

Morris, Rachael

From: Griffin, Tim (Contractor)
Sent: 30 July 2026 11:56
To: Morris, Rachael
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark; Malter, Lisa
Subject: DC/26/101673 91B THE CRESCENT, EASTLEIGH, SO50 9BJ - landscape comments

Follow Up Flag: Follow up
Flag Status: Completed

Hi Rachael,

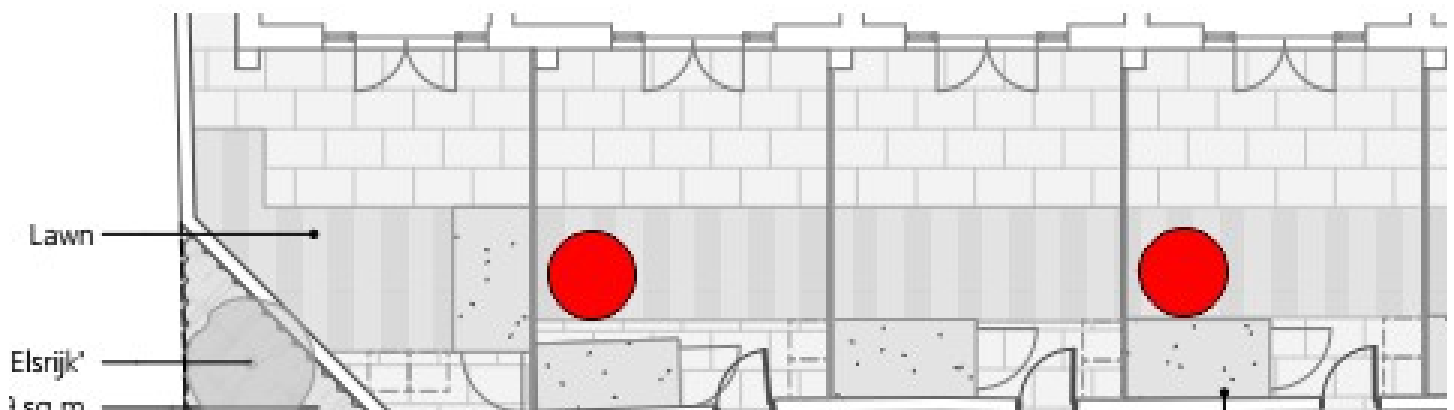
I have been asked to provide landscape comments on this discharge of conditions application.

When commenting on the full application in November 2025 (Landscape plan R2), I highlighted that the proposed density of development left inadequate space for robust green infrastructure planting. The limited planting opportunities will negatively impact the landscape setting of the new residences.

Having pointed out the restricted planting opportunities shown on the previous landscape plan R2, it is very disappointing that the latest submitted R5 landscape plan shows a further significant reduction in planting, particularly in the rear gardens. All the proposed trees and hedging in the rear gardens have been omitted.

My landscape comments below aim to maximise the very limited planting opportunities:

a/ The recent heat wave highlights the importance of tree planting to provide shade and reduce heat stress. The rear gardens currently have no trees which is not acceptable. Please add at least 3 small trees (1 x Amelanchier x grandiflora 'Robin Hill', 1 x Malus 'Sugar Tyme' & 1 x Prunus shimidsu 'Sakura') in the locations below.



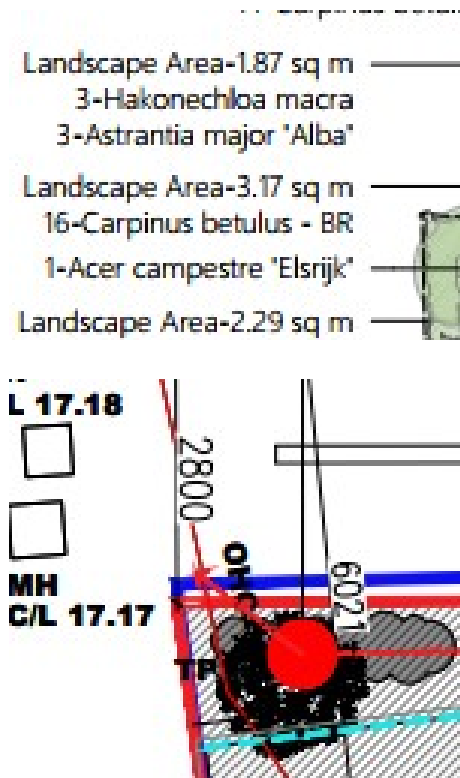
b/ Parking bays - set hedge planting back from end of bays by at least 0.3m to allow for vehicle overrun, otherwise the hedge will be damaged. 0.3m wide strip to be either 20mm buff shingle or bark mulch.

c/ Acer spp. tree in this location is too close to the building:



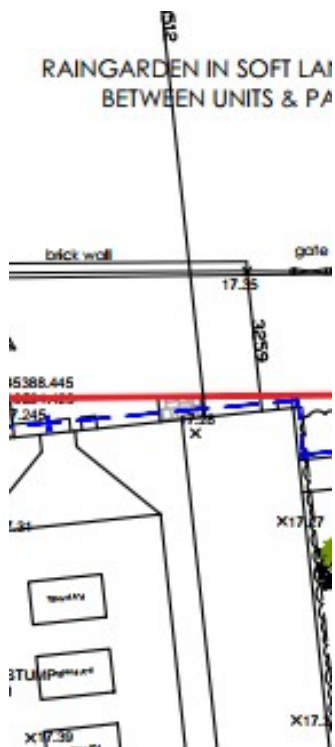
Replace with small tree (*Prunus shimidsu* 'Sakura').

d/ There is a clash between drainage and this tree pit:



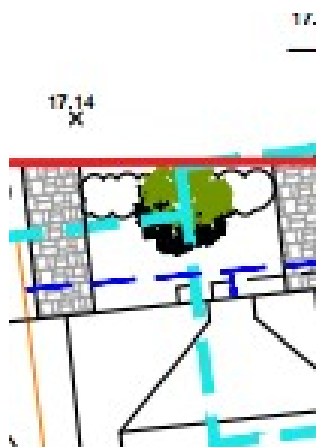
Please resolve. As the number of trees on this site is so low it is crucial this tree is planted.

e/ Is the planted area at the end of the parking bays intended to be a rain garden? The SuDs plan indicates such:

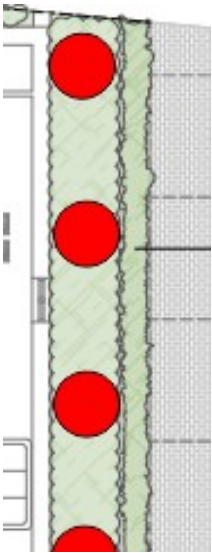


If so, the species mix needs to be changed to include additional grass species and perennials. A mix of up to 10 species recommended.

f/ What does this light blue dashed line on the SuD's plan indicate? Is there a possible clash with a tree pit here?



g/ Add 4 x larger specimen shrubs (planted at min. 1.2m high) to soften flank elevation (Amelanchier lamarckii):



h/ The range of shrub species in the small planting beds along the front elevation is too limited. Include a range of robust ornamental shrubs such as *Euonymus fortunei* 'Emerald 'n' Gold', *Hebe* 'White Gem', *Tiarella cordifolia* etc.

j/ Please provide details of sedum roofs (construction detail and plant species).

k/ Landscape management plan:

Watering- include more detail on watering of trees for the first 2 years after planting. The clause should define what is a dry period (number of days with no significant rainfall), litres of water per tree etc. Please ensure this important requirement is positioned in the document so it will not be missed by the landscape contractor.

Example of wording: *Water all trees if there has been no rain for 14 consecutive days during the establishment period. Each tree to receive a minimum of 20L of water per visit. If mains water is unavailable, freshwater delivery should be arranged using a bowser.*

Ecology - this document includes reference to BNG, so I recommend you approach the Ecology Officer for comments in this regard.

Condition 6 - imported soils - please provide a specification of the quality of all imported soils (Topsoil to BS 3882:2015 multipurpose grade). Include note on plan.

Condition 14 mentions on site ecological enhancements but I could not locate any details of these.

I have no comments on the materials schedule.

I look forward to receiving an updated landscape plan in due course.

Should you have any queries do get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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