

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 27 March 2026 16:01
To: Altman, Rebecca
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: RM/25/100614 Land West of Burnetts Lane, Horton Heath, Eastleigh, SO30 2HH - The Folds

Follow Up Flag: Follow up
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Categories: Consultation responses

Hi Rebecca,

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

Generally, the design team have done well to action the updates so quickly, and the majority of my previous comments have been addressed satisfactorily.

All soft and hard landscape details will be conditioned, so I have focused on the revised Landscape General Arrangement plan as this will form the foundation for a successful landscape scheme.

As with other parcels of development at 1HH, the weakest aspect of the proposed layout remains the design of the parking courts and limitations on tree planting. Although far from ideal, I acknowledge that the proposed high density of development limits opportunities to further increase street tree planting to improve the situation.

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 masterplan 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 masterplan, so that these are not missed during costings exercises. I note that these trees are identified on the revised tree planting plans, 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 plan (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 minor comments on the landscape general arrangement plan Dwg. No. STA-17-ZZ-DR-L-2004 Rev A follow below:

a/ Some additional trees have been included to bolster existing boundary vegetation, but the area below would benefit from further trees please. These will ensure successional planting (only 2 new trees currently shown in such a large area):



b/ There seems to be a very extensive area of shrub planting in this central location:



There is scope to use some clipped hedging here to provide a strong landscape framework. Also, perhaps reduce some of the shrub planting by introducing select areas of mown grass? The linear strip of planting at the end of the 6 bays on the LHS of this image is in such a narrow strip it will fail. Can the path be re-jigged to create a decent width of planting strip for a clipped hedge?

c/ Please review the layout as there is scope to include many more clipped hedges for definition and structure within areas currently shown as mass shrub planting. Generally, these can be kept trimmed to around 1m high. Maintenance crews are familiar with trimming plants to a hedge form!

A couple of examples:



This can be picked up at the detailed design stage if there is insufficient time at this point.

d/ Whilst I support the retention of existing hedges, is there a risk that this balancing basin area is 'hidden' in wider views which may encourage anti-social behaviour? How high is the existing hedge along the W edge and would it obstruct all views from the west ?



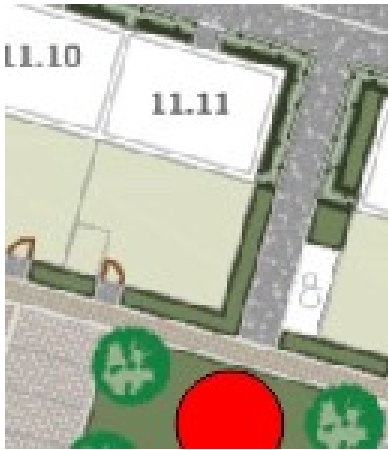
e/ This layout of the area adjacent the N swale is rather complicated and could be refined in design terms.



Happy for the design proposals here to be developed further during the detailed design phase, so please condition as necessary since time is pressing.

f/ Mown grass paths - please review as some routes that are likely to be more heavily used may need to be upgraded to bound gravel/hoggin to allow year-round use, especially with the more regular wet springs we are experiencing. How will maintenance crews know where the mowing regime changes from long-mown to mown grass? Particularly difficult where routes meander.

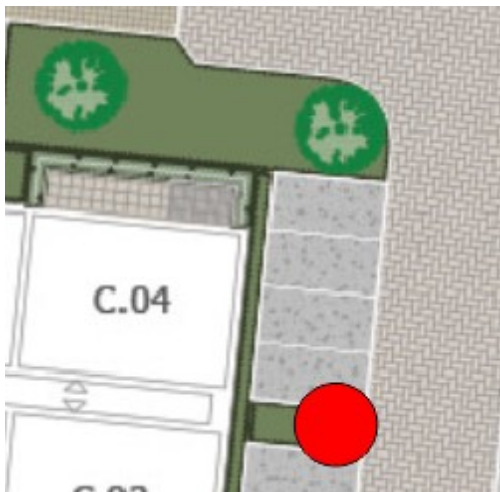
g/ Opportunity for large feature tree?



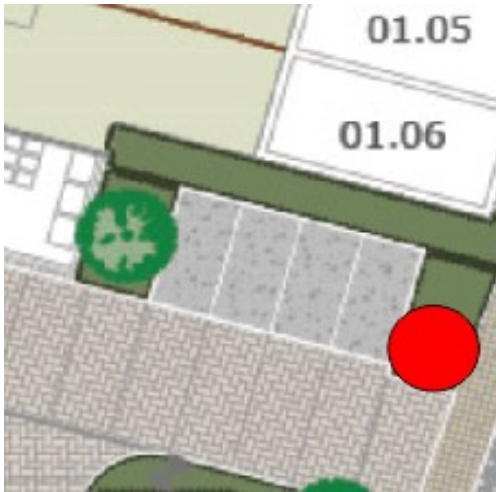
h/ Light column moved to opposite side of road creating space for additional tree?



j/ Additional tree?



k/ Slightly re-position light column to allow additional tree?



Sundry comments:

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 suggest that the designers are in touch with the ULD section before producing detailed planting plans to agree the tree planting strategy, particularly locations of canopy and specimen trees.

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

I hope the above comments are helpful but if you have any queries do get in touch.

KR Tim

Tim Griffin

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Working on behalf of Eastleigh Borough Council

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