

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 15 August 2024 17:43
To: Harrison, Liz
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta (Contractor)
Subject: Re: F/23/96629 Land at Fieldfare Road - landscape comments on revised scheme

Hi Liz,

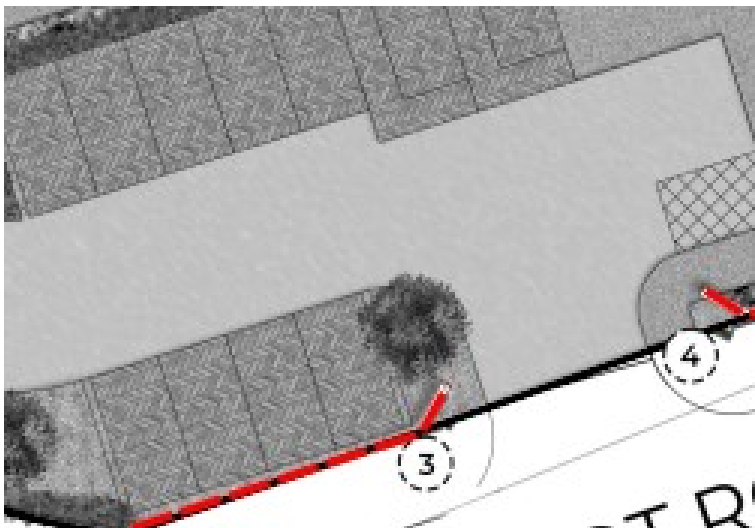
I have downloaded and reviewed the latest updated landscape plans for this application.

The coloured landscape masterplan that has been prepared is helpful in assessing the proposals, however, the layout has not substantially improved from previous iterations and has not responded positively to my previous comments.

My primary concern remains that the size and form of the proposed Care Home significantly limits Green Infrastructure planting that would help create an attractive setting for the new facility. In too many places around the boundaries there are pinch points. These either prevent any planting at all to soften the development edge or leave such narrow strips of soft landscape that the indicative boundary hedge planting is likely to fail.

I am concerned that hard landscape will be overly dominant, particularly in the arrivals and western car park areas. The CGI image of the entrance area illustrates the dominance of built form and hard landscape (note: the planting shown running along the base of the boundary wall is not deliverable as it is outside the red line). Looking at this CGI, I remain of the view that the proposed water feature creates a stark entrance feature. An alternative that would provide additional softening to the building, would be a low raised brick planter with a built-in bench and a small tree, with vigorous shrub and ground cover planting below.

The suggested boundary brick wall and railings will create significant issues for the suggested hedge planting as the concrete footing will reduce rooting volume. I recommend that wherever a boundary hedge is shown that the enclosure should be railings only as these require much reduced footings. The brick wall and railings could be retained either side of the entrance where there is no space for planting (red dashed lines below).



In the areas highlighted below the new hedge is predictably likely to fail as the rooting area is too restricted. This will open up gaps in boundary screening:



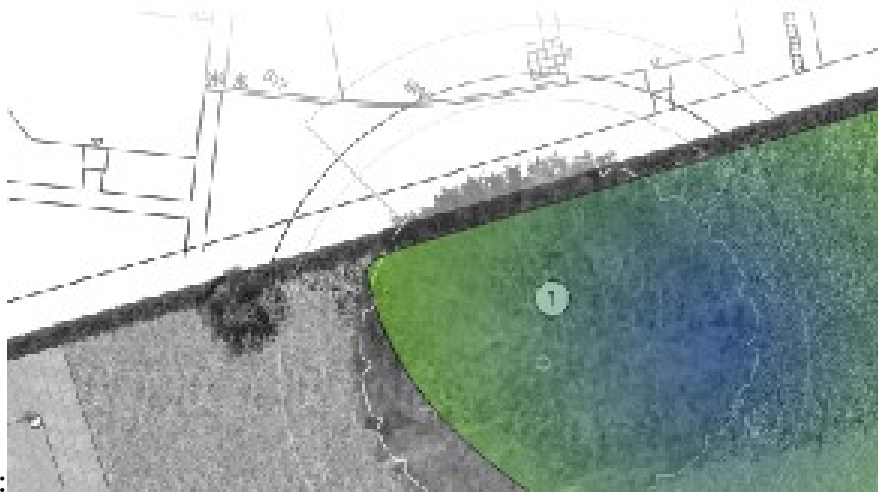
There are too few new trees planted on the site and additional trees should be introduced in locations below. This may require (in places where rooting volume is limited) specialist tree cell tree pits to ensure the planting is deliverable:



Bolstering the boundary screening is extremely important.

The layout of rear external spaces needs to be carefully considered to provide additional landscape interest for residents (the CGI of the rear of the building shows more developed landscape ideas which should be reflected on the masterplan).

The shape of the proposed meadow is rather awkward and a sweeping curved area as below would



be more attractive:

It would be helpful if new tree planting as part of the development to the north, is indicated on plan, so we can assess how the onsite scheme relates to offsite planting.

I trust these comments are helpful.

Fully detailed planting plans and a separate landscape maintenance plan should be conditioned.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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