

# MEMORANDUM

|                             |                                                                                                                                                |                |        |
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| <b>From:</b>                | Catherine Brimble<br>Senior Landscape Officer                                                                                                  |                |        |
| <b>Service</b>              | SDL Landscape and Trees                                                                                                                        | <b>App No:</b> | 250577 |
| <b>Address:</b>             | Land East and West of Hyde End Road, Shinfield.                                                                                                |                |        |
| <b>Proposal:</b>            | Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                         |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

An Environmental Impact Assessment Screening Report by Stantec and dated September 2024 has been submitted, which outlines that the proposed development is not considered to be an EIA development as defined by the EIA regulations.

It is noted that within the section on Landscape and Visual (section 7) that the landscape is not located within or close to an area of High Landscape Value. This is inaccurate as the recently published Valued Landscapes Assessment dated September 2024 indicates the River Loddon Valued Landscape does come very close to parts of the northern and southern boundary of the site and as such will need to be addressed through the Landscape Visual Impact Assessment to be submitted with the application. As the site itself is not within this Valued Landscape I don't consider there will be significant harm to this landscape from the proposed development (therefore not an EIA development from a landscape perspective), however the mitigation measures set out in the LVIA will need to address the requirements of the NPPF which indicates that these landscapes will need to be protected and enhanced.

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| <b>Date:</b> | 26 <sup>th</sup> March 2025 | <b>Signed:</b> | C. Brimble |
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