

Osmond, Gary

From: Griffin, Tim (Contractor)
Sent: 26 February 2026 10:25
To: Osmond, Gary
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: Application No: F/26/100809 The Orchard, 5 Westgate Mews, Southampton - landscape comments

Hi Gary,

I have been asked to provide landscape comments on this application.

I have not had the chance to visit site but have checked on-line images.

The site falls within the settlement boundary and the urban edge of West End. It is not within a Conservation Area but is close to Telegraph Woods SINC.

Although I do not have an in-principle objection to the development of this site, I do have a number of landscape related concerns with the present proposal:

a/ Proposed density - in trying to squeeze 8 new build units onto the site, a number of boundaries are extremely tight with insufficient space for the successful retention of existing vegetation or new screen planting. The positioning of Plot 1 is very awkward in relation to the retained residence. Plot 6 and it's garage would necessitate the removal of at least some of the existing Cypress hedge that provides important screening to the open lorry yard.

b/ Access drive - whilst I defer to the Highways and Urban Design Officers, it would appear that the current access is narrow and the additional traffic generated with 8 new houses would significantly impinge on the existing houses in Westgate Mews.

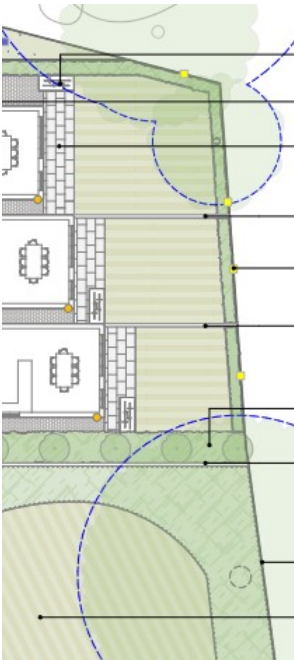


I also wonder if the proposed layout has been tracked, since some of the internal bends look rather tight, especially for refuse vehicles.

c/ Existing trees - looking at on-line images there appears to be a line of mature trees along the SE boundary to Utilita Bowl.



Some of these trees are missing from the submitted information. For example the landscape plan:



I fear that there may have been tree removals prior to an application being made. If so, we would expect significant new tree planting to balance any losses.

The tree removals have resulted in an open view of Plots 3 & 4 from Utilita Bowl. The landscape plan shows no higher level planting to close this screen.

d/ Landscape Proposals - due to the proposed density, in too many places planting is proposed in restricted spaces. For example, the line of trees and native hedge between the existing house and Plot 3, is in a narrow strip that runs tight to the new-build. As a result, there is insufficient space for these trees to grow on to a decent size.

The existing vegetation has not been clearly shown. The existing Cypress hedge is missing, which is very important as this appears to provide an effective screen to the unattractive lorry yard to the NE.

There are too few new trees proposed and there is no location where there is space for a canopy species. Provision of connected Green Infrastructure is an important requirement for all developments.

Plots 7 & 8 have small rear gardens and there are likely to be future issues with pressure to remove existing trees in this area due to over-shading.

The landscape plan requires further refinement. Too many areas are laid to open areas of wildflower grass and there is scope to introduce clipped hedges to provide front gardens with defensible space.

It would be helpful if the proposed fences/walls were shown on the landscape plan, as this will highlight where planting or climbers are needed to soften views.

There are some locations where very narrow strips are shown planted which are not deliverable (e.g. side of Plot 1).

All hard and soft landscape details should be conditioned as part of any Planning Approval.

In summary, the proposed density is too high. As a result, there is insufficient space to successfully retain existing vegetation of value and also to deliver effective boundary screening.

I trust these comments are helpful but do get in touch should you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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