

FAO Clare Martin

Planning Department

Eastleigh Borough Council

Electronic Copy Only

Date: 12th of May 2025

Dear Clare,

RE: East Horton Golf Centre, Mortimers Lane, Fair Oak, Ref. F/25/99007 – Landscape Queries

Thank you for providing the comments from Eastleigh's Landscape Officer on the above application. This letter provides responses to the queries raised and requests for additional information. We have used the same referencing as within Tim Griffin's email of the 20th of March 2025.

- A. We note the comments on trip generation due to construction which is addressed within the Transport Statement and CEMP submitted with the application. We also note that Hampshire Highways have confirmed 'no objection' to the proposals. However, please let us know if additional information or clarification is required.

Please find enclosed attached Sections which have been updated to show the wider context as requested.

The maximum gradients used is 1 in 3.5 which has been selected to ensure slope stability, ability for planting to succeed and flourish, and to allow maintenance.

We note and fully support the following comment: *"Where possible, slopes should have a varied profile for a naturalistic effect with the top and toes of slopes rounded out."* This effectively captures the approach to design of the landforms which the intent being to create 'soft' and naturalised forms that avoid hard edges and corners. This is further softened by the proposed planting.

- B. We note this comment and acknowledge there is likely to be a degree of failure. However, we have taken the view that it would be better to attempt translocation than simply remove existing trees. The advice from our consultants is that, in the context of translocating healthy specimens into freshly prepared sub-soils, we should expect a high degree of success. However, the proposal is not reliant on success and as the email notes, *"there is sufficient opportunity for new tree planting on both Phases to balance losses."*
- C. We request that this be addressed within the Landscape condition that we anticipate being applied to any future permission. The application drawings show the plan, width and depth of the proposed swales along with planting proposals. This comment is related to the latter part of (A) where we would expect a degree of naturalisation and variation of these features to create a naturalistic overall effect, again softened by appropriate planting.
- D. Updated Habitat Proposals Map have been supplied separately. The Landscape Plans attached have been updated to clarify cross-references between Ecological and Landscape plans.

- E. We/ our Landscape and Visual consultants consider that all public views of the site have been addressed. The potential for any public views into the site is exceptionally limited and the submitted LVIA captures those views which are available. Although some of the photographs are taken during the Summer period, we/ our consultants are content that no intervisibility arises in these locations and it was not therefore necessary to repeat the images in the winter period as the site would still not be visible.

Regarding Views 8 & 9, these have been repeated and the results provided prior to this response.

- F. The Proposed Block Plan and supporting documents make clearer the intention regarding different areas. The Landscape Masterplan has deliberately been left 'clean' to avoid detracting from the overall visuals, and as the relevant information is provided on other drawings. However, a key has been added to the attached drawings as requested.

The assumption is correct that the faded 'existing' trees are all retained, with the exception of two trees on Phase 1 which are to be removed at the location of the new 1st Tee Box. This is more clearly shown on the Proposed Block Plan and Arb' Plan submitted with the application.

We note the request for fully detailed plans to be conditioned and this approach is agreed.

- G. The proposal is that the Buggy Store/ Driving Range building remain. The Buggy Store is not part of the application and is accessed from the Car Park side.
- H. We note these comments and are happy to amend the proposed planting to be contiguous with the Ancient Woodland edge. The plan has been updated accordingly.
- J. We do not currently have views from the proposed high spot in Phase 1 as these would have to be modelled. It is intended that seating would be provided at the high spot to allow visitors to rest and to enjoy the views/ landscape.

We have not responded to those comments made in relation to the proposed Phase 2 works although would be happy to do so for context if this is useful.

we trust that the foregoing and attachments are sufficient to address the relevant planning conditions. Please do not hesitate to contact the undersigned if you have any queries or require further information.

Yours faithfully,

Lloyd Exley | Director