

## Morris, Rachael

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**From:** Griffin, Tim (Contractor)  
**Sent:** 27 August 2026 10:48  
**To:** Morris, Rachael  
**Cc:** Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark  
**Subject:** Re: Landscaping comments DC/26/101673

Hi Rachael,

Thanks for the latest revised landscape plan (R7) for this site.

This plan is approved subject to 2 minor final changes being made:

1/ Revise note to make clear that the 20mm buff gravel overrun strip is **300mm wide**.

2/ Laurus nobilis hedge - to be planted at **4 per lin. m.** Total length of hedge is approx. 15m = total of **60 plants required**. Add this new total to the plant list and amend scheduled size note to read 5L, **80-100cm high**.

Please email over a copy of the final revised landscape plan for our records.

Thanks Tim

**Tim Griffin**  
**Landscape Consultant**  
*Working on behalf of Eastleigh Borough Council*  
Mobile: 07974 900280

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**From:** Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>  
**Sent:** 25 August 2026 11:43  
**To:** Griffin, Tim (Contractor) <Tim.Griffin.Contractors@eastleigh.gov.uk>  
**Subject:** FW: Landscaping comments DC/26/101673

Hi Tim,

Please see the revised plan and let me know your comments.

Thank you,  
Rachael

**Rachael Morris**  
**Senior Planning Officer**  
Planning & Environment - Planning/Development Management  
**Ext.: 8463**

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**From:** Colin Zaczyk <colin@regalhomesuk.com>  
**Sent:** 25 August 2026 11:22  
**To:** Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>  
**Cc:** Craig Hoyland <craig@regalhomesuk.com>  
**Subject:** RE: Landscaping comments DC/26/101673

Hi Rachael,

Please find revision 7 of landscaping plan as per comments.

Kind regards,

Colin.

**Colin Zaczyk | Director**  
T: 02380644722 | M: 07899876007  
E: [colin@regalhomesuk.com](mailto:colin@regalhomesuk.com)  
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**From:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>  
**Sent:** 25 August 2026 08:59  
**To:** Colin Zaczyk <[colin@regalhomesuk.com](mailto:colin@regalhomesuk.com)>  
**Cc:** Craig Hoyland <[craig@regalhomesuk.com](mailto:craig@regalhomesuk.com)>  
**Subject:** FW: Landscaping comments DC/26/101673

Hi Colin,

Please see the below comment from our landscape consultant for review.

Thank you.

Kind regards,  
Rachael

**Rachael Morris**  
**Senior Planning Officer**

Planning & Environment - Planning/Development Management  
023 8068 8463



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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**From:** Griffin, Tim (Contractor) <[Tim.Griffin.Contractor@eastleigh.gov.uk](mailto:Tim.Griffin.Contractor@eastleigh.gov.uk)>  
**Sent:** 20 August 2026 11:36  
**To:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>

**Cc:** Oliveira, Marta (Contractor) <[Marta.Oliveira.Contractor@eastleigh.gov.uk](mailto:Marta.Oliveira.Contractor@eastleigh.gov.uk)>; Dyer, Tim <[Tim.Dyer@eastleigh.gov.uk](mailto:Tim.Dyer@eastleigh.gov.uk)>; Ellison, Mark <[Mark.Ellison@eastleigh.gov.uk](mailto:Mark.Ellison@eastleigh.gov.uk)>

**Subject:** Re: Landscaping comments DC/26/101673

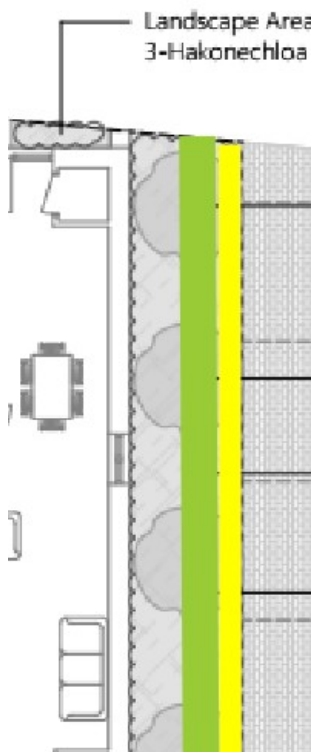
Hi Rachael,

Thank you for forwarding the revised landscape plan R6 and LMP R5.

Most of the changes I requested have been made, thank you.

One point I made has been mis-interpreted as follows (my notes in blue):

**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.**  
- I have removed the hedgerow entirely to allow for a wider planting bed *(Note - allow for an overrun strip as the cars will otherwise damage the planting - change as per mark up below. Yellow line - 0.3m wide 20mm buff shingle overrun strip Green line - evergreen hedge Laurus nobilis 0.8m high, 5L pot grown planted at 5 per lin m. Groundcover planting kept to rear of hedge:*



Once this minor change is made we should be able to approve the drawing.

The landscape management plan R5 is approved.

Any queries do get in touch.

KR Tim

**Tim Griffin**

**Landscape Consultant**

*Working on behalf of Eastleigh Borough Council*

Mobile: 07974 900280

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**From:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>  
**Sent:** 18 August 2026 14:24  
**To:** Griffin, Tim (Contractor) <[Tim.Griffin.Contractor@eastleigh.gov.uk](mailto:Tim.Griffin.Contractor@eastleigh.gov.uk)>  
**Subject:** FW: Landscaping comments DC/26/101673

Hi Tim,

Please see the below and attached. Please let me know your updated response.

Thank you.

Kind regards,  
Rachael

**Rachael Morris**  
**Senior Planning Officer**  
Planning & Environment - Planning/Development Management  
**Ext.: 8463**

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**From:** Colin Zacyk <[colin@regalhomesuk.com](mailto:colin@regalhomesuk.com)>  
**Sent:** 18 August 2026 14:20  
**To:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>  
**Cc:** Craig Hoyland <[craig@regalhomesuk.com](mailto:craig@regalhomesuk.com)>  
**Subject:** RE: Landscaping comments

Hi Rachael,

Further to your email last week, please find new landscape plan attached for 91B The Crescent..

Below are the queries raised by Tim ( in red ) and a summary of our amendments. ( In black )

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. - I have now shown these trees in the rear gardens

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. - I have removed the hedgerow entirely to allow for a wider planting bed

c/ Acer spp. tree in this location is too close to the building: - Tree has been removed

e/ If so, the species mix needs to be changed to include additional grass species and perennials. A mix of up to 10 species recommended. - I have shown a mix of 10 species of grasses and perennials

g/ Add 4 x larger specimen shrubs (planted at min. 1.2m high) to soften flank elevation (Amelanchier lamarckii): - I have shown these trees on the plan

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. - Due to the native hedgerow along the boundary, the planting suggested in this point would not work. Hence why we have proposed grass species and perennials. There is no difference in variation compared to Euonymus 'Emerald 'n'gold' etc.

j/ Please provide details of sedum roofs (construction detail and plant species). - We can provide this if needed - Although these are going to be sedum trays (<https://www.wallbarn.com/>)

k/ Watering - I have included this within the landscape management plan

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. - There is already a note on the plan

If you have any questions or queries, please do not hesitate to contact me.

Kind regards,

Colin

Colin Zaczek | Director

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**From:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>

**Sent:** 13 August 2026 12:22

**To:** Colin Zaczek <[colin@regalhomesuk.com](mailto:colin@regalhomesuk.com)>

**Cc:** Craig Hoyland <[craig@regalhomesuk.com](mailto:craig@regalhomesuk.com)>

**Subject:** RE: Landscaping comments

Hi Colin,

Thank you for your email. The landscaping scheme was agreed but this was only in principle to demonstrate what could be done. If it had been considered the final acceptable scheme, then the condition would have read to comply with the plan rather than for further details to be submitted.

I would like to see what you can achieve from Tim's comments, in particular trees and shrubs which is demonstrating itself to be very important in times of climate change and can provide shade to prevent overheating. It is also important to address points that have been made due to a conflict within the plan. Once you have done that, we can see what Tim's revised comments are.

Kind regards,  
Rachael

**Rachael Morris**  
**Senior Planning Officer**

Planning & Environment - Planning/Development Management  
023 8068 8463



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Eastleigh Borough Council



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**From:** Colin Zaczyk <[colin@regalhomesuk.com](mailto:colin@regalhomesuk.com)>  
**Sent:** 11 August 2026 13:57  
**To:** Morris, Rachael <[Rachael.Morris@eastleigh.gov.uk](mailto:Rachael.Morris@eastleigh.gov.uk)>  
**Cc:** Craig Hoyland <[craig@regalhomesuk.com](mailto:craig@regalhomesuk.com)>  
**Subject:** RE: Landscaping comments

Afternoon Rachael,

Further to my email regarding the CEMP – I have now had time to review Tim Griffin's comments -

We are trying to get this site ready for a start date so am thoroughly disappointed with a comment which is incredibly belated.

Tim originally made comments on **27/11/25** following version 2 of landscaping plan submitted **03/11/25** – we looked to adjust the plans accordingly, however after extensive discussions with the planning officer these comments were overalled. ( see part email feed attached )

Versions 3,4 & 5 were discussed and the final version was accepted – I will add no further comments were received from any consultant after this point.

Please can you let me know who's comments I am following and who is making the final decision, as this will require a further landscaping drawing contrary to my remit – this seems incredibly inappropriate at this juncture.?

Happy to discuss if it is required.

Kind regards,

Colin.

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*

Mobile: 07974 900280

**Colin Zaczek | Director**

T: 02380644722 | M: 07899876007

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W: [www.regalhomesuk.com](http://www.regalhomesuk.com)



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