

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 09 April 2026 13:21
To: Harrison, Liz
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: Re: F/26/101013 Oak Cottage, Botley - landscape comments

Hi Liz,

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

I previously commented in 2024 on both a Pre-App for this site, and then more detailed landscape plans submitted as part of the last full application.

The landscape related plans submitted as part of this current application are very similar to those submitted in 2024. As far as I can discern, relatively minor changes to the layout are proposed, with the overall landscape strategy remaining as before.

As such, I have no overall landscape related objection to this proposal, but I do offer a number of comments which will require the landscape masterplan to be amended.

I have read through the DAS, and my comments that follow below focus on the Landscape General Arrangement plan:

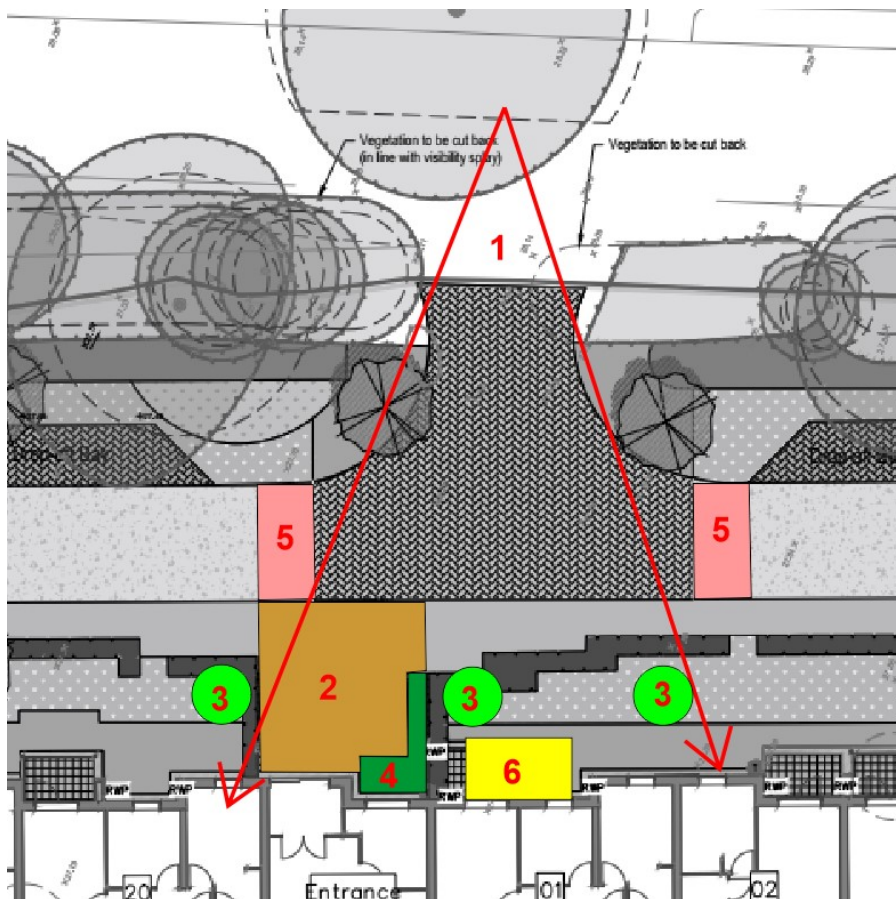
(Note: not in order of priority)

a/ The plan notes that vegetation will be cut back in line with the visibility splays either side of the entrance. In order to assess the depth of any cut required, and to ensure wholesale vegetation removal is not necessary, please add the required visibility splays on plan. This boundary vegetation provides important screening and contributes to softening the streetscene along Winchester Road.

Should there be any locations where retention of vegetation is unrealistic, this will need to be replaced with native mix planting supplied at 1.5m+ high for decent immediate effect.

b/ The design of the entrance area is important as it will be seen in views from Winchester Road and marks the arrivals into the building. I suggest that Terra Firma refine the design to give the area an uplift.

My rough mark up below may help:



1 - Important vista from Winchester Road

2 - Introduce high quality block paving to provide entrance with distinctive 'feel'. Paving stretches across tarmac path to road edge

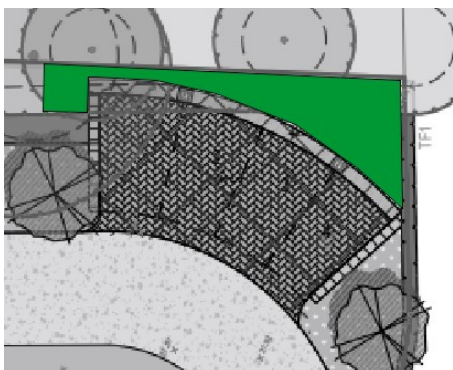
3 - Small flowering trees or large specimen/shaped specimens to frame entrance and soften elevations (sufficient size to have impact/softening effect)

4 - Relocate bike hoops elsewhere on site and move seat forward to create space for shrub planting to provide added interest in this key area

5 - Extend block paving on road to tie in with edge of note 2 surfacing & match on other side of hammerhead as indicated for balanced effect

6 - Shift patio slightly away from entrance area and plant narrow strip between patio & hedge with shrubs

c/ The location of these parking bays continues to concern me as they may well result in gaps opening in the boundary screen resulting in open views from Winchester Road.



Please add a sweeping section of new native planting as per the area in green above.

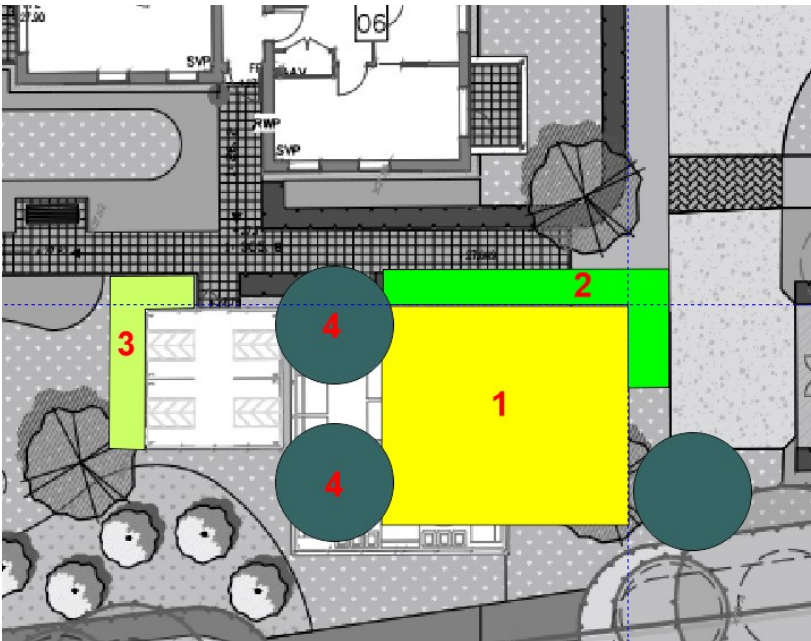
d/ There are a number of locations where very narrow strips of lawn grass are indicated:

A couple of examples:



These will be difficult to maintain. Please review across the site and replace grass with shrubs (or in a few cases a hard landscape treatment).

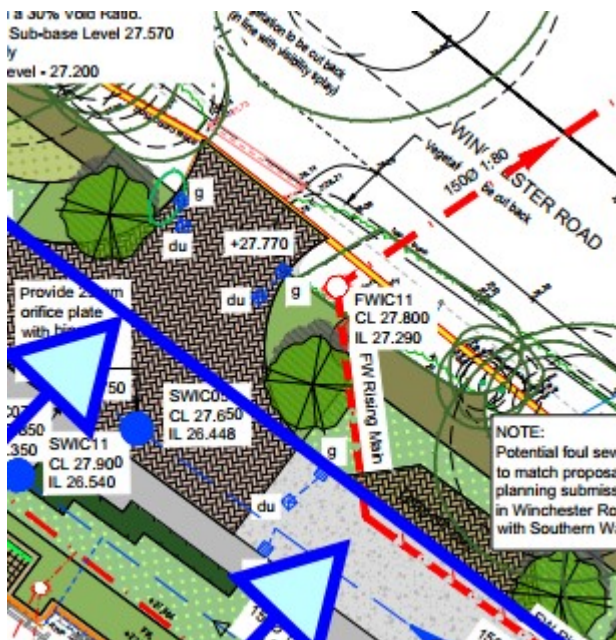
e/ I suggest the location of the bin store and scooter store be re-considered as the bin store may attract various pests/emit bad odours.



- 1 - bin store relocated
- 2 - robust planting to soften bin store in views
- 3 - Planting to soften scooter store
- 4 - Space for tree planting (and fragrant shrubs?)

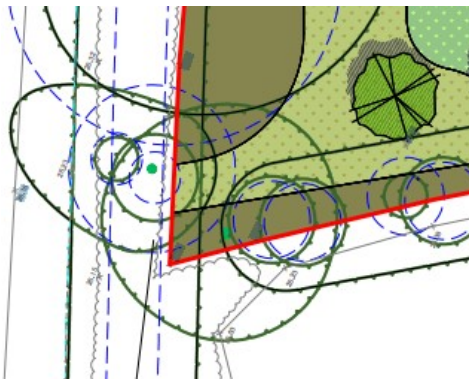
Please consider a green roof for the scooter store for added habitat value.

f/ The FW connection shown on the drainage strategy plan passes close to a new tree location and will result in the loss of some existing vegetation:

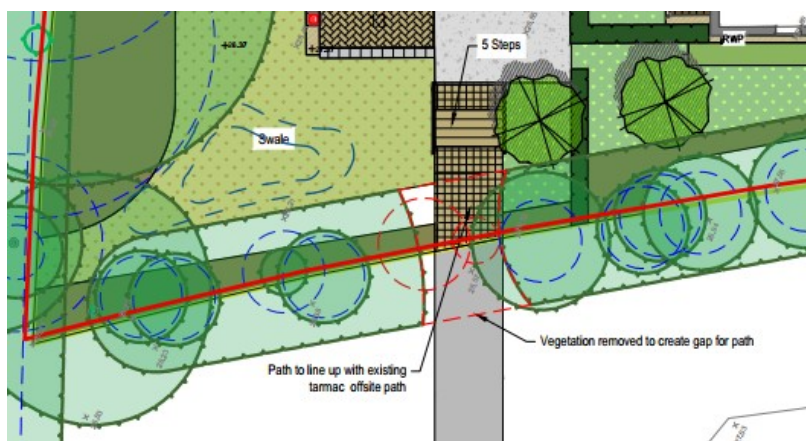


This should be re-routed under the new access drive to avoid adverse impact on the planting.

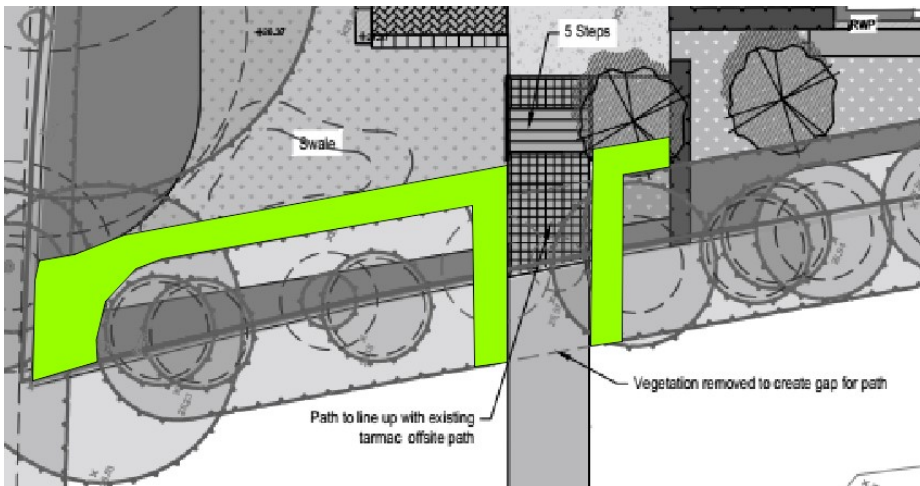
g/ The native shrub planting indicated along many boundaries is welcomed since maintaining and bolstering lower-level boundary screening is crucial to soften the impact of this development. However, there is an odd gap in the continuity of this planting which should be closed (unless there is good reason for the gap!):



h/ I am not clear on the arrangement of planting here as it seems that there is new planting within existing vegetation?



Perhaps the arrangement below is more realistic with planting pulled out to the edges of existing vegetation. It also fills the gap identified above and runs down both sides of the new path (where inevitably there will need to be restorative planting after the path installed).



j/ The submitted plans and perspective views show limited higher level planting to soften the building elevations:

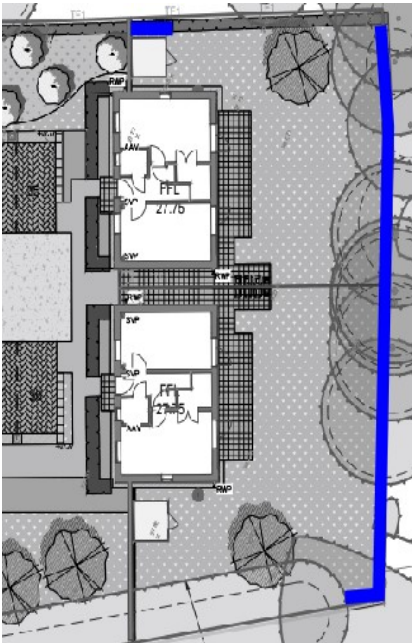


Further higher level planting is required along 3 sides to filter views and improve the setting of the development.

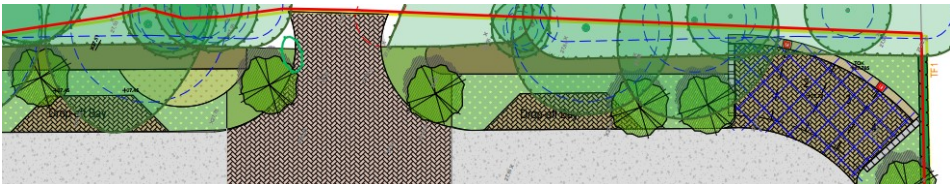
Small trees such as Amelanchier 'Robin Hill' or Prunus shimidsu 'Sakura' are possible options or if preferred more architectural 'umbrella' shaped trees that can be kept clipped to shape:



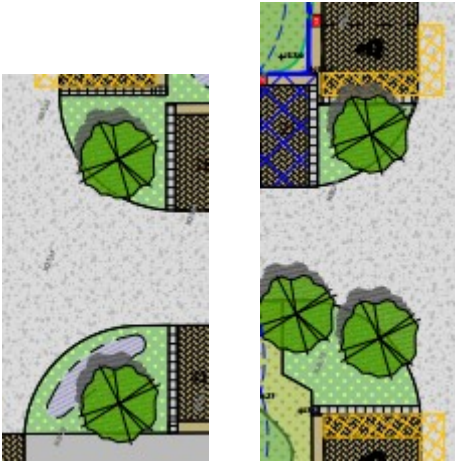
k/ The native mix hedge planting to be extended as below (blue lines) to create a connected wildlife corridor:



l/ These parking/drop off bays should be reinforced gravel to reduce impact on the retained trees:



m/ As per my comments on the last application, grass in these locations to be replaced with shrubs to soften views of parking bays:



n/ I assume that all hard & soft landscape details will be conditioned but it may be helpful to highlight early that the detailed planting design should avoid an over-reliance on *Betula* species and instead include some failsafe species such as *Acer campestre* 'Elsrijk' and/or *Carpinus betulus* 'Lucas' that can cope with being planted in relatively small rooting zones. Some occasional native *Quercus robur* would also be welcomed.

Mixed native hedges should include a range of species. Single species native hedges might include Hornbeam or Yew/Holly for evergreen effect. Hazel is not usually used as a single species hedge. Care taken with thorny species to avoid accidental injuries to residents.

p/ I have no comments at this stage on the Landscape Management Plan.

I hope all these comments are helpful and I look forward to receiving a revised landscape plan in due course.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280