

Osmond, Gary

From: Griffin, Tim
Sent: 25 January 2024 17:57
To: Osmond, Gary
Cc: Dyer, Tim
Subject: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Hi Gary,

I have been asked to provide landscape comments on this RM application.

Background:

I have not had the opportunity to visit the site but have undertaken a brief desktop review of online satellite and street view images.

The key landscape issues on this site are 1/ to ensure the provision of an appropriate landscape buffer to the residential properties to the south-east and 2/ softening the impact of the building in views from the main road.

I am mindful of Eastleigh Boroughs commitment to taking action on Climate Change, which includes the retention/protection of existing trees and maximising opportunities for planting, including establishing new trees on development sites.

Landscape Comments:

I have downloaded and reviewed a range of documents uploaded to Salesforce.

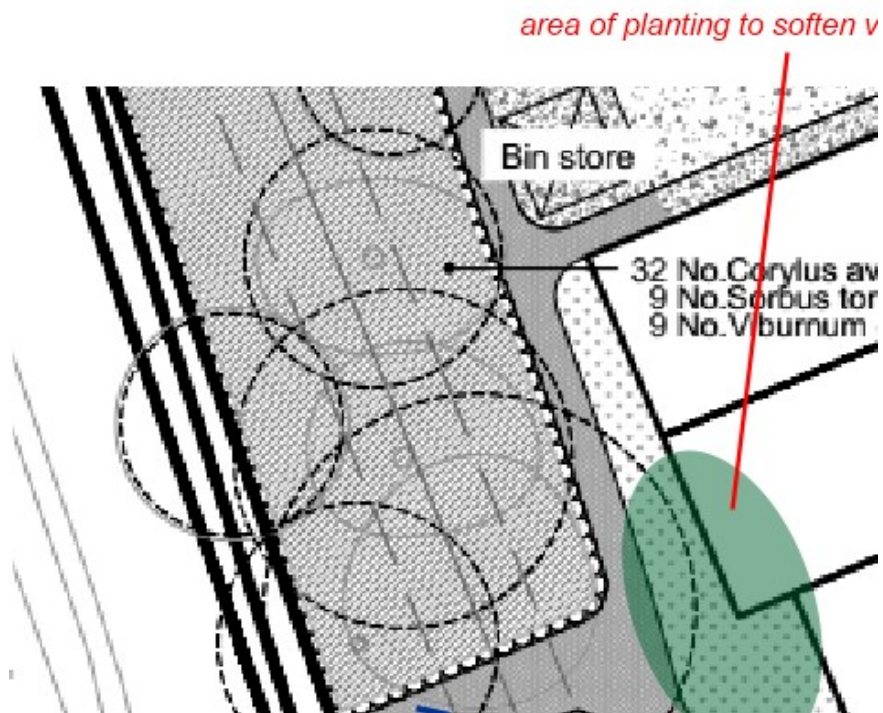
My comments below focus on the plan prepared by Deacon Design DD650 L01 (no revision - note: drawing for some reason not titled but I assume this is the detailed landscape plan?).

a/ The existing boundary vegetation along the frontage to Kanes Hill performs an extremely important role in screening the site. I am concerned that the notional symbol used to indicate the extent of this planting is too vague and may not reflect the on-ground situation. Looking at street view images on line there are considerable stretches of Rhododendron that perform an important year round screening role.

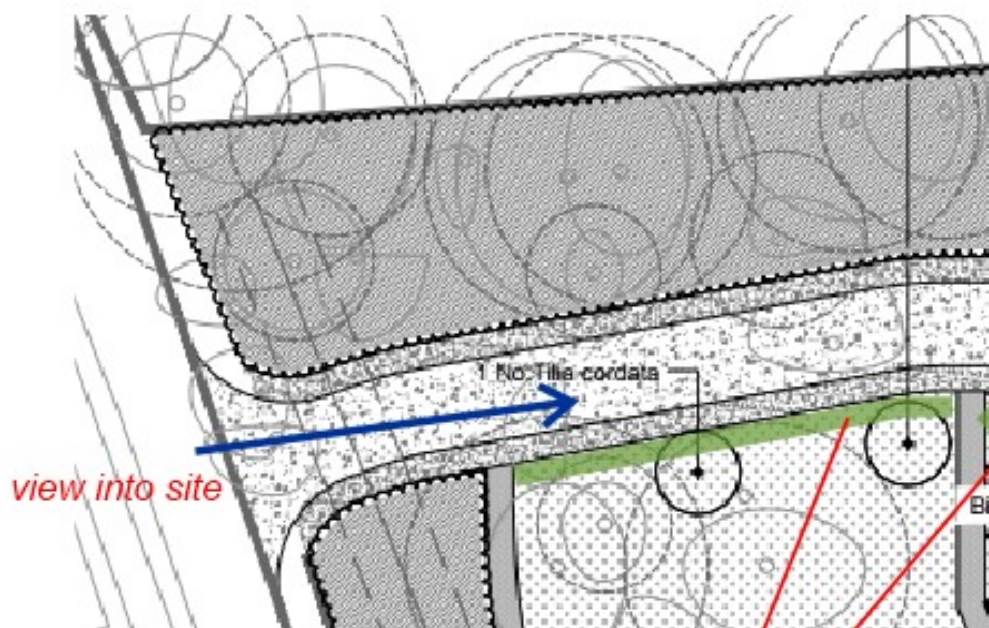
Please can we ask the designers to update the drawing to show the extent of existing vegetation more accurately, especially the understorey growth, so that any gaps/areas of thinner screening can be clearly shown on plan (this also applies to the boundary vegetation shown on the N & E of the site). This will then allow a more targeted specification of new screen planting in locations where it is most needed. This may require further survey work on site unless the existing topographical plan has already picked up the understorey accurately.

At present the notes on plan regarding this band of vegetation are too general and there is no way of assessing if the numbers of understorey planting allowed to fill gaps is sufficient or not. The species mix shown is curious. A % of evergreen screening plants should be included and some more obvious deciduous options such as Hawthorn. It would also be worth including a % of canopy tree species (especially Oaks) to ensure long term succession.

b/ The installation of a new link path onto Kanes Hill will open up a direct view into the site. An area of planting adjacent Units 6-8 will help reduce visual impact. This could be native understorey type planting or perhaps a mix of large evergreen shrubs.



c/ A further oblique view into the site will occur down the driveway. Additional native mix hedge planting as shown below will help soften this view:



d/ The location/shape of the limited area of ornamental planting (shaded red below) is odd and will be difficult to maintain. I suggest it is relocated to the location toned yellow:

planting shown should be planted at min. 1m centres to allow for failures and to ensure a robust planted screen quickly establishes.

h/ Please add details of the no-dig surfacing paths, including the proposed edging detail.

j/ The plan needs to be updated to include planting specification notes sufficient to allow a landscape contractor to professional implement the planting.

k/ A landscape maintenance plan should be provided for approval.

I look forward to receiving an updated landscape plan addressing the points above.

Any queries do get in touch.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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