

## Osmond, Gary

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**From:** Griffin, Tim (Contractor)  
**Sent:** 30 June 2025 20:28  
**To:** Osmond, Gary  
**Cc:** Oliveira, Marta (Contractor); Ellison, Mark; Dyer, Tim  
**Subject:** Re: O/25/99534 Land at Denhams Corner, Snakemoor Lane, Eastleigh, SO32 2BW - landscape comments

**Follow Up Flag:** Follow up  
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Hi Gary,

I have been asked to provide landscape comments on this outline application.

I have not had the opportunity to visit the site but have undertaken a brief desktop review of online satellite and street view images. I have also checked the OS Explorer map for the area to establish the location of PROW's from which there may be glimpses of the site.

In way of background, I note that the proposed site is not allocated for development in the adopted Local Plan, nor is it identified as a preferred site in the emerging Local Plan review. As such, this is a speculative proposal.

Since the site lies in the Countryside there is an in-principle Policy objection to this proposal.

Any proposal for this rural site would have to demonstrate how the landscape character would be protected and enhanced. This is a key consideration, and as a result I have spent some time reviewing the submitted LVIA information.

The Planning Statement states 'A degree of landscape and visual harm - very limited weight'. Further in section 6.3 it cross-references to the LVIA stating 'the limited geographical area of the Site's visibility, natural screening factors and the proposed design of the development which takes account of the site constraints and opportunities .....will result in a very limited level of landscape and visual effects due to the proposed development.

Whilst overall I accept that the LVIA is a fair assessment of the likely landscape and visual impacts, I do not agree that there will be very limited levels of landscape and visual effects. The replacement of an open field with dense housing, laid out in a typically urbanised form cannot fail to have significant and obvious landscape and visual impact.

Whilst the site is relatively well screened by a combination of topography and existing woodland, there are a number of locations from which the site is seen. These views will be adversely impacted by the proposal. The most obvious negative impact will be in views from Snakemoor Lane. The Viewpoint 2 context panoramas in the LVIA clearly demonstrate the open, rural character of the site and its surroundings.



The development of the site would unavoidably introduce urbanising elements into a rural landscape and cause unavoidable harm to the character and appearance of the Countryside. The boundary planting shown on the illustrative landscape masterplan would not be sufficient to protect and enhance the rural setting of Snakemoor Lane. The proposed housing would be an obvious and intrusive element in the scene, and although there is some mitigating planting shown on the landscape masterplan that would soften the development over time, the 5m buffer along Snakemoor Lane will not allow sufficient boundary planting to effectively screen the development.

The LVIA concludes that the residential scheme will '*sit well within the surrounding landscape*'. I do not agree with this conclusion since the surrounding landscape, especially to the east and south, is rural in character. The introduction of residential development on this site will be a completely new element in the scene and out of keeping with the setting of the locality.

The LVIA also states that '*Motorists and cyclists on local roads, who have low sensitivity to the proposed development, will experience minor/negligible adverse (temporary, very short-term) effects during construction, and negligible adverse (permanent, long-term) once the development is operational*'. I cannot agree that such extensive housing will have negligible long-term impact. The impact will be substantial and will irreversibly alter the character of the site and adversely impact the wider rural setting.

Considering the LVIA in more detail, the document is reasonably comprehensive and on reviewing the OS Explorer map the study does appear to cover most probable viewpoints, although it would be worth double checking potential views from high points along Durley Road and Stapleford Lane. It would be helpful to have the extent of the site indicated on the viewpoint photographs, together with some descriptive text for each view.

Turning to the submitted landscape masterplan, we would expect deliverable Green Infrastructure (GI) to be prioritised. The landscape plan fails to create sufficient opportunities for deliverable street tree planting. Although the central avenue of tree planting is welcomed, too many other streets are devoid of tree planting to frontages. There is little evidence of connected GI for the benefit of local fauna.

The potential adverse impact on the existing SINC and ancient Woodland needs to be carefully considered. There may be increased pressure for access from future residents with the resultant disturbance to local habitats.

The suggested outfall swale into the offsite stream to the east requires careful and sensitive design.

The proposed pedestrian/cycle path through existing woodland, linking the site to the B3354, raises concerns regarding adverse impact on existing vegetation. The route notionally shown on the landscape masterplan appears to run very close/under existing trees which is not acceptable. I defer to the Tree Officer on this issue.

To support the Council's commitment to taking action on Climate Change, development proposals should:

Ensure the retention/protection of existing trees

Maximise opportunities for planting new trees to soften hard surfaces, slow surface water run-off, provide shade and create habitats/corridors for biodiversity

Reduce vehicular dominance and prioritise pedestrian movement

Minimise parking provision

Consider introducing green and blue roofs/walls

Incorporate permeable surfaces, SUDS & linear rain gardens

I hope these initial landscape comments are helpful but do get in touch if you require any clarification.

KR Tim

**Tim Griffin**

**Landscape Consultant**

*Working on behalf of Eastleigh Borough Council*

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