

Altman, Rebecca

From: Griffin, Tim (Contractor)
Sent: 14 May 2026 15:45
To: Altman, Rebecca
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: DC/26/101166: Cockpit Farm Barn, Knowle Lane, Horton Heath, Eastleigh, SO50 7DZ
- landscape comments

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Categories: Consultation responses, Conditions

Hi Rebecca,

I have reviewed the latest revised landscape related plans on this site uploaded to Salesforce.

It is good to know we are working with the Rev F strategy plan as this includes some attractive landscape elements that were omitted from earlier iterations of this plan.

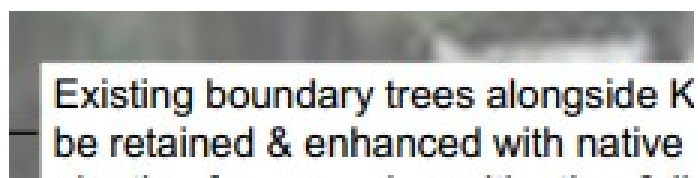
My landscape comments follow below:

Strategy Plan

1/ I can't work out how maintenance crews will access the rear species rich grassland area for annual grass cuts? If intended to be strimmed, I can't see any stiles but since it is a relatively large area how would a machine gain access? Please clarify.

2/ The visibility splays either side of the main entrance require the existing hedge to be trimmed. Closer to the entrance the depth of cut back is significant. If being trimmed by more than 1/3 of the existing depth, replacement native hedging should be indicated. In any event, in creating the main access some of the existing hedge will be lost, (perhaps a strip 2m wide either side of road for a working area) so I suggest replacement native hedging should be shown at this stage.

3/ This note on plan:



has not been followed through on the detailed planting plans since no native understorey planting has been included.

Planting Plan sheet 1

4/ Would the approx.. 1m strip in front of the post & rail fence close to Plot 1 be better shown as mown grass for neatness?



5/ *Populus canescens* is a large fast growing tree. Perhaps the single specimen close to Plot 6 should be changed to a medium sized tree to avoid complaints from future residents.

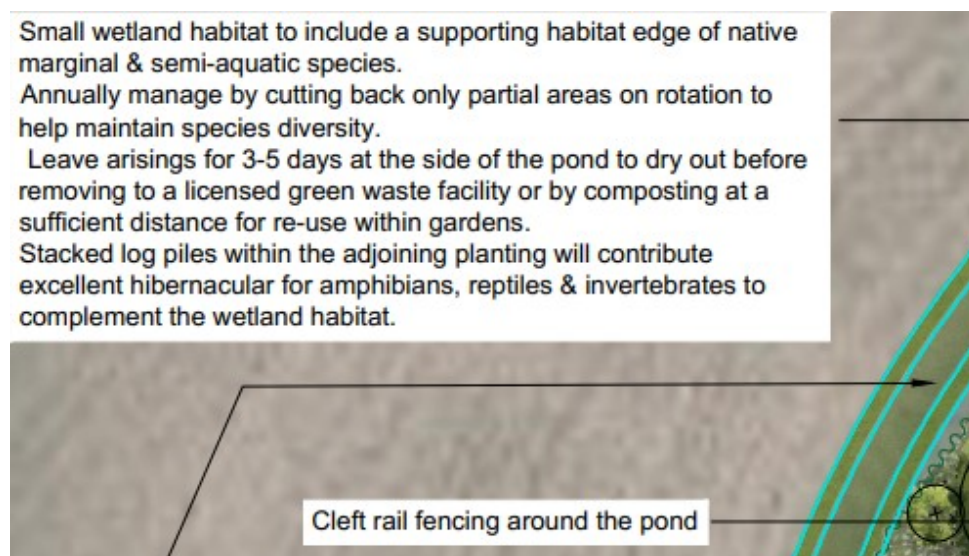
6/ Along the frontages to all Plots there is a mix of *Pyrus* spp and *Acer* 'Streetwise'. Space is quite tight for the *Acer* spp. as it tends to broaden with age, so these should be replaced with a smaller tree species such as *Amelanchier* 'Robin Hill'. *Pyrus* spp trees are fine.

7/ The buffer planting is an important element of the scheme. At present these are specified at 45-60cm at 1m centres. This is too low and should be changed to a min. of 2 per. sq. m. as 60-80cm transplants. How will this planting be protected from rabbit damage? Will the areas be fenced with post and wire or will plants be provided with staked shelters? Will the planting be mulched or biodegradable mulch mats used? For clarity, please add some notes to the planting plans to cover these items as contractors may not read through the notes on sheet 3.

8/ How is the southern boundary marked? Is there a post & rail fence (or at least post & wire fence) to demarcate this edge?

Planting Plan Sheet 2

9/ The strategy plan includes a small wetland habitat adjacent the central basin:



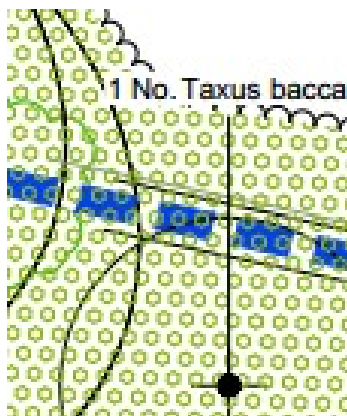
I cannot see this wetland habitat on the detailed plan? At present the area is specified as EM3 mix whereas a wetland/marginal mix would be more appropriate.

10/ Provide a stile over the post & rail fence around the basin for maintenance access

11/ Just beyond the end of rear garden a number of Oak and Populus trees are included. As they mature, there may be complaints from residents regarding shading etc as these will eventually be very large. Perhaps better to move these large species further back into the surrounding open space and replace with medium sized native trees?

12/ Alongside Plot 1 a run of Pyracantha spp climbers are shown - please replace these with native hedgerow planting (as per Plot 6) as this will be more in keeping with the area.

13/ Can this Yew be planted as it appears to be in an area of existing vegetation?



Planting Plan Sheet 3

14/ I have no objection to trees being planted on this site as selected standards, since this stock will be easier to handle/plant and more likely to establish swiftly.

15/ Hedgerow plants min. 60-80cm high. Native buffer plants 2 per. sq. m. as 60-80cm transplants.

16/ How is the NW (rear) boundary fenced?

17/ Buffer planting - comments as per note 7/.

Please add Plot numbers on sheets 1 & 2 for clarity and ease of reference.

Landscape Management Plan

Please add further detail regarding watering of new trees for 2 years after planting - define a dry period, and ensure trees are provided with minimum 25L per visit etc.

I note Condition 10 requires approval of external hard surfacing materials. Has this information been submitted yet?

KR Tim

Tim Griffin
Landscape Consultant

Working on behalf of Eastleigh Borough Council
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