

Subject: FW: V/25/99246 Land at Denhams Corner, Snakemoor Lane - EIA screening request

Sent: 08 May 2025 13:36

Subject: V/25/99246 Land at Denhams Corner, Snakemoor Lane - EIA screening request

Hi Rebecca,

I have been asked to review and comment on the EIA screening request for this site.

I have previously issued comments (06/02/25) on a pre-application enquiry (Q/24/98539) for this site with a focus on the draft LVIA report. The draft LVIA was generally thought to be acceptable with the likely most prominent views included in the assessment.

Having reviewed the submitted request for screening opinion document, I do not agree with the conclusion that 'the overall the characteristics of the development will not give rise to significant environmental effects'. There is no doubt in my mind that should the development proceed, there will be obvious landscape and visual impacts, however, I do not consider the scale of potential impacts to be sufficient to require an EIA.

Should a full application come forward in due course this must be accompanied by the following information:

Landscape survey information

Tree report/plan

Landscape constraints and opportunities plans

Concept sketch options for optional site layouts to demonstrate how the scheme has been landscape led

Landscape masterplan

Landscape maintenance and management document

Comprehensive LVIA

I have concerns with the illustrative masterplan currently proposed as it fails to demonstrate how the layout is landscape led. There are too few opportunities for deliverable street tree planting, and overall, connected Green Infrastructure has not been prioritised.

In conclusion, while the proposed development will result in potential landscape and visual impacts during both construction and operational phases, these can be dealt with by the submission of a comprehensive landscape led package, including mitigation strategies as part of the planning process.

I consider that an Environmental Impact Assessment is not required for the proposed development.

I trust this is helpful but do get in touch if you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council