

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 21 March 2026 12:29
To: Altman, Rebecca
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: RM/25/100615 Land West of Burnetts Lane, Horton Heath, (Holme & Homestall) - landscape comments on revised plans

Follow Up Flag: Follow up
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Categories: Consultation responses

Hi Rebecca,

I have downloaded and reviewed the revised landscape related plans uploaded to Salesforce on the 17th and 19th March 2026.

The design team have done well to turn around revised plans so quickly! Generally, they have responded positively to our previous landscape related comments. Thank you.

Since all soft and hard landscape details will be conditioned, I have focused on the revised Landscape General Arrangement plans for both sites.

Overall, the weakest areas of both proposals remain the design of internal landscape spaces, with parking courts being a particular concern. I reluctantly accept that with the required density of development there is limited opportunity to further increase street tree planting to improve the situation, but it is far from ideal.

It is good to note that indicative lighting column positions have been shown on plan. We should stress that we will resist strongly any significant loss of new tree planting shown on the masterplans due to later clashes with services/drainage or lighting. The infrastructure designs must work around proposed the new tree positions.

I had requested that trees with limited rooting zones be identified on the masterplans so that these are not missed during costings exercises. I note that these trees are identified on the revised Tree planting plans for both sites, however, the symbol is not overly clear, and this secondary level of information might be missed. Please can the trees that require a specialist tree cell pit be clearly indicated on the Landscape General Arrangement plans (with a symbol that is obvious -large red dot or red ring around trees?). This is important since internal tree planting opportunities are already limited. Any further omissions because early QS costings failed to allow for specialist tree pits must be avoided.

On the Tree planting plans please change the colour of the 'star' symbol to be immediately clear. At the moment it is not obvious unless in zoomed view. The key note should read 'Specialist tree pits required - Silva cell or similar approved'.

My further comments on each masterplan follow below:

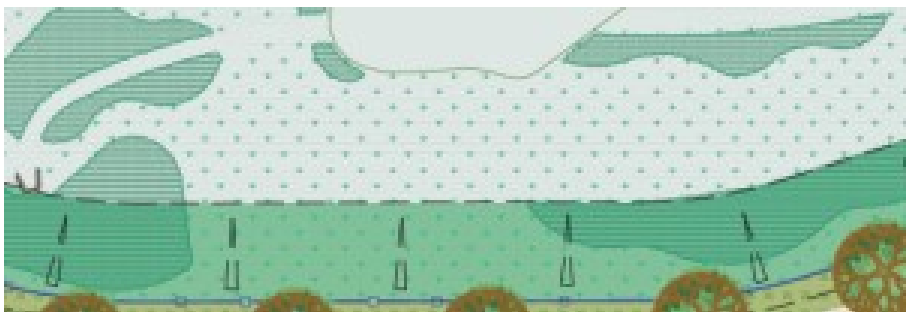
Homestall Landscape GA plan

a/ I appreciate the changes that have been made to accommodate my previous comments. The rationalised layout for part of the Green Spine works well. The area at the N end of the Green Spine still looks rather 'busy' and could benefit from further refinement:



As time is short, I would be happy for the final design of this space to be conditioned allowing a further exchange of ideas. Alternatively, I can provide a quick sketch for team consideration. Please advise what you think is best.

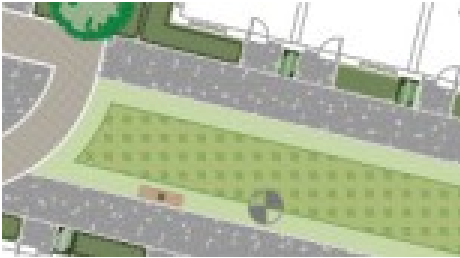
b/ For a more consistent landscape character, please change these Structural trees to Avenue trees to continue the effect in front of Plots 208-214.



c/ Please 'loosen' the arrangement of trees in this location since the feature 'square' shown on the original layout has been removed.



d/ I can't recall if there was a reason to prevent tree planting here:



Is there scope for a line of 3 trees down the middle of the space?

e/ Same area, feature tree to terminate vista?



f/ I am not convinced the run of hedging below between the parking area and path can be delivered as it is in such a narrow strip:



Can the path and play area be pushed E by at least 1m to create a trip 1.5m wide min. for the new hedge? The hdeg is important to soften the parking court.

g/ This area remains a little bland. Scope for a feature tree?



h/ The surfacing in the parking courts and drives in the S sector of the site is limited only to tarmac. I recommend that at least some sections of driveways are block paved, otherwise these spaces will be bland and uninspiring. The N sector has used blocks to add quality to spaces.

j/ I wonder if the site might not benefit from the introduction of some feature low, sculptural earth mounding in places for added interest?

For example this space:



The Holme Landscape GA plan

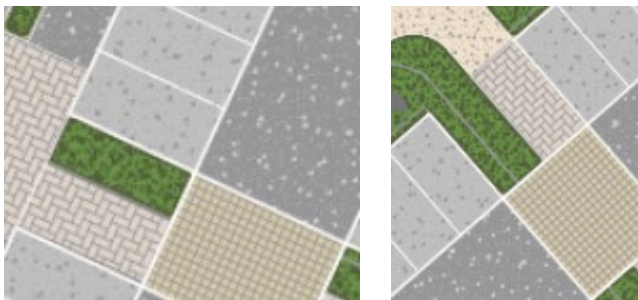
k/ To try and soften the line of this link road could an avenue of trees be introduced both sides of the road, especially as the streetscene to the S is devoid of trees?



l/ I remain a little concerned with the design of this area. Partly due to level changes but also the awkward interface with the adjacent parcel. I think the design of the area needs further work. I would be happy for the final design of this space to be conditioned allowing a further exchange of ideas.



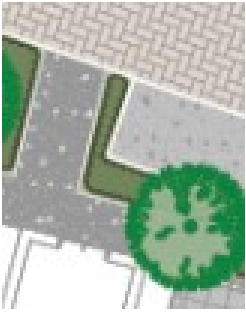
m/ Can we introduce trees in these locations to provide at least some softening of the parking area?



n/ Space for larger single feature tree instead of 2 smaller trees?



p/ Not sure this tree is deliverable?



Sundry comments:

Please provide for approval a detail of the half height wall & composite fence.

A point to bear in mind at the detailed design stage - where planting abuts the end or sides of parking bays - allow a 0.3m wide access/overrun strip to enable access to vehicles without damaging planting.

In terms of the conditions, please include a clause to cover the specialist Silva cell tree pits with a requirement that all details to be approved prior to commencement of construction, including required soil volumes.

I assume all details of the play areas will be conditioned.

I hope the above comments are helpful but any queires do get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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