

To: Eastleigh Borough Council Planning Team

From: **Durley Parish Council**

Case No: O/25/99534

Closing Date for comments: 11th July, 2025

Location: Land at Denhams Corner, Snakemoor Lane, Eastleigh SO32 2BW

Proposal: Outline Application for up to 150 dwellings including 40% affordable housing, with vehicle and cycle accesses from Snakemoor Lane, pedestrian/cycle access from Botley Road, sustainable transport hub, public open space and play area, and associated infrastructure and landscaping (all matters reserved except access).

DURLEY PARISH COUNCIL STRONGLY OBJECTS TO THIS APPLICATION, for the following reasons:

Durley Parish Council were not consulted as a Neighbouring Parish and residents living near to the application site were not consulted. This was disappointing as Durley residents would be severely impacted by this huge development right on the boundary of Durley parish.

Many residents have attended a Public Meeting and shown their strong Objection to such a large Application which contravenes many Planning Policies.

This Proposed site is not allocated for development in the Eastleigh Borough Council Adopted Local Plan, it is outside of the settlement boundary, and it is not identified as a preferred site in the emerging Local Plan. If a decision to approve this application was made, then it would undermine the whole planning system and the Local Plan. Therefore, Durley Parish Council agrees that this application is contrary to the National Planning Policy Framework and if approved, would set a precedent for future speculative planning applications from future developers.

Durley is a rural village and this development of 150 homes is a very large development right on the boundary of Durley – this would generate major traffic implications along our narrow rural roads and lanes. Snakemoor Lane is a “Lane” which is narrow and dangerous. Poor visibility, additional vehicles trying to align from the proposed access, blinds bends in the road, hedgerows and no pavements makes Snakemoor Lane totally unsuitable for the additional traffic this development would create. It appears that the proposed plan does not consider the rural nature of Snakemoor Lane or the proximity of the Denhams Corner roundabout to the proposed development entrance.

This development is on agricultural land, and therefore if approved, would take agricultural land out of production and urbanise the rural landscape within a strategic gap on the border of Durley.

The loss of agricultural land and another greenfield site is unacceptable, and the loss of wildlife and associated habitats is not offset in any ecological enhancement which would replace the loss. Durley Parish Council agrees that to have a development of up to 150 homes right on the boundary of a rural village, along with One Horton Heath and other developments is considered as over-development of the whole area. These developments have a huge impact on the Durley roads and lanes already and as these roads were former cart tracks they are not able to cope with the increase traffic use. Such large developments also significantly alter the character of the local environment for such a small village.

150 additional homes would have a detrimental impact on the infrastructure in the area. Healthcare facilities, Schools and other local services are already stretched, and additional homes being built will further add to this local pressure on services.

Transport services are also almost non-existent along Snakemoor Lane and no pavements are sited along this already dangerous stretch of road.

Durley Parish Council agrees that the Transport Assessment provided was not robust enough to take into consideration the number of vehicles which use Snakemoor Lane already, along with the vehicles per property anticipated (at least 300), and the already approved Hampshire County Council sign which states that “this road is unsuitable for hgv vehicles”. Durley Parish Council has long been campaigning for a ban of hgv vehicles through Durley as the road is deteriorating very badly. More vehicles, along with construction vehicles will have a severe impact on Snakemoor Lane if this application were to be approved.

The sewage system and drainage system in Durley are not adequate, and therefore any additional pressure on these services would create further flooding issues if mitigation to ease the pressures is not included, as this agricultural field often floods and is therefore not suitable for development.

The Ancient Woodland (Scorey’s Copse) near to the proposed site has bats and other habitat, which should be protected. It is also thought that newts are sited within this area. Building on land in these areas is not a way of protecting the environment.

This proposed development is out of keeping with the rural properties in Durley and will be an eyesore on the entrance to Durley village. Durley is a village, not part of an urban sprawl. Durley has some infilling development, but not large scale as this clearly is. We need to retain strategic gaps between settlements.

Durley Parish Council agrees that this Application clearly contravenes many Planning Policies and urge a Refusal of this Application.

Anne Collins
Clerk to Durley Parish Council