community Engagement that will be submitted to the council as part of the planning application in spring 2025.

The proposals will deliver the following benefits:

- Much needed new homes for the community, of which 40% will be affordable homes (above the level required by policy);
- New public open space accessible to residents and wider public, along with new children's play area;
- Bike hire, car sharing and communal parcel delivery point;
- An attractive shared pedestrian and cycle link out to Botley Road providing good connectivity to services and amenities;
- Financial contribution to community services and infrastructure as determined by the Council;
- Site wide biodiversity and ecology improvements, including boosting tree numbers with additional planting;
- Improved pedestrian linkages to the public rights of way network.

Appendix 3 - Project Engagement Website Front Page



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[Development Proposals](#)
[Landscape](#)
[View The Material](#)
[Feedback & Contact](#)

Welcome to Southern Strategic Land's virtual public engagement for a proposed development on land off Snakemoor Lane, Botley.

[← UPDATE →](#)
THE CLOSING DATE FOR FEEDBACK HAS NOW BEEN EXTENDED BY A WEEK TO 18th APRIL 2025.
[← UPDATE →](#)

Southern Strategic Land (SSL) is a strategic land promoter operating throughout Hampshire and Dorset. SSL deliver and designed developments in sustainable settlement edge locations.

SSL is in the early stages of developing proposals incorporating high quality open-market and affordable homes. Before finalising its proposals and submitting a planning application (PA), SSL is keen to engage with the local community and provide an opportunity for local residents and stakeholders to review and provide feedback on the draft plans.

SSL would like to invite you to review the online public engagement which includes details on the development proposals. The closing date for the receipt of feedback is 17th April 2025. The team will consider all the comments received during this engagement, prior to submitting a planning application.



The proposals will deliver the following benefits:

- Must needed new homes for the community, of which 40% will be affordable homes (above the level required by policy);
- New public open space accessible to residents and wider public, along with new children's play area;
- Bike hire, car sharing and communal parcel delivery point;
- An attractive shared pedestrian and cycle link out to Botley Road providing good connectivity to services and amenities;
- Financial contribution to community services and infrastructure as determined by the Council;
- Site wide biodiversity and ecology improvements, including boosting tree numbers with additional planting;
- Improved pedestrian linkages to the public rights of way network.

The closing date for the receipt of feedback is 18th April 2025.

(We will consider all the comments received during this consultation, prior to submitting a planning application. Comments received after the closing date will be reviewed but may not be included in the Statement of Community Engagement report.)

[Report Feedback](#)

Contact Us

Phone: [0800 121 4886](tel:08001214886)

Email: info@ssland.com

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