

Osmond, Gary

From: Griffin, Tim (Contractor)
Sent: 31 January 2026 21:04
To: Osmond, Gary
Cc: Oliveira, Marta (Contractor); Dyer, Tim; Ellison, Mark
Subject: F/25/100632 OLD OAK FARM, WINCHESTER ROAD, FAIR OAK, EASTLEIGH, SO50 7HD - Landscape comments

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Hi Gary,

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

By way of 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. I have also checked the OS Explorer map for the area to establish the location of PROW's from which there may be glimpses of the site. There is a public footpath that runs to the east and south of the site and views from this route should be carefully assessed.

Since the site lies in the Countryside there is an in-principle Policy objection to this proposal.

Any proposal for this rural site would have to demonstrate that the landscape character would be protected and enhanced and that any development does not have an urbanising effect. These are key considerations, and as a result I have spent some time reviewing the submitted LVIA information.

The report acknowledges there are glimpsed and interrupted views of the site but since the site survey photographs for each viewpoint are small it is impossible to accurately determine potential visual impact. In addition, most of the photographs are taken in summer months when deciduous trees are leaf. During winter months the impact is likely to significantly increase.

To be confident the visual impact has been accurately assessed, it would be worth asking the applicant to re-visit the viewpoints now and submit winter views (at a larger size to allow easier assessment).

I am currently pretty tied up with consultations for 1 Horton Heath, otherwise I would offer to carry out my own survey and check various potential viewpoints. I don't know if you would have time to do this as this may well reveal key views where there will be greater impact.

My other concern with the proposal is that there is a reliance on existing hedges to screen the proposed single store barn houses. The Landscape Strategy plan included in the LVIA shows a significant stretch of the existing roadside hedge removed to clear required sightlines. Some replacement woodland planting is notionally indicated but this will take some time until it matures to positively impact the streetscape.

The existing conifer hedges and other 'overgrown hedges' are being relied on to screen the proposed dwellings but there is no certainty that these will be retained in-perpetuity. Perhaps these could be

TPO'd, but this won't prevent potential future pressure to see them removed, at which point the visual impact will clearly increase.

I note the proposed dwellings are tucked towards the rear of the site, and although none of the existing established Oak trees are shown as being removed, the rear gardens are relatively small. As a result, I can envisage future occupants applying to have these trees lopped and topped!

Further information/site work is required so we can accurately assess the potential visual impact. Perhaps we could ask the applicant to submit the winter view photographs first, then maybe in a few weeks time you or I can walk the area and check the accuracy of the assessment.

Is this an agreeable approach?

Any queries do get in touch.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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