

Osmond, Gary

From: Oliveira, Marta
Sent: 07 June 2024 10:06
To: Osmond, Gary
Subject: RE: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gary,
Sorry for the late reply but I've been busy with other priorities.

I totally agree with you, within the fixed parameters of the approved layout at the outline stage, the amendments to the elevations have significantly improved the scheme. I've commented on several applications from Paul Chasin in Winchester, and I have a very good impression of his work which gives me some certainty about the high-quality of design.

I have reviewed all the information submitted by the applicant (dated: 29/05/2024) and the amendments have overcome the concerns raised on my previous consultation (dated: 27/01/2023) in respect to the need to soften the impact of the building in views from the main road as well as adding visual interest to the elevations while achieving a more balanced and harmonious composition to the elevations. The asymmetric roof form of units 12-20 is also considered to be an improvement and a clever way to potentially avoid overlooking whilst reducing the perceived scale of the building.

I hope these comments are of help.

KR
Marta

Marta Oliveira
Senior Urban Designer

Planning & Environment - Urban/Landscape Design

Ext.: 8032

From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 03 June 2024 16:15
To: Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>
Subject: FW: RM/24/96684 NETLEY FIRS, KANES HILL, SOUTHAMPTON, SO19 6AJ - landscape comments

Marta,

Could I ask you to please look over the amended drawings (all now in salesforce) and let me have some brief design comments.

Having briefly looked over them, they appear to follow the advice I previously gave with regards to trying to get some of the units to have a better relationship with the entrance and pedestrian routes. Given we are constrained by the approval of the layout at the outline stage, I think the amendments to the elevations are reasonable.

Many thanks,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8490



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

Sent: Wednesday, May 29, 2024 1:04 PM

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

Cc: Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>

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

Good afternoon Gary,

Please find attached a full set of updated drawings. I would be grateful if these could be added to the public file with all previous floor plans and elevations marked as superseded.

In making these amendments we have sought to respond positively to all of the points you and Marta have raised, wherever possible.

Within the fixed parameters of the approved layout we have sought to enliven and add visual interest to the elevations, through better placement of fenestration, a refined palette of materials and better detailing, including opportunities for signage. Where the industrial units back onto pedestrian routes, we have introduced ground floor windows to provide passive surveillance and some, albeit modest, visual interest. Where pedestrian routes pass between buildings we have show lighting modules to improved the security of the site and feeling of safety for all users. As discussed given the nature of the use and parameters established by the outline planning permission there are limits as to how far this could be taken but we believe that the amendments have greatly improved the visual interest of the site.

In addition, mezzanine floors have been added to all of the general industrial units, which helps to make more sense of the elevations, and importantly still sits with the parameters of the outline permission in terms of total permissible floorspace and parking requirements.

Perhaps the most significant change has been to units 12-20 comprising the B1(b) and B1(c) uses. The approach has been to significantly reduce the height of the eaves on the rear (south-eastern) elevation creating an asymmetric roof form. This completely removes all first-floor windows facing south-east. These are replaced with rooflights that are above head height internally, thereby removing any risk of overlooking towards neighbouring occupiers but without compromising on the access to daylight in the deepest part of the building. This change also has the benefit of reducing the overall scale of the building on the site boundary so that it does not result in an overbearing relationship with the neighbouring properties. This asymmetric roof form also creates opportunities for solar panels. Lastly the palette of materials applied to these units is consistent with rest of the site so that it complements the overall character of the site and also so it read less office-like in appearance. Coupled with the improvements to the landscaping along the site boundary including additional tree planting, we trust that these changes address your concerns about this relationship with neighbouring properties and the visual appearance of the these units.

Please do not hesitate to get in touch should you have any further questions or suggestions.

All the best,

Jacob

Jacob Goodenough

Director

Mobile: 07950 482 668

www.novaplanning.co.uk

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

Sent: 28 May 2024 11:40

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

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

Hi Gary,

Thank you for the email and apologies for the delay coming back - I have been away.

The final set of drawings are with my client for review and subject to their sign off I should have these with you very soon (this week hopefully!).

Please accept this email as an agreement to the extension of time.

Best wishes,

Jacob

Jacob Goodenough

Director

Mobile: 07950 482 668

www.novaplanning.co.uk

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

Sent: 23 May 2024 16:52

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

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

Hi Jacob,

I hope you are well.

I am conscious that the agreed EoT for Netley Firs is next Friday, but I still don't have the amended drawings discussed. Do you know when these will be available and are you agreeable to a further extension of time to say 28th June?

Regards,

Gary Osmond
Principal Planning Officer

Planning & Environment - Planning/Development Management
023 8068 8490



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

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

Sent: Friday, April 26, 2024 2:16 PM

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

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

Good afternoon Gary,

Apologies for the delay coming back to your email. A new architect has been appointed and is working through the changes. We hope to have this with you soon.

In the meantime please accept this email as an agreement to the EoT.

Best wishes,

Jacob

Jacob Goodenough

Director

Mobile: 07950 482 668

www.novaplanning.co.uk

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

Sent: 22 April 2024 12:18

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

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

Afternoon Jacob,

I was just wondering if there is any update on getting the design revisions discussed submitted?

Would you also be agreeable to an extension of time. Shall we say 31st May?

Regards,

Gary Osmond
Principal Planning Officer



Remember to take an **accepted form of Photo ID** with you when voting at a polling station on Thursday 2 May.

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

Sent: Tuesday, March 26, 2024 5:52 PM

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.

I have now had a chance to work through the submitted drawings and do have a few comments which are set out below.

General

As we discussed, given we are stuck with the layout, all we can really look to do is improve the architectural appearance of the buildings and site landscaping. I believe we are thinking along the same lines on this, and I will leave you to discuss with the new architect. This will be particularly important for the rear and side elevations of Units 1-3 and 21-23 given they are facing onto important parts of the site's 'public realm'. The side and rear of Units 5-11 may not be such an issue as these I believe are generally well screened by the existing trees and dense laurel shrubbery along the sides of the main road. If however, this is to be thinned out to any degree, then these western elevations will need to be looked at further.

Units 1-3

- Is there an intension to provide a first floor to these units? I would imagine that there would be some sort of mezzanine office space, as that certainly seems to be implied with the inclusion of first floor windows to the front elevation.
- The front elevation does not appear to match up with the floor plans.
- Is there scope to include glazing to the eastern end elevation of Unit 1, possibly around the pedestrian entrance and any stairs? This would provide some visual interest to the corner of the building.

Units 4 & 5

- If there is scope to provide any natural surveillance to the western elevation of Unit 5, this would improve the safety of the pedestrian pathway?
- Again, first floor?

Units 6-8

- Is there an intention to provide first floor accommodation?
- The rear of these units will be visible through the pedestrian access to Kanes Hill, as such the appearance of these elevations is important.
- I have some concerns as to the safety of this space behind the buildings. I'm not sure I would have supported this as the original layout but if there is anything which can be done to improve natural surveillance of this space, I think it would be worth looking at.

Units 9-11

- Again, is there to be a first floor?
- Is it here going to be a need for lighting for the gap between the two blocks?

Units 12-20

- As discussed, these units do appear very much like office units, which would not comply with the original outline consent, which was for B1b and B1c. Some indication of what type of businesses your client considers these units would be suitable for may assist in explaining the internal layout and external appearance of the units.
- If we are to work on the assumption that these units may be used for B1b purposes, then I would ask that the internal layout be reconsidered so as to significantly reduce the number and size of windows to the rear elevations. I have concerns that these windows would result in unwanted overlooking of the adjacent residential properties. The space behind these units is also supposed to be heavily planted up to provide screening, which would impact any windows to the rear of the units.

Units 21-23

- Is there an intention to provide first floor accommodation?
- It looks like the elevations and floor plans don't tie up as per the drawings for Units 1-3.
- Again, as suggested for Unit 1 above, if there is scope to pull some glazing around the corner of Units 21 and 23, this would provide more visual interest.

Signage

Some thought as to the location of signage on buildings should be given. Ideally this should be standardised across the site in order to provide a degree of consistency.

Hopefully the above comments are clear but should you have any queries or wish to discuss, please do not hesitate to contact me.

Regards,

Gary Osmond

Principal Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8490



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.

HELP US HELP YOU

USED OUR SERVICES OR COMPLETED A PROJECT
IN THE LAST 3 MONTHS? WHY NOT
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

Mobile: 07974 900280

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.

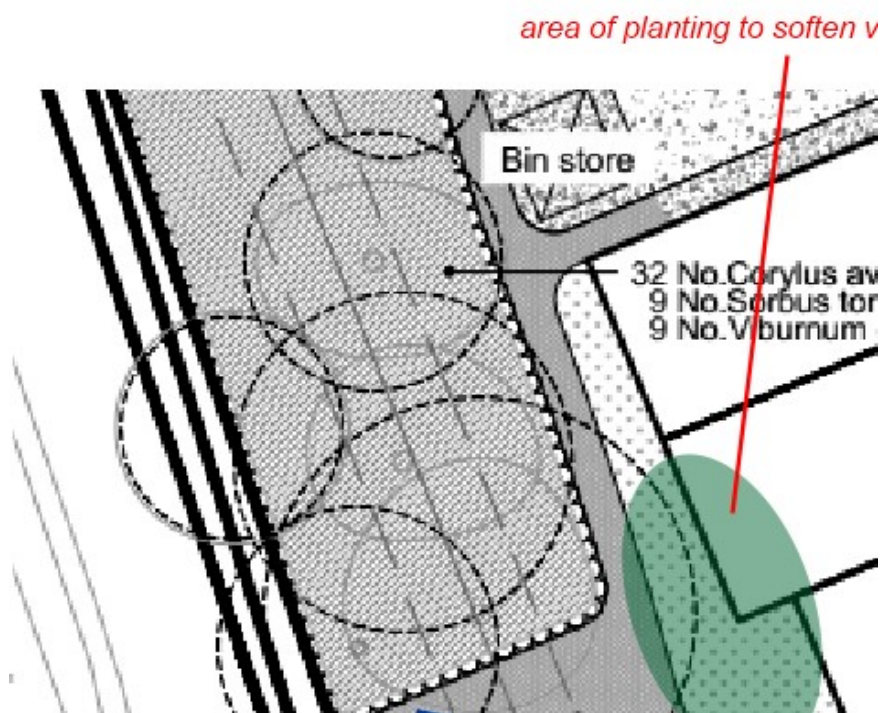
My comments below focus on the plan prepared by Deacon Design DD650 L01 (no revision - note: drawing for some reason not titled but I assume this is the detailed landscape plan?).

a/ The existing boundary vegetation along the frontage to 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.

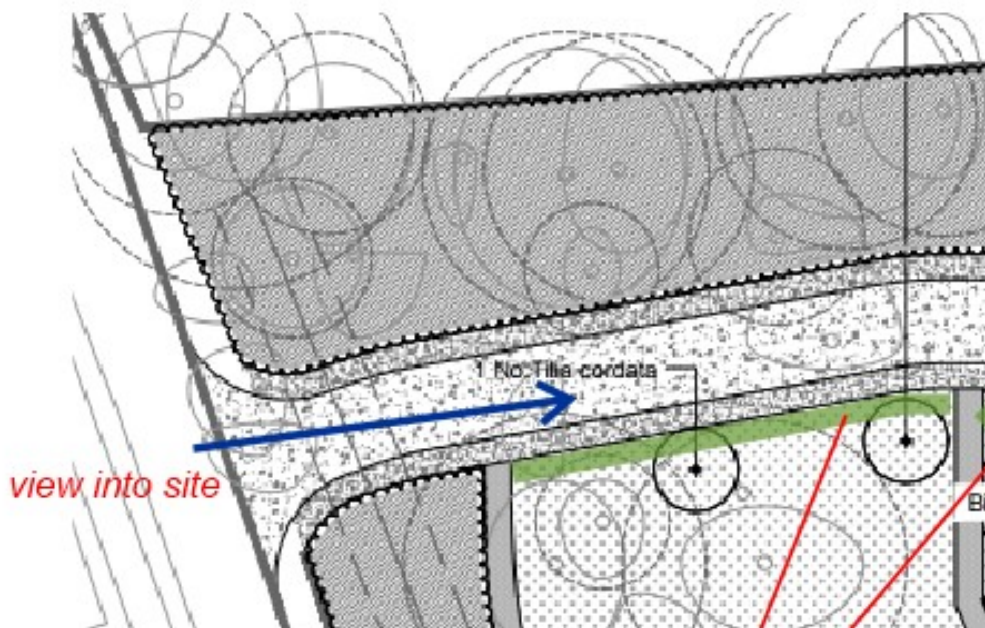
Please can we ask the designers to update the drawing to show the extent of existing vegetation more accurately, especially the understorey growth, so that any gaps/areas of thinner screening can be clearly shown on plan (this also applies to the boundary vegetation shown on the N & E of the site). This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

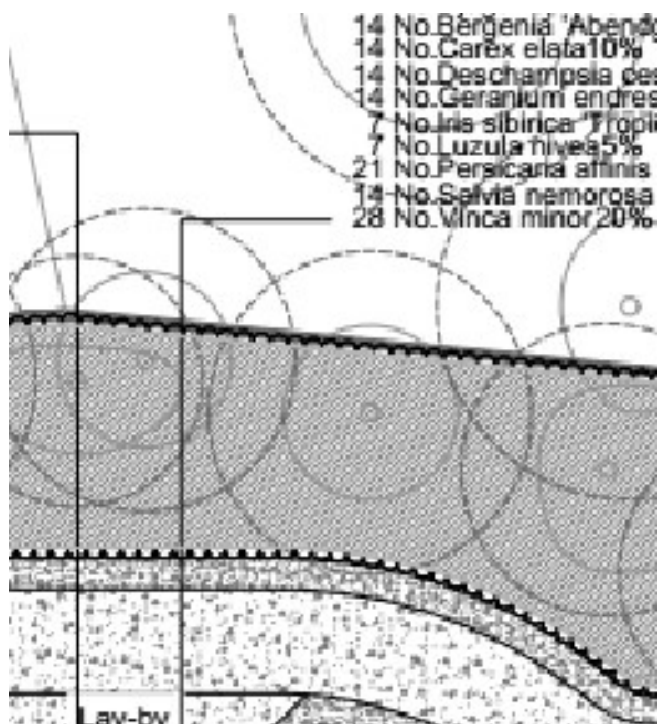
b/ The installation of a new link path onto Kanes Hill will open up a direct view into the site. An area of planting adjacent Units 6-8 will help reduce visual impact. This could be native understorey type planting or perhaps a mix of large evergreen shrubs.



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:



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