



Gary Osmond
Eastleigh Borough Council
Upper Market Street
Eastleigh
SO50 9YN

1st October 2025

Please quote **25/01400/NAC** on all
correspondence

Dear Gary Osmond;

Re: O/25/99534

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.

Thank you for your consultation on the above application. Winchester City Council have the following comments to make.

The application is wholly within the Eastleigh Borough Council area, approximately 54 metres away from the Winchester boundary. As such the majority of the elements to be assessed are deferred to Eastleigh Officers. However, there may be a few areas where, due to the extent of the proposal there may be impacts on areas within Winchester City Council's area, these are discussed below.

Tree Team Response

The location stands largely within the jurisdiction of Eastleigh Borough Council (EBC). The site consists of a parcel of land that stands northeast of the junction with the Botley Road and Snakemoor Lane.

According to the EBC protected trees website, this application is likely to impact trees in Scoreys Copse protected by tree preservation order ref: 839-E. The site does not stand in a Conservation Area.

The Natural England MAGIC mapping website indicates that Scoreys Copse that stands on the northern boundary of the site, is recorded as Ancient and Semi-Natural Woodland. The woodland that stands on the western site boundary is recorded as Priority Habitat Inventory—Deciduous Woodland. The woodland that stands on the eastern site boundary, which lies in Lower Eversley Copse, is the main block of woodland that makes



up the substantive southern elements of the site. It is recorded as ancient and semi-natural woodland and as a Priority Habitat Inventory—Deciduous Woodland.

The woodland that stands on the western site boundary appears to sit on land within the jurisdiction of Winchester City Council, is recorded as Priority Habitat Inventory—Deciduous Woodland.

The application raises arboricultural concerns regarding its likely impact on retained and off-site trees, hedges, and woodland. These potential impacts include, e.g., installing hard standing over root protection areas, drainage and underground service installation that might impact root protection areas, and the impact caused by loss of companion shelter, canopy cover, and associated ecosystem services.

The standing guidance on ancient woodlands and veteran trees produced by Natural England and The Forestry Commission states:

Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat. When making planning decisions, you should consider:

- *conserving and enhancing biodiversity*
- *avoiding and reducing the level of impact of the proposed development on ancient woodland and ancient and veteran trees*

You should refuse planning permission if development will result in the loss or deterioration of ancient woodland, ancient trees and veteran trees unless both of the following applies:

- *there are wholly exceptional reasons*
- *there is a suitable compensation strategy in place*

The application is supported by an Arboricultural impact assessment and method statement, ref: 23149/AIA-PB. 19th May 2015, and a tree protection and survey plan, ref: 231494; both provided by Barrell Tree Consultancy.

The arboricultural matters for the site appear to have been considered accordingly and will not pose any constraints to the proposed development.

The proposed development's close proximity to the ancient woodland will inevitably lead to disturbance and the likely degradation of the woodland ecology. Colleagues in the Ecology and Landscape teams will be better placed to comment on such matters.

The two, possibly off-site, mature English oak trees, T1 and T4, located on the southern boundary of the site with Snakemoor Lane, shown as Category A trees to be retained, are noteworthy. The applicant has clearly marked these trees for retention and recommended appropriate tree protection measures in order to retain them. Once occupied, the residents of the six adjacent dwellings may apply to prune or otherwise reduce these trees owing to seasonal debris fall and shade etc. Such applications must be robustly reviewed on their merit, as the trees have been independently assessed, and found to be of the highest quality, making them suitable for retention.

No Objection subject to the following condition:

Protective measures, including, e.g.: fencing, ground protection, supervision, working procedures or special engineering solutions shall be carried out in strict accordance with the Barrell Tree Consultancy arboricultural impact assessment and method statement, ref: 23149/AIA-PB, and tree protection and survey plan, ref: 231494.

REASON: To ensure that suitable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (Dec 2024) and policy DM11 and DM11 of the adopted Eastleigh Borough Council Local Plan.

Drainage Officer Response

“The site lies within Flood Zone 1 (very low risk of fluvial flooding) and is also assessed as being at very low risk of surface water (pluvial) flooding. The submitted Flood Risk Assessment (SLR Consulting Limited, 16 May 2025) is considered satisfactory, and on this basis, I raise no objection to the proposed development in Eastleigh Borough Council in flood risk terms.

With regard to drainage, responsibility for surface water management rests with the Lead Local Flood Authority (HCC) given that this application constitutes a Major development. My comments are therefore limited to foul drainage only.

The application proposes discharging foul water to the existing public foul sewer network, which represents the most sustainable option given the availability of a mains sewer in Botley Road. However, Southern Water has indicated that the current network does not have sufficient capacity to accommodate the additional flows from this development. The applicant should therefore engage directly with Southern Water to agree an appropriate solution to address this constraint. Subject to this being resolved, I would raise no objection to the proposed foul drainage arrangements.”

Ecology Team Response

I share the concerns of the Eastleigh Ecologist regarding potential impacts on the SINC's and ancient woodland.

Landscape Team

I have reviewed the proposal and also the comments provided (30th June 2025) by the Landscape Architect working for Eastleigh BC. I endorse and agree with everything the consultant is saying and don't intend to add anything at this stage.

Please inform us of any updates to the application as a result of the above considerations.

Yours sincerely

Joe Toole

Case Officer

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