

Morris, Rachael

From: Griffin, Tim
Sent: 25 March 2024 11:00
To: Morris, Rachael
Cc: Dyer, Tim; Ellison, Mark; Stringer, Chris; Malter, Lisa
Subject: O/23/96467 Land adjoining Chalcroft Business Park, Burnetts Lane, West End, SO30 2HH - landscape comments

Hi Rachael,

I have been asked to provide landscape comments on this 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.

This is an allocated site under Policy WE2.

Chalcroft Distribution Park SINC lies adjacent to the site to the west. Round Copse, West End SINC is located approximately 40m north of the site.

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 new trees.

I note that Officers comments have been made on a previous iteration of the site layout. The latest landscape related plans respond, at least in part, positively to these earlier comments.

Landscape Comments:

I have downloaded and reviewed a range of documents uploaded to Salesforce including the DAS, Illustrative Landscape Strategy Plan and the Tree report.

My comments follow below:

1. Whilst it is good to see that there have been some positive changes to the site layout following Officers previous comments, I remain concerned that the density of proposed development remains too high to allow sufficient space for deliverable Green Infrastructure planting.

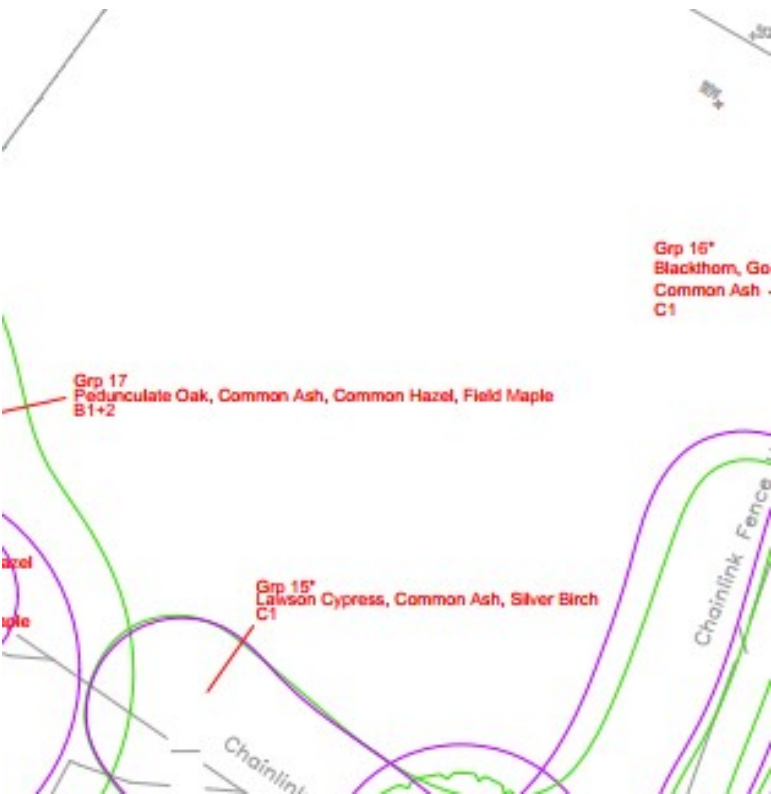
The footprint of Building D is overly large extending close to Burnetts Lane. This limits canopy tree planting opportunities that would effectively soften this edge. This tree planting would also filter views from private residences on the opposite side of the road and bolster the streetscene along Burnetts Lane. The snapshot below from the landscape strategy plan highlights the area of concern and the constraints on tree planting. The fact that native tree planting here is indicated mostly by smaller tree symbols, suggest smaller tree species that would have less impact in the wider scene.



We would recommend that Building D is pulled off the boundary, roughly in line with Building C, creating a more generous and continuous landscape buffer along Burnetts Lane.

2. As a consequence of the density of development, the landscape buffer also narrows to the north of Buildings A & B. Whilst it is good to see a copse of large native tree planting to the north of Building B, Building A will be more exposed in wider views. There is currently insufficient space adjacent Building A for larger canopy tree species, which means this building will have increased visual impact. Re-design of this area should create sufficient space for large native trees to effectively soften views into the site.

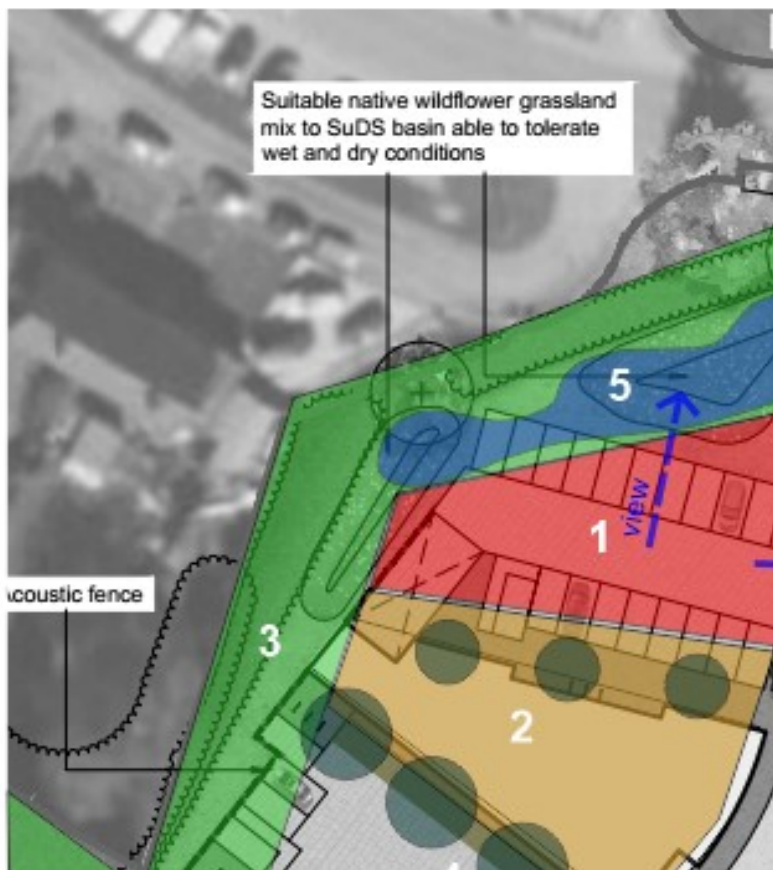
3. Another area of concern is adjacent Building G and the Farm Shop where the on site landscape buffer narrows down to barely 2m wide. There is some existing vegetation here (both on and off site) but I note from the Tree report this is C grade vegetation, including Ash, which is likely to fail due to Ash dieback. As a consequence, this planting cannot be relied on for long-term screening. I concur with the comment by the Ecology Officer that we need to avoid creating a gap in the connectivity around the perimeter of the site.



The site layout should be re-visited to create space for wider strip for buffer tree and hedgerow planting to bolster screening and wildlife cover in this area.

4. The setting for the farm shop is unattractive as it is 'sandwiched' between 2 areas of bland parking. An improved relationship with the proposed SUDs/landscaped area is possible with the building orientated to maximise attractive views. If the parking for the farm shop is relocated to the rear it will not be immediately visible in arrival views.

Below is a very rough mark up to illustrate potential re-design of this area:



5. The considerable access and parking requirements, resulting from the high density of the development, means there is insufficient space for deliverable tree planting to soften internal areas. In terms of tree planting shown within parking areas, the Trees and Development SPD requires 1 tree for every 6 spaces for larger areas of car parking, with larger canopy species favoured. Tree planting within parking areas should ideal be placed within larger plant beds to provide reasonable rooting zone, but if this is not possible then specialist tree pits using Silva Cells or similar must be provided. It is critical that the tree planting within the parking areas establishes to provide shade to parked cars, bolster tree cover and to improve the micro-climate.

6. I concur with comments by the Tree Officer and Landscape Officer concerning the high value of the existing established Oak trees on this site. These must be protected and complemented with new Oak tree planting as part of any development strategy.

7. The existing woodland edge boundary vegetation shown on the landscape strategy plan should be checked on site and accurately plotted on any final landscape plans. Details of areas of new native planting

to enhance existing scrub and hedgerows should be provided, so areas of new planting can be easily located on plan (rather than the present general note).

8. If a full application is forthcoming, please ensure that drawings detailing services/drainage runs and lighting column positions are supplied. This will ensure there are no conflicts with locations for new trees. Omission of new trees later on for this reason will not be accepted.

9. Please note earlier landscape comments regarding the re-introduction of Elm and the potential inclusion of Lime species.

I trust these comments are helpful but do get in contact if you have any queries.

KR Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280