

Landscaping Officer

- 1) Plot numbers should be shown on the drawing as otherwise it is very difficult to give specific references to locations on the planting plan.
- 2) Plans should be provided with a Scale Bar. As provided, it is more difficult for me to ascertain the distance of the tree planting from the buildings.
I have therefore made the assumption that car parking spaces have been drawn to a 4.8metre standard length and used that to visually gauge the planting distances. All trees should be a minimum 5 metres from dwellings and of a species appropriate to the location. See Eastleigh Borough Council Quality Places SPD for full details of trees size and planting distance in relation to buildings. Trees should also be planted at appropriate centres.

Comments on specific tree species and locations:

- i) 2no. Prunus accolade in central parking area adjacent to spaces (note label partially obscured): A better impact would be achieved by planting 1no. small/medium fastigate longer lived tree (an appropriate cultivar of a UK native). These are planted at slightly too close centres for the crown to develop well. Flowering cherries can be useful as a secondary hierarchy or ornamental planting but tend to be relatively short-lived and provided limited impact when not in blossom therefore should not be used as main structure planting.
- ii) Use of Prunus amanogawa: This is an extremely fastigate ornamental Cherry which will have very limited impact, although will provide attracted blossom in Spring. Again, these should only be used as secondary planting and where a more substantial tree cannot be accommodated.

Ref location – Adjacent to red-line boundary and parking area in front garden towards centre/north. Please substitute as follows: a fastigate street tree (e.g. Acer campestre William Caldwell) planted 5 metres from all structures both on and off site, and outside of the dwelling curtilage is preferred.
- iii) Betula pendula – adjacent to western red line and car parking spaces. Appears to be proposed very close to an existing off-site structure which is not advised. Please remove and replace with appropriate fastigate tree in verge slightly north of current location and minimum 5 metres away from dwellings.
- iv) Row of 2no. Betula pendula and 2no. Sorbus aucuparia. A strange, tightly packed arrangement of trees which due to spacing will likely create a narrow shelter-belt formation as they compete for light. It is possible that with such a densely packed and narrow root-space that none of the plantings will thrive. Probably the best proposals for this boundary would be a substantial double staggered native hedge (or to match existing, if appropriate, on adjacent boundary. Alternatively, 1 or 2no. appropriate fastigate trees could be accommodated.
- v) Castanea sativa – This forest scale tree is not an appropriate selection for such a tightly contained site. In particular this relatively fast growing species would be likely to create shade over gardens off-site as it grows and the pressure for significant crown reduction would follow. Appropriate alternatives could be Tilia

cordata, Corylus colurna or Carpinus betulus – the latter being amenable to pruning if shading were to become an issue.

Quercus, Pyrus and Prunus proposed fairly close to an existing dwelling near the northern boundary. RE Pyrus and Prunus, could be fine if min. 5 metres away. Quercus, I would be cautious if less than 10 metres especially depending on soil type as this is a 'water hungry' tree. In a worst case scenario on heavy clay (I do not know the soil type in this location) some trees can create issues to foundations due to the excess drying of the soils with increased water demand. Also, as a very large tree when mature, future shading of neighbouring land should be considered.

In general I would avoid forest-scale native trees in this location due to the relative density of the buildings and gardens, preferring medium sized trees of reasonable impact, such as the examples given above in 'v'.

- vi) Trees along eastern red boundary: again, worth double checking tree size in relation to planting distance, e.g. Betula pendula look borderline too close given their mature height.
- 3) Hedge planting: Portuguese laurel is likely to be too large and vigorous for these fairly small front boundary spaces which would be best served by low (under 1 metres) boundaries – making Privet an appropriate choice. Where a larger hedge is wanted, either a mixed native for ecological value, or a more formal hornbeam hedge would be a suitable specification.
- 4) A full planting schedules should be provided, by condition if not provided at this stage for all tree and shrub planting, species, size, form, container and spacing.
- 5) A landscape management and maintenance plan is also required. Of specific concern is that if the wilder areas beyond the gardens, separated by a post and rail fence and native hedges containing prohibitively spiny species, and therefore intended presumably to be very inaccessible, how will these area be established and maintained? Worst case scenario is that these pockets end up being places where garden and other waste is dumped, and could attract vermin. Therefore at least annual maintenance access should be enabled and planned for.

I am happy to discuss these comments as needed, in particular as due to the lack of plot numbers I have found it hard to describe the precise location of the tree instances I am discussing. Therefore if the applicant would like a virtual meeting to discuss these comments on screen, I would be happy to run through them.