

Ecology response for V/25/99246 Land at Denhams Corner, Snakemoor Lane, Eastleigh, SO32 2BW

EIA for Construction of up to 155 no. dwellings, including 40% affordable housing, with associated vehicular, cycle and pedestrian access points off Snakemoor Lane, a shared pedestrian and cycle access off Botley Road, associated landscaping, drainage, infrastructure and biodiversity net gain.

Rebecca Altman

8/5/25

This proposal of 155 dwellings on a site with an area of approximately 8.6 ha is just over the EIA threshold of 150 dwellings and exceeding an area of 5 ha. However, an EclA (Ecological Impact Assessment) will be required, and this would fulfil the same objectives as the Ecology section of an EIA. We think everything can be covered in a normal application with an EclA.

In addition to the issues raised at the pre-application stage, the Ecology team would like the following information to be considered:

Indirect impacts on the Ancient Woodland SINC from recreation and domestic pets must also be considered. Methods of protecting the buffer from incursion to avoid these impacts must be included in any discussion of whether a 20 m buffer would provide sufficient protection for the Ancient Woodland SINC in these circumstances.

We also have concerns about the ecological impacts of these issues:

the road access in the southwest corner and foot access in southeast corner cutting through the hedge which could be species-rich and would result in a loss of connectivity for wildlife;

the potential major footpath/ cycleway access through the non-designated woodland at the west;

and the development surrounding the same woodland on three sides.

Lisa Malter

Ecologist