

Osmond, Gary

From: Griffin, Tim
Sent: 27 April 2024 13:56
To: Jacob Goodenough
Cc: Osmond, Gary; Dyer, Tim; Ellison, Mark; Oliveira, Marta
Subject: Re: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jacob,

I have now reviewed the revised landscape plans listed below and can confirm they are approved.

DD650L01B_Landscape General Arr

One additional minor point came to mind as I was considering the latest plans. I noted that Tilia cordata is proposed close to parking bays and wondered if sap dropping onto parked vehicles may be an issue long-term. I am not a Tilia species expert but I am aware some varieties do present issues in this regard. Perhaps you would like to run this past your landscape consultants as a final check.

KR Tim

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

From: Jacob Goodenough <jacob@novaplanning.co.uk>
Sent: 26 April 2024 14:20
To: Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>
Cc: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>
Subject: Re: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Hi Tim & Gary,

Thank you for your further comments and patience whilst we've put these changes together. I am pleased to attach the updated plans taking on board your additional comments in green below.

I trust you find this acceptable and look forward to receiving confirmation in due course.

Best wishes,

Jacob

Jacob Goodenough
Director

Mobile: 07950 482 668

From: Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>

Sent: 05 April 2024 18:49

To: Jacob Goodenough <jacob@novaplanning.co.uk>

Cc: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>

Subject: Re: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Hi Jacob,

Thanks for your email.

Please see my further comments in green italic text below.

Any queries do get in touch.

I look forward to receiving revised landscape plans in due course.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280

From: Jacob Goodenough <jacob@novaplanning.co.uk>

Sent: 05 April 2024 17:23

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>; Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>

Subject: Fw: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Dear Gary & Tim,

I hope you are both well.

Tim - thank you for the further input on the landscape plans. I have put your suggestions to our consultant who has come back with the below comments in red.

I am keen that we resolve all of your outstanding points in the next round of change and would be grateful if you could consider our responses/suggestions before we progress with the update.

Thanks again for your input.

All the best,

Jacob

Jacob Goodenough

Director

Mobile: 07950 482 668

www.novaplanning.co.uk

From: Alice Harwood <alice@deacondesign.co.uk>

Sent: 28 March 2024 12:49

To: Jacob Goodenough <jacob@novaplanning.co.uk>; Nicholas Gard <nick@deacondesign.co.uk>; Philip Deacon

<phil@deacondesign.co.uk>; Harrison Dave <david.harrison@romseydevelopments.ltd>

Subject: RE: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Hi Jacob;

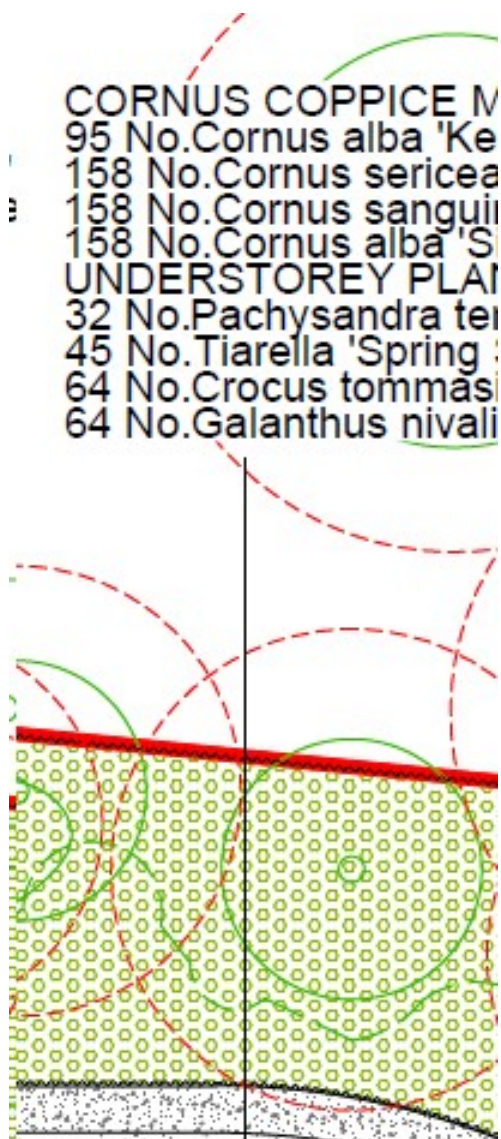
My comments below in red.

1/ There is an over-reliance on the Cornus Coppice Mix. In some places this mix is used immediately adjacent parking bays/building lines which will increase maintenance work as Cornus spp. will have to be regularly coppiced. Please review the plan and introduce another lower mix (including some evergreen species - e.g. some ornamental species such as Lonicera 'Maygreen', Hebe 'White Gem', Leucothoe axillaris 'Little Flames' etc.) alongside parking spaces.

Where the Cornus mix is used adjacent to parking spaces, we have left a 500mm offset between the kerb and the planting area, shown as loose gravel infil. This is to allow space for car doors etc. to open, to avoid clash with parking bays. Please see screenshot below, with offset circled in blue.

The Cornus mix is proposed as an attractive a low-maintenance solution with all-season visual interest, from the coloured stems in winter through late spring flowering and in leaf until autumn. It will not require any coppicing for the first 2 years whilst it establishes, and then required only 1 cut annually (every 2 years if longer stems are preferred, or on rotation to maintain 50% coverage at all times.) in late March. Additional seasonal interest and ground cover is provided by the understorey planting.

The 500mm offset is noted and I can see the point of a low maintenance, all season interest species mix. My issue is with the over-use of the Cornus coppice mix. Please introduce another low maintenance, all season mix in places. Possibly the smaller beds in the parking areas?



2/ The area of Cornus Coppice Mix below needs to be adjusted to include some evergreen species to ensure screening during winter months in views from the main road:



50% of mix min. to be evergreen. Species such as *Prunus lusitanica*, *Laurus nobilis*, *Viburnum tinus* and *Ligustrum vulgare* etc. Locate to particularly terminate view from the road down the access path into the site.

We can add some additional evergreen shrubs here: We will avoid the Portuguese and Cherry Laurel suggested however but happy to introduce *Viburnum tinus* and additional evergreen shrubs that will work well with the coloured cornus stems, potentially adding *illex* and *taxus* to tie-in with the semi-natural site boundary to the road.

Viburnum, Ilex and Taxus all good and possibly some native Ligustrum? Min. 50% of mix to ensure year-round screening.

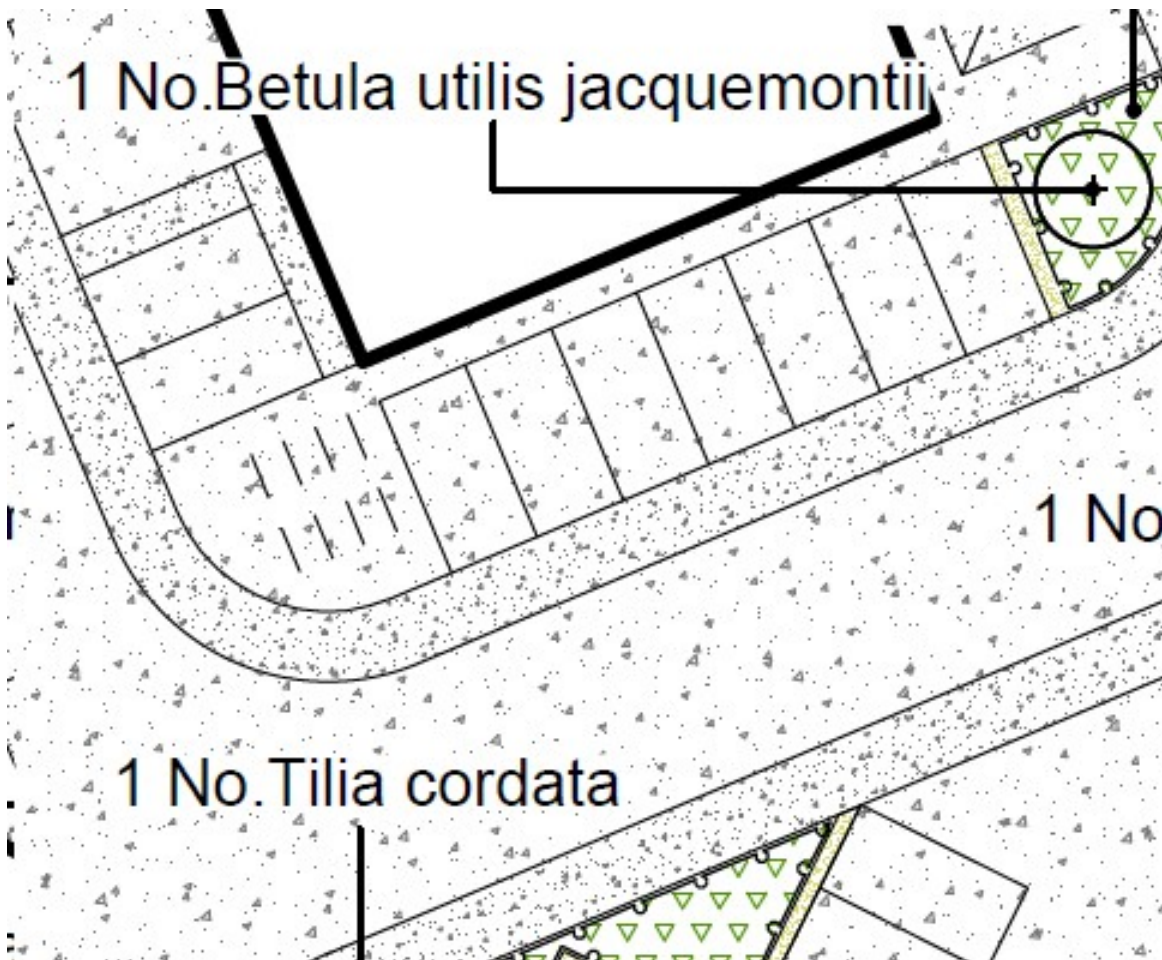
3/ 6m wide planting zone r/o Units 12-20 - please increase numbers for transplants so they are at max. 1m c/s. Current 2m c/s too light. Replace *Corylus* 'trees' with native Birch.

We consider that Birch are too large to accommodate comfortably as specimen trees within this relatively narrow 6m wide ecological buffer and therefore propose alternative smaller native trees such as Hawthorn and crab apple if considered an acceptable solution? *Hawthorn and Crab apple are acceptable as long as the numbers of trees are increased a little (14 trees currently, please up to 20. Happy for trees to be planted in this 6m zone as smaller standards). Please make sure there is a clear note on plan that transplants here planted at min. 1 per sq. m. and up numbers on plan & schedule accordingly.*

4/ Trees planted within parking area - replace 3 no. Birch with more robust species that can cope better with limited rootzone. Either *Carpinus* 'Lucas' or *Acer camp.* 'Elsrijk'. Change the understorey below these trees from *Cornus* mix to ornamental species (see point 1 above).

Tree Planting within Parking areas: Tree species can be substituted as requested if required. *Yes please*

As discussed above, all *Cornus* mix has been designed with an offset to parking bays, therefore presumably point 1 is answered and changing the proposals not necessary— see screenshot below that demonstrates planting offset to all parking bays. Note that we would tend to design in this offset for any planting mix to avoid planting to parking bay edges being trampled.



5/ Understorey infill planting - please add note to specify planting centres (assume 2 plants per sq. m?).

All Planting densities are shown on the schedule on Drawing no. DD650L02 – a note can also be added to the drawing. *Yes please add a clear note on plan so not missed.*

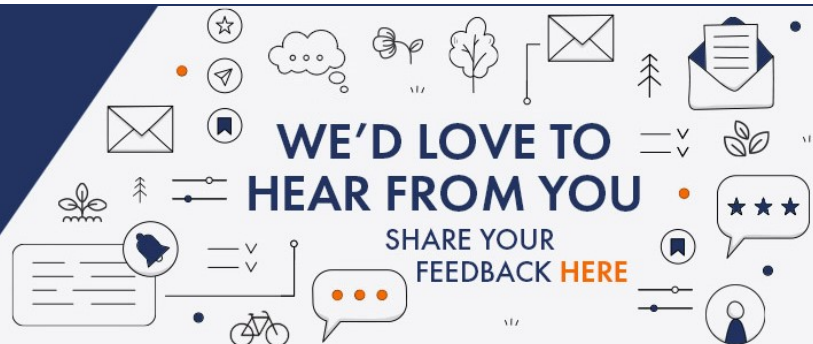
The planting schedule and details plan will need to be revised to reflect the species variation.

Thank you,

Alice Harwood CMLI
Associate Landscape Architect
01329 557 820



www.deacondesign.co.uk



Registered in England & Wales No. 10023345, Vat No. 236593681

Email Disclaimer: The information contained within this email and any files transmitted with it are private and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient of this email then please contact us immediately as it has been sent in error and any copying, distribution or other use of the information contained in them is strictly prohibited. Nothing in this email message amounts to a contractual or other legal commitment on the part of Deacon Design Limited unless confirmed by a communication signed on behalf of the Company. We have taken precautions to lower the risk of transmitting viruses, but we advise you to undertake your own virus checks on this message and any attachments to it. Neither Deacon Design nor the sender can accept liability or responsibility for any damage or any loss whatsoever caused by the transmission of any virus.



From: Jacob Goodenough <jacob@novaplanning.co.uk>

Sent: Tuesday, March 26, 2024 9:53 PM

To: Nicholas Gard <nick@deacondesign.co.uk>; Alice Harwood <alice@deacondesign.co.uk>; Philip Deacon <phil@deacondesign.co.uk>; Harrison Dave <david.harrison@romseydevelopments.ltd>

Subject: Fw: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

All,

Please see below additional comments from Tim Griffin. His requested changes seem quite straightforward from initial review, but I would welcome your thought on these before committing.

Best wishes,

Jacob

Jacob Goodenough
Director

Mobile: 07950 482 668
www.novaplanning.co.uk

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Sent: 26 March 2024 17:51

To: Jacob Goodenough <jacob@novaplanning.co.uk>

Subject: FW: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Jacob,

Please see the additional comments from our Landscape Architect, Tim Griffin (see below E-mail). As you will see he has made a few further suggestions but nothing that should cause any issues.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

023 8068 [8490](tel:02380688490)



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

This email is subject to recording and/or monitoring. Any content or attachments are for the person to whom it is addressed and may be confidential.
If you get it by mistake, please email us back as soon as possible, and then delete it from your system; please do not pass it on to anyone else or use the information in it.
We do our best to guard against viruses. If you get a virus, we cannot accept liability for any damage.
You should carry out your own virus check before you open attachments.

Eastleigh Borough Council

**HELP US
HELP YOU**

**USED OUR SERVICES OR CO
IN THE LAST 3 MONTHS? W
HEAR HOW YOU GOT ON.**

Complete our survey for a chance to
WIN a £50 Love2Shop voucher.

From: Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>

Sent: Thursday, March 14, 2024 3:00 PM

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Cc: Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>

Subject: Re: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Hi Gary,

I have had a chance to review the revised Deacon Design Landscape General Arrangement Plan Rev A for this site.

The drawing has picked up most of my comments but there are a few outstanding changes that need to be made before I can approve the plan as follows:

1/ There is an over-reliance on the Cornus Coppice Mix. In some places this mix is used immediately adjacent parking bays/building lines which will increase maintenance work as Cornus spp. will have to be regularly coppiced. Please review the plan and introduce another lower mix (including some evergreen species - e.g. some ornamental species such as Lonicera 'Maygreen', Hebe 'White Gem', Leucothoe axillaris 'Little Flames' etc.) alongside parking spaces.

2/ The area of Cornus Coppice Mix below needs to be adjusted to include some evergreen species to ensure screening during winter months in views from the main road:



50% of mix min. to be evergreen. Species such as Prunus lusitanica, Laurus nobilis, Viburnum tinus and Ligustrum vulgare etc. Locate to particularly terminate view from the road down the access path into the site.

3/ 6m wide planting zone r/o Units 12-20 - please increase numbers for transplants so they are at max. 1m c/s. Current 2m c/s too light. Replace Corylus 'trees' with native Birch.

4/ Trees planted within parking area - replace 3 no. Birch with more robust species that can cope better with limited rootzone. Either Carpinus 'Lucas' or Acer camp. 'Elsrijk'. Change the understorey below these trees from Cornus mix to ornamental species (see point 1 above).

5/ Understorey infill planting - please add note to specify planting centres (assume 2 plants per sq. m?).

The planting schedule and details plan will need to be revised to reflect the species variation.

The supplied Landscape Maintenance Plan is approved.

I look forward to receiving further revised information.

KR Tim

Landscape Consultant
Working on behalf of Eastleigh Borough Council

From: Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>
Sent: 14 March 2024 12:13
To: Griffin, Tim <Tim.Griffin@eastleigh.gov.uk>
Subject: Fw: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

From: Griffin, Tim
Sent: 25 January 2024 17:56
To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Cc: Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>
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.

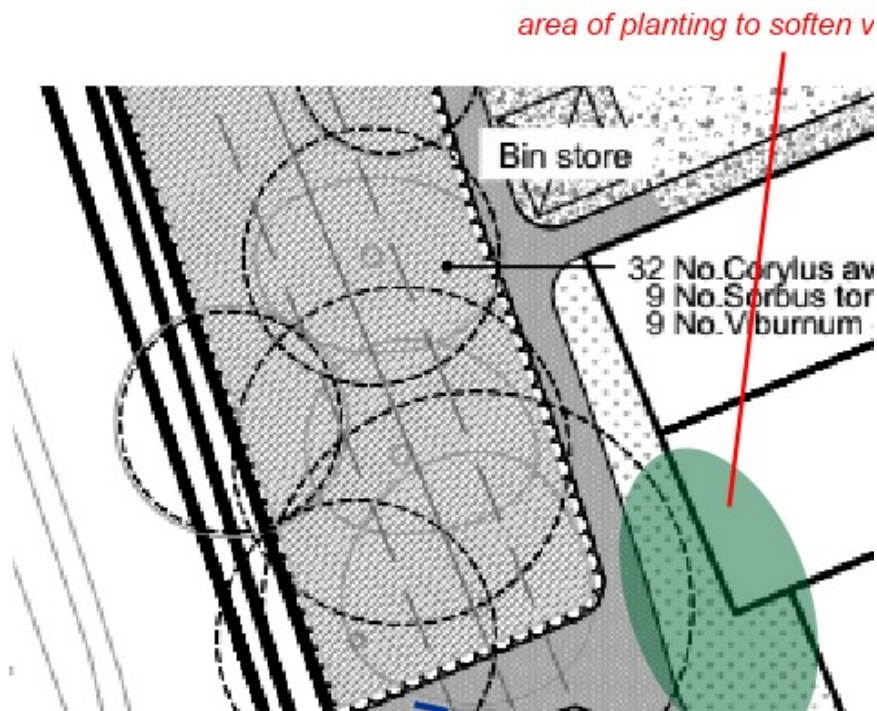
My comments below focus on the plan prepared by Deacon Design DD650 L01 (no revision - note: drawing for some reason not titled but I assume this is the detailed landscape plan?).

a/ The existing boundary vegetation along the frontage to Kaneshill 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.

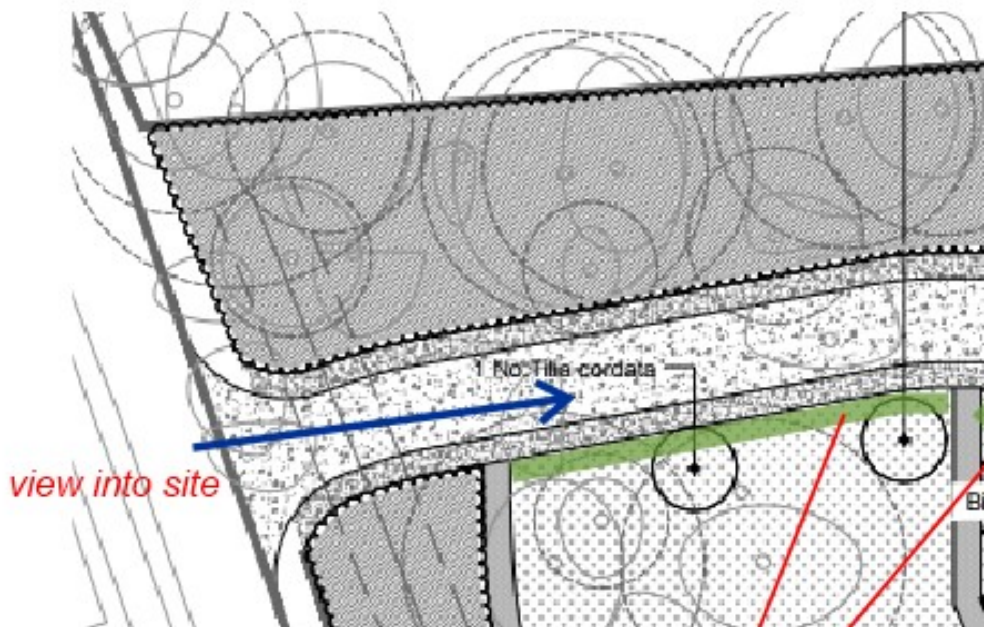
Please can we ask the designers to update the drawing to show the extent of existing vegetation more accurately, especially the understorey growth, so that any gaps/areas of thinner screening can be clearly shown on plan (this also applies to the boundary vegetation shown on the N & E of the site). This 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.

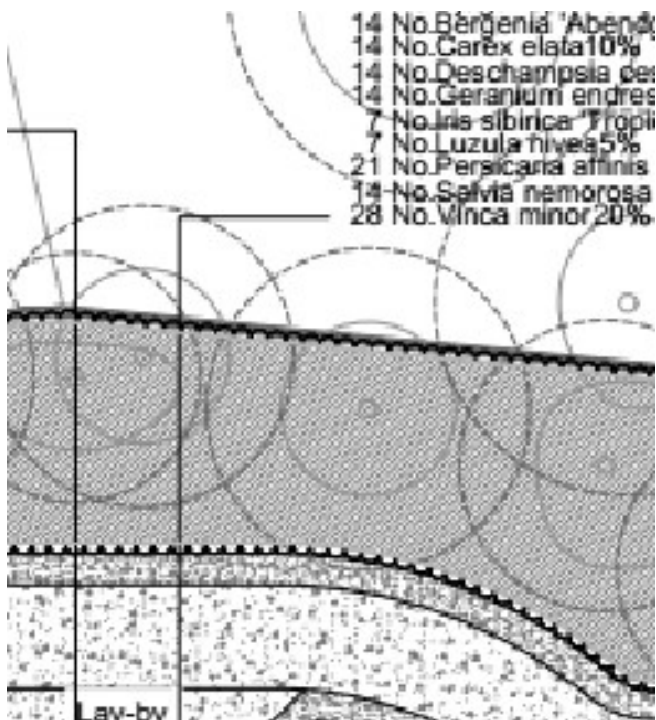
b/ The installation of a new link path onto Kanes Hill will open up a direct view into the site. An area of planting adjacent Units 6-8 will help reduce visual impact. This could be native understorey type planting or perhaps a mix of large evergreen shrubs.



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:



Or if preferred it could run along the base of one of the Units. The Birch tree can remain in the location shown.

e/ An opportunity to include some trees to provide screening/shade/shelter to the internal areas has been missed. By rationalising/relocating some of the cycle provisions trees could potentially be introduced as marked up below without compromising parking provision/access. These could be underplanted with groundcover.



f/ The areas ornamental shrub planting should be pulled back from the edges/ends of parking bays by around 0.4m to allow for access to cars/vehicle overrun. The strips can be either bark mulch or buff 20mm shingle. Sarcococca spp are challenging to establish and a more reliable evergreen (e.g. Hebe 'White Gem') should be used instead.

g/ 6m wide planting zone r/o Units 12-20 - this is an important buffer to existing residences to the SE. This planting should include a number of native trees planted at min. feathered size to provide higher level softening. The shrub

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

Mobile: 07974 900280