

O/25/99534 - Land at Denhams Corner, Snakemoor Lane

06/10/2025

The site is comprised of an area of open field, with no trees. However, there are significant trees around the periphery of the site. The woodland to the north and west is subject to a Tree Preservation Order. There are also two very significant field boundary oaks adjacent to Snakemoor Lane.

For the most part, because of the nature of the site, there are no tree issues. We have no arboricultural objection to the proposed vehicle entrance on to Snakemoor Lane.

However, there are a couple of points to make regarding other access points for pedestrians and cyclists:

1. At a pre-app. meeting, it was made clear that we would likely not support a cycleway through the woodland. We stated that it was theoretically possible to put a link through, but would prefer it restricted to a pedestrian route to keep the path to a minimum width.
2. There are no details on lighting or additional features, and how they could impact the woodland.
3. Where the woodland link meets Botley Road is not very well covered in the impact statement and neither is the footway to the bus stop. Having reviewed Hampshire Highways' consultation response, this will have to be 3.5 metres from the carriage way, which would see significant impact on the vegetation. This has not been addressed in the application.