

Martin, Clare

From: Griffin, Tim (Contractor)
Sent: 14 July 2026 13:13
To: Martin, Clare
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: F/26/101528 Barn Opposite Stroudwood Nursery, Stroudwood Lane, Upham, SO32 1HG - landscape comments

Hi Clare,

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

As mentioned in my previous landscape comments during the Pre-App, the Local Plan Policy DM 18 c) states that non-residential buildings in the Countryside will only be permitted if 'the extension or replacement building would not have an urbanising effect on the Countryside...'. In addition, there are concerns that if there are multiple delivery lorries coming into/out of the site each day, this will further negatively impact on the Countryside character of the area.

I am pleased to see the latest proposals respond positively to a number of the comments I made during the Pre-App stage. The reduced eaves height, removal of the glazed commercial entrance detailing, and the use of more recessive dark grey materials all achieve a more agricultural appearance which is welcomed.

Unfortunately, a landscape specific plan has not been submitted. The only proposed planting is shown indicatively on the site plan.

My landscape comments that follow below are based on the limited landscape related information available:

a/ The retention and enhancement of boundary vegetation is important to ensure that views of the new building are filtered. I propose the following minor changes to enhance potential screen planting:



NOTES

- 1 - Replace sliding gate with automated timber field gate (au vehicles not blocking road to access the site)
- 2 - Larger/wider soft landscape strip to be planted with native a number of native standard trees to soften key views from ri
- 3 - Relocate parking bays as shown
- 4 - Amended fence line to protect new planting and to pull av

Add note to plan that 4. One high timber post & rail fence

As an aside, I suggest the car park/yard is a gravel or aggregate surface, not shingle.

b/ From the site plan, I am not clear in regards the use/treatment of the large 'white' rectangular area to the north. Looking through the drainage documentation, it appears to be Golpa gravel grid. Is this surface treatment required as part of the drainage strategy? I am concerned that such a large area of gravel will have an urbanising effect and it should be replaced with a soft landscape treatment (ideally wildflower meadow).

We should ensure that this area is not considered for a future extension to parking or storage as this would increase the urbanising effect.

c/ I am not clear why the parking bays are indicated as block paved as this is a more urban solution? A softer gravel surface would be preferred similar to the image below using 2 slightly different coloured gravels.



d/ The comments from Highways raises a few landscape related issues. The retention of the existing hedge along Stroudwood Lane is important to soften the streetscene. Please add the required sightlines to the site plan so we can ensure there will be no significant loss of existing hedging.

The tracking for lorries needs to be shown on plan to ensure ease of access and circulation.

The anticipated maximum number of daily trips by delivery lorries needs to be confirmed and potentially tied down by a S106 agreement. An excessive number of journeys will inevitably negatively impact the Countryside setting.

e/ Drainage - since the access drive and yard are noted as shingle, I am not convinced of the need for an ACO drain since surface water should drain naturally through the shingle/gravel.

The exfiltration and connection and 300mm chamber as drawn would lead to loss of existing hedging. To reduce impact on the hedge please move the 300mm controlflow chamber into the open area and add a note to the plan to ensure the 100mm diam. pipe is installed with minimal impact on the hedging.

Will the cess pool need to be occasionally pumped out. If so, how will the lorry gain access?

I hope all the above comments are helpful, and I look forward to receiving updated/amended plans in due course.

If you are minded to give approval, please ensure fully detailed planting plans and a landscape maintenance plan are conditioned.

Any queries do get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280