

Response to Landscape planning consultation response

Martin Hird, CMLI - 11th June 2026

As part of the Planning determination process, comments were received from Tim Griffin, Landscape Architect acting on behalf of Eastleigh Borough Council. Those comments included a numbered list of suggested design adjustments, along with a list of 'other sundry comments'.

This note provides a response to those suggestions, using the same numbering / letter as in Tim Griffin's consultation response, as follows:-

1. We are in agreement, and a 1m tall clipped hedge will be added to the landscape proposals in the locations as indicated on the sketch provided by Tim Griffin
2. Introduction of a tree in the position indicated on Tim Griffin's sketch would likely be subject to damage, as its canopy would overhang service road 9 (which is used by refuse lorries)
3. I appreciate the concern regarding over-running vehicles, but I would suggest planting carpet-forming groundcovers would be preferable to no planting at all.
4. I note the concern regarding wall footings compromising rooting space for hedgerows. As such, I suggest omitting the hedgerows, and instead proposing climbing plants, to grow in half-diamond 'cut-outs' in the paving, and be trained to grow on the garden walls with wire support.
5. We are proposing a closed-board fence in the location indicated on Tim Griffin's sketch. (This is already indicated on the landscape proposals plans, although I will increase the lineweight in order for it to be more graphically apparent).
6. The binstore cannot move further west as it would likely compromise car door opening. I accept the concern that the space available for planting on the western side of the binstore would be very limited and unlikely to sustain growth of climbers. As such we will omit planting here from the landscape proposals. This approach is consistent with the previously submitted proposals, and also consistent with the existing landscape treatment to the edges along the of the service road.
7. The block pavement shown is permeable, and as such the suggested swapping of surface treatments would require a fundamental re-design of the drainage strategy due to the adjustment to attenuation volumes. Accordingly, we wish to keep the landscape design as shown at present.
8. A specialist tree pit is indicated on the Planting Plan, (but not on the Landscape General Arrangement plan). I can agree with suggested species change.

'Sundry comments'

- a) The project's Drainage Engineer will adjust the drainage layout to take into account the proposed tree locations.
- b) As per point '1' above, a 1m tall clipped hedge will be added to the landscape proposals in the locations as indicated on the sketch provided by Tim Griffin. Species choice will be revised to *Eleagnus x ebbingei* as suggested.
- c) The small areas indicated as grass are within private garden spaces, although the reference to grass was erroneous and will be corrected on the Landscape proposals plans. As these areas are positioned behind brick boundary walls they do not form part of the streetscene, and as such it would be for the homeowner to choose whatever landscape treatment they feel most appropriate.
- d) I agree to the suggested species change (although please note that this is only an 'indicative' palette at this stage).

A version of the submitted Planting Plan, marked-up with suggested amendments is appended for consideration.



Structural plant schedule

Trees					
Abbreviation	Species	Girth	Specification	Density	Qty.
A c 'W.C.'	Acer campestre 'William Caldwell'	20-25cm	RB; Pit planted staked and tied	2 No.	
Hedges					
Abbreviation	Species	Height	Specification	Density	Qty.
Esca 'Iveyi'	Escallonia 'Iveyi'	60-80cm	10L; CG 3/m	3/m	27 No.
Loni_niti	Lonicera nitida	60-80cm	Instant hedge (mature) supplied in 1m length troughs	1/m	27 No.
Specimen shrubs					
Abbreviation	Species	Specification	Density	Density	Qty.
Weig. flori 'Vers'	Weigela florida 'Versicolor'	20L; CG	Counted	4 No.	

Indicative plant palette (ornamental borders)

Planting on site should be selected from the below unquantified schedule or similar approved. Please note this list is inclusive but not exhaustive.

Shrubs		
Species	Specification	Density
Euonymus fortunei	40-60cm; 3L; CG	4/m²
Hebe albicans	2L; CG	4/m²
Hebe hulkeana 'Lilac hint'	2L; CG	4/m²
Perovskia 'Blue Spire'	2L; CG	4/m²
Sarcococca confusa	40-60cm ht; 2L; CG	4/m²
Viburnum davidii	60-80cm ht; 3L; CG	3/m²
Vinca major	2L; CG	4/m²

Herbaceous		
Species	Specification	Density
Agave reptans	2L; CG	5/m²
Digitalis purpurea 'Alba'	2L; CG	5/m²
Heuchera 'Palace Purple'	2L; CG	5/m²
Hosta 'Tall Boy'	2L; CG	5/m²
Iris foetidissima	2L; CG	5/m²
Lamium maculatum 'Beacon Silver'	2L; CG	5/m²
Trillium chloropetalum	2L; CG	5/m²

Ferns		
Species	Specification	Density
Asplenium scolopendrium	2L; CG	5/m²
Dryopteris erythrosora	2L; CG	5/m²
Matteuccia struthiopteris	2L; CG	5/m²
Polystichum munitum	2L; CG	5/m²

Grasses		
Species	Specification	Density
Deschampsia cespitosa	2L; CG	5/m²
Holcus lanatus	2L; CG	5/m²
Molinia caerulea arundinacea 'Transparent'	2L; CG	5/m²

Climbers		
Species	Specification	Density
Jasminum nudiflorum	60-80cm; 2L; CG	5/m²
Rosa 'Starlight Symphony'	40-60cm; 2L; CG	5/m²

SPECIFICATION NOTES

- General.**
This plan to be read in conjunction with the following documents:
 - Landscape works specification and other drawings by terra firma
- General landscaping.**
 - Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained and to be protected in accordance with BS5837: 2012 during construction.
 - All landscape works to be undertaken by competent persons, with appropriate training and equipment.
 - All arisings to be removed from site at contractor's expense unless noted otherwise (e.g. woodchip, gravel, topsoil, timber sleepers).
- Services.**
The contractor must ascertain for himself/herself the exact location of underground services before commencing work.
- Soil Materials Generally.**
 - Purity. Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweeds, docks, Japanese knotweed, giant hogweed and horsetail/marestail (Equisetum arvense).
 - Foreign matter. On visual inspection, free from non-soil material, brick and other building materials and wastes, sharp, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
 - Contamination. Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
 - Corrosive, explosive or flammable;
 - Hazardous to human or animal life;
 - Detrimental to healthy plant growth.
 - Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- Soil testing**
Each soil source (imported and site-won and topsoil - see items 8-8 and 10 below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653. Email: info@toha.co.uk, www.toha.co.uk (or equivalent approved).
- Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	35
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	90
Stones (2-50mm)	% dry wt.	0	50
Stones (>50mm)	% dry wt.	0	0
pH Value	Unit	5.5	8.5

Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5
- Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	25
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	0	15
Stones (>50mm)	% dry wt.	0	0
pH Value	Unit	5.5	8.5

Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	4.0	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio		20:1	
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600
- Load-bearing system for trees in hard landscape (vehicular areas)**
Suitable load-bearing system beneath paving depending on LPA requirements and anticipated loads (to be established during detailed design stage) and in line with BS8545 and 'Trees in Hard Landscapes' (Trees and Design Action Group). Chosen species are small sized and will require a minimum of 9m3 of uncompacted rooting volume per tree. Extents indicated on plan indicative only, to be confirmed at detailed design stage. Vehicular loading: 'Silva Cell' crate system as supplied by DeepRoot Urban Solutions, Ltd. 0207 969 2739.
- Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil to inform requirements).**
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) compost to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.
- Soil handling and depths.**
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites
 - Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
 - Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible (e.g. adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
 - Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 20mm above/below adjoining paving or kerbs; not less than 150mm below depth of adjoining buildings. shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.
 - Where laying topsoil around manhole access covers in lawn and planting areas contractor to pay careful attention to laying topsoil in layers and gently compacting each layer (as item ii. above), leaving finished soil levels 20mm above access cover level. This is to avoid subsequent settling of soils leaving the cover proud of the adjacent planting bed or lawn. Contractor to allow for topping up and remediation during the defects period if settlement does occur.

- General planting notes.**
Details for tree, hedge and general planting to be finalised once final site conditions are known (i.e. compaction and permeability of ground). General plant stock to conform to BS 3936, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'. Only carry out all planting while soil and weather conditions are suitable:
 - <Do not plant during periods of frost or strong winds. Plant only during the following periods
 - <Deciduous and conifer trees: Late October to late March (rootball and bare root)
 - <Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is providedSetting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.
- Plant biosecurity**
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)). Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender
- Tree planting**
Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS8545. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep access soil or fibrous root growth should be removed before planting. All trees to have 'Piddler' tree irrigation/aeration system installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Watering: heavily after planting with surface watering mulch is not in contact with trunk of tree. Tree support to comply with BS 8545: RB or CG trees to have double stake and bridge with adjustable tie. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3968. Trees - 20cm girth and above. Depth of tree pits to be 200mm deeper than rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side). Pits to be backfilled with 400mm depth of specified topsoil over washed medium coarse grade sand to a depth of 200mm below rootball.
- Hedges.**
For instant hedging:
 - Take advice from supplier.*For Escallonia hedge (container grown plants):-*
Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis. Central post and wire supporting to be provided with two line wires and plants to be tied in using horticultural plastic ties.
For all hedges:-
On planting, hedges to be trimmed to 800mm ht. and sides trimmed to neat shape where necessary.
- Specimen Shrubs.**
Depth of planting pit to be same as rootball, overall width space 100mm wider than rootball (50mm min. from rootball edge to sides of pit). Pit to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- Shrub and Ground Cover Planting.**
All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- Climbers.**
All climbers to be planted as 19. above and provided with steel wire lines attached to the wall/fence (min 3 no.) at 300mm vertical spacing with climbers spread out and tied to wires using appropriate horticultural ties. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- Grass.**
Turfturf and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf or seed shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989 Code of practice for general landscape operations'. All grass areas to be approved landscape quality turf for general amenity areas or lawn turf for garden areas, or equivalent seed.
- Maintenance.**
Establishment maintenance for all planting for 5 years from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.
 - All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 times per year
 - Check tree stakes and ties annually and after strong winds.
 - Check shrub shelters at least twice annually to remove weeds and any soil build up inside tube. Shelters to be removed in year 3 and recycled.

0m5m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Scaling suitable for planning purposes only, when drawing is reproduced at indicated size.
- All civil/structural matters including existing and proposed services, sub-base construction, site structures and retaining walls are subject to design/confirmation by an appropriately qualified Engineer. Refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer to accompanying NBS specification.
- Refer also to architectural and engineering drawings as applicable.

Site boundary

Existing tree to be retained and protected in accordance with BS 5837:2012

Existing tree to be removed

Private garden spaces - ~~to be retained~~

Ornamental planting

Climbing plants trained to wires

Low-clipped hedge

Specimen tree

Specimen shrub

Load-bearing system

P04 30.03.26	MH	-	Public realm treatment removed (for s278 plan)
P03 26.03.26	MH	-	Boundary treatment altered as per Architects
P02 25.03.26	MH	-	Existing tree canopies adjusted for crown lifting
P01 17.03.26	AR	MH	First issue.
rev.	date	by	chkn notes

project
Maple Place, Eastleigh
dwg no
2629-TFC- XX-XX-DR- L- 3001
title
Structural planting plan

suitability
Planning

stage
Stage 3
scale @ A1
1:100