

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 05 December 2024 17:43
To: Harrison, Liz
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta (Contractor)
Subject: Re: F/23/96629 - Land at Fieldfare Road, adjacent to the roundabout with Winchester Road - landscape comments

Hi Liz,

I have downloaded and reviewed the amended CGI's uploaded on Salesforce for this site.

I think these images reinforce my previously recorded concerns that this development will be intrusive in the scene, and that there is insufficient tree planting to sufficiently soften views of the development.

The proposed south eastern CGI clearly demonstrates how dominant the building elevation will be in the streetscene. This is exacerbated by the break in boundary tree planting that results from the building footprint being too close to the site boundary, leaving insufficient space for tree planting.

The same CGI reveals how intrusive the proposed boundary brick wall and railings detail will be. This results in a hard, exposed edge to the development. As I commented earlier this year, replacing the walls and railings with 1.8m high steel railings, with an evergreen hedge planted site side, would provide a greener edge to the development. This change would also avoid extensive concrete footings for the brick wall, thus increasing the area of the soil rooting zone. This would help boost long-term tree establishment.

The private gardens CGI suggest to me that limited thought has gone into the design of this space. The layout of this garden area lacks coherence, with an apparent random arrangement of shrubs and trees. This key space lacks any meaningful focal point.

The landscape objections I have previously raised remain, and as far as I can ascertain, the latest CGI's do not respond to the significant landscape comments I made on 15th August 2024. To date, the applicant has not engaged with us regarding the landscape setting of this development. This is very disappointing.

Should you be minded to give a recommendation for approval of this scheme, please ensure the usual landscape conditions are applied, including the provision of a fully detailed planting plan at 1:200 scale and a landscape maintenance plan.

If you would like to discuss any of the above, please get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council
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