

Morris, Rachael

From: Griffin, Tim
Sent: 13 June 2024 17:31
To: Morris, Rachael
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta
Subject: F/24/97412 5 & 7 Allington Lane, Fair Oak, SO50 7DA - landscape comments

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Hi Rachael,

I have been asked to provide landscape comments on this latest application for this site.

Having reviewed the landscape related information submitted during May 2024, I do not have any in principle landscape objection to this latest 2-unit layout. However, there are some amendments required to the landscape and site layout plans taking on board my comments below.

In terms of views from the main road, the additional dwelling (compared with the previously granted planning permission F/23/95753), will not significantly increase potential visual impact of the development. Both proposals are similar in heights and massing.

My comments are:

1. The treatment along the frontage to Allington Lane is key. Further clarification is required on the plans in terms of the care of retained hedges and new planting.

The existing hedge in front of Plot 7 has not been well maintained and is currently overgrown as shown in this streetview:



On the site plan, please clearly indicate this hedge as retained and lightly trimmed to shape (without losing screening value) and add a note on the landscape plan that the hedge to be trimmed (I suggest a note saying not below a min. height to avoid the hedge being coppiced and screening lost!).

2. The frontage to Plot 5 is presently completely open in views from Allington Lane.



It is essential these open views are well screened, and the landscape plan should be amended as it incorrectly shows an existing hedge retained here. We would expect a new hedge to be planted (min. 1.2m high on day of planting). Native species such as Hornbeam preferred.

The symbols on the landscape plan for existing and new trees are too similar, so more distinctive symbols should be used for ease of reference. Please add indicative species for all the new tree planting. There is scope for another tree in front of No. 5 (rhs of bin collection point).

3. I do not think there are any existing hedges to the rear of Nos. 5 & 7. Please clearly differentiate between existing and proposed hedges across the site. We would prefer to see an 'instant' 1.5m high evergreen hedge planted to the rear of Nos. 5 & 7 as this will significantly 'green up' the rear court area. At present, the site layout appears to show a 1.8 cbf with the hedge planted the garden side. The new hedge will therefore not soften the view from the new bungalows.

4. What enclosure types are intended across the site - please add to the landscape plan so we can confirm if acceptable.

5. Please add species of all retained trees and hedges on plan.

6. Further details of the biodiverse roofs are required (species).

7. The layout in the rear gardens of the 2 new units does not match on the site layout and landscape plan. Please resolve. I prefer the landscape plan with bike stores pulled closer to the bungalows.

8. There is an 'unknown' existing tree in the SE corner of the rear gardens shown on the site & landscape plans. Is this staying? If so, please add species and height.

9. The hedge along the SE rear boundary should be a native mix hedge.

10. The new rear gardens are noted as wildflower lawn. Please add further details. Long mown wildflower grass is not going to work here!

11. To avoid any confusion, I suggest all indicative planting shown on the site layout is omitted with a clear x-ref to the landscape plan for all details of existing and proposed planting.

12. Please check the site layout accurately shows retained and removed vegetation/trees. Confirm the landscape plan matches.

I hope all the above is clear, but do get in touch should you require any clarification.

We assume full hard and soft landscape details will be conditioned should the layout gain PP.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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