

Altman, Rebecca

From: Griffin, Tim
Sent: 13 October 2022 16:12
To: Altman, Rebecca
Cc: Ellison, Mark
Subject: Re: DC/22/93827 Land at Villeneuve St George Way, Eastleigh - landscape comments

Follow Up Flag: Follow up
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Categories: Conditions, Consultation responses

Hi Rebecca,

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

This is a sensitive gateway site, and as you know, during the original full application process our focus was on tree planting.

At this stage, I am looking for assurances that all the tree planting indicated on the landscape plans will be deliverable. In particular, please ask the applicant to confirm that the existing drainage and proposed lighting columns will not lead to any omissions of new trees along Villeneuve Way.

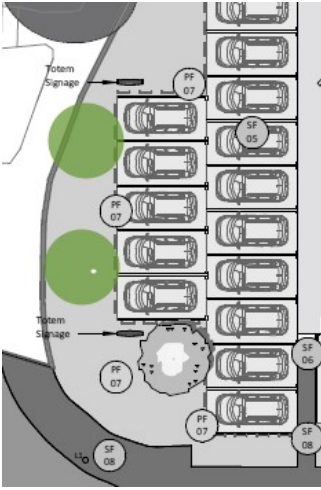
My landscape comments are as follows:

Proposed site external finishes & materials

a/ SF 03 Netlon Netpave system - please add note of the finish within grids. Are they to be topsoiled and grass seeded?

b/ I note with concern that some proposed light columns are suggested along Villeneuve St. Georges Way between the avenue of new trees. This planted avenue is a crucial element of the planting scheme and must be delivered. Please check that there will be no clashes with Highways on the light column locations. If needed, change the lighting to bollards to ensure the tree planting will not be adversely affected.

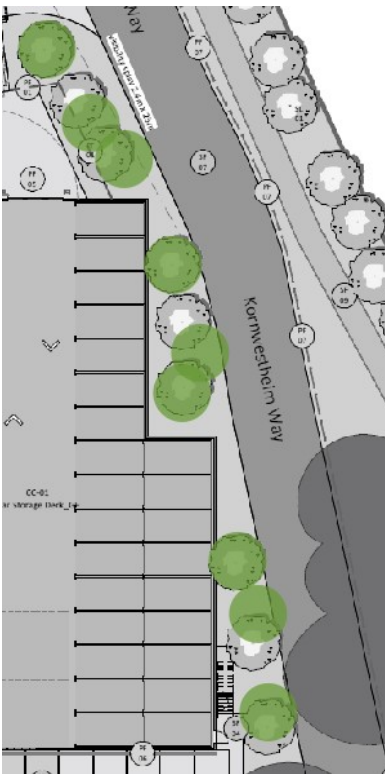
c/ It is disappointing that my earlier comment regarding additional tree planting along the Leigh Road frontage has not yet been accommodated. I can see no good reason why 2 further trees cannot be planted between the totem signs (see extract below). I understand that Hendy may wish for maximum visibility of their new facility, however, this development is at a scale that cannot be missed.



The more easterly totem sign seems excessive, especially as it will be partly hidden behind the existing trees along Leigh Road. Perhaps a single totem sign is sufficient.

I am pressing on this point to maximise tree planting opportunities on this site in response to climate change.

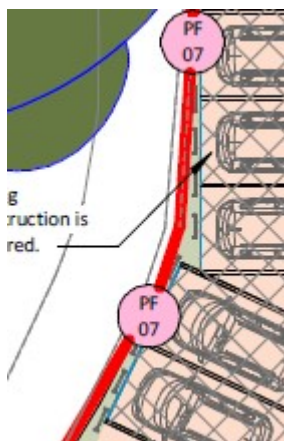
d/ The tree planting along the rear to screen the parking deck is intended to have a more naturalistic feel. Please adjust the tree positions as below for an informal effect.



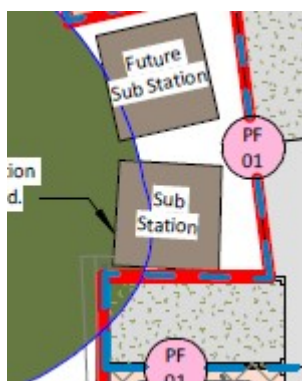
e/ Have any seats and litter bins been considered along the Gateway footpath?

f/ Please add the 'green' areas to the key plus a note 'Soft landscape areas - refer to Landscape Architects plans for all details'.

g/ Any thin strips of soft landscape (such as areas below) are too narrow for planting. Please replace with suitable hard landscape alternative.

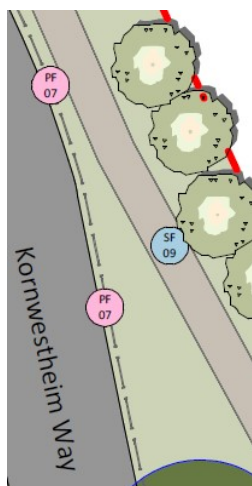


h/ Is there scope to omit this space adjacent the sub stn. and replace with screen planting? It will be a very tight space to access and inaccessible when the gates are open.



Sub. stns. are intrusive in views, so planting here would be welcomed.

j/ I note a hooped perimeter barrier PF07 is proposed along the length of the Gateway footpath.



I need to check with Mark, but my own view would be that this is not the best detail here as it implies this area is part of Hendy Fords site, rather than reflecting the character of the adjacent Fleming Park. I would have thought a steel post, or a bespoke knee rail detail, would be more appropriate here (steel for longevity). A series of posts would be less visually intrusive. I think there is a low earth berm along this edge at the moment.

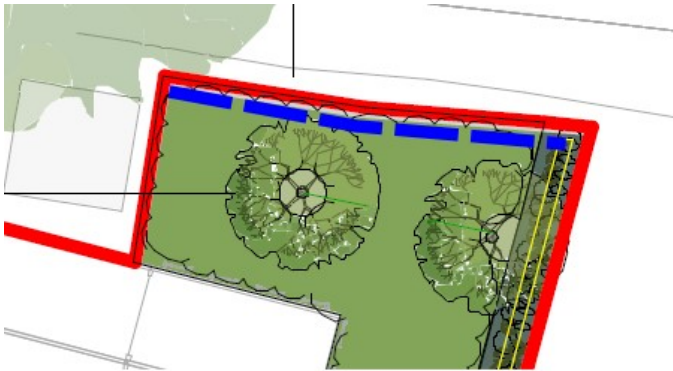
k/ Details of the proposed focal point yet to be submitted and approved.

Landscape Site plan

Any comments on this drawing - see above and our comments below on the detailed soft landscape plan

Soft Landscape Site

a/ Following 2 locations - extend native mix hedge (dashed blue line) to soften mesh fence and screen views of service areas:



b/ Replace these 2 Birch with Pines for year-round screening:



c/ Tree planting - I need to double check with Mark that he has no other comments on species as he is familiar with the setting of this site.

d/ All new trees in grass to be supplied with a black strimmer guard.

e/ If the 2 additional trees between the totem signs I have requested above are resisted, please include a group of 3 *Amelanchier lamarkii*, multi-stemmed, min. 2m to soften the view.

f/ Move 3nr *Amelanchier lamarkii* Standards into tree schedule (from shrubs).

g/ Add note to plan - an alternative to Ilex crenata hedging - Euonymus japonicus 'Jean Hughes'.

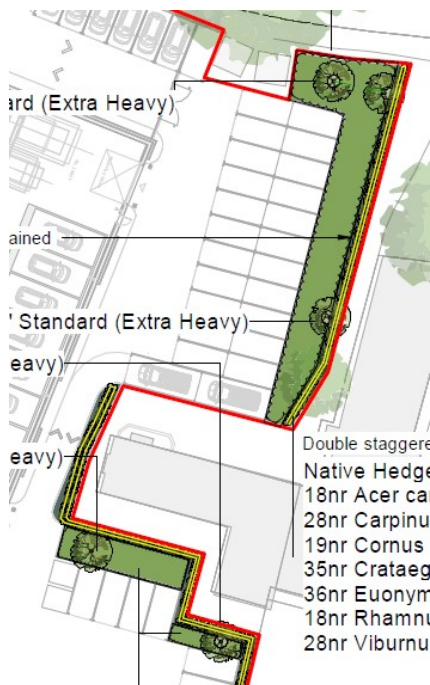
h/ Suggest this area of planting around the proposed focal point should be different from adjacent planting to highlight area as feature. Please review once the type of focal point has been agreed.

j/ Is there scope to replace some Carex in mixes with other grass species for variety?

k/ South Boundary Shrub/Feathered trees Mix - is a narrow, informal strip of groundcover required along the back edge of the road? (white flowering Heathers as association with Birch and Pine mix?)

l/ Wildflower meadow along Gateway path - is a mown edge required for neat effect?

m/ Please review the rather 'choice' groundcover mixes for these rear beds. Is this the right option for a service area where the planting may be subject to a certain amount of 'wear and tear'? Should the mixes be more robust, mainly evergreen, species?



n/ Planting schedules:

Please add guidance notes to aid implementation of planting (for example: South Boundary Shrub/Feathered trees Mix - note that evergreen shrubs planted towards rear of planting, and feathered Birch is groups randomly spaced for natural effect etc). Add notes to other types of planting as required for guidance.

For clarity, add notes for each type of planting regarding the required densities per sq. m, or in the case of hedging, numbers per lin m.

Please double check the numbers for perennial plants with a minimum of 5-7 per sq. m. Some of these plants are specified at a small size and so numbers may need to increase.

p/ Outline soft landscape specification - review (including tree pit details for root space pits, staking for the same, check note 'no trees within 3m of drainage', make clear what areas are mulched, depth of mulch etc). These notes need updating.

q/ The maintenance schedule on plan is not sufficient - please remove notes and submit a separate Landscape management & maintenance plan. The LMMP should focus on watering new trees and hedges and the care of the substantial areas of perennial planting.

Tree Pits Details

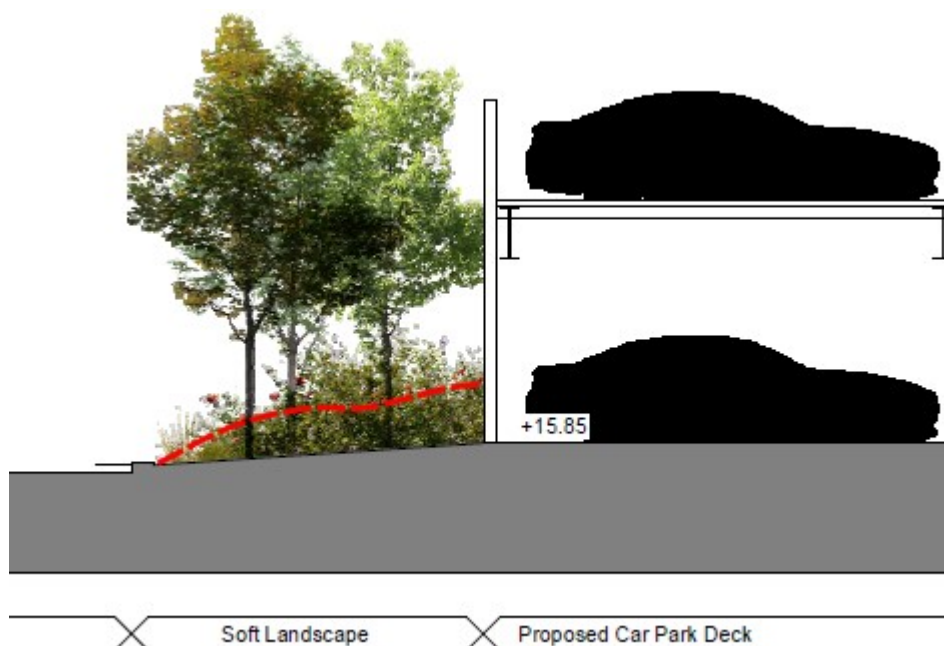
a/ Check labelling on tree pit sections - labels missing include topsoil layer, bark mulch, staking, irrigation pipes etc. Are any ameliorants/fertiliser being added to the topsoil backfill? Irrigation pipes to be placed around the **edge of the pit** not the edge of the rootball.

Top Soils Plan

a/ What about ext. hvy. std trees? Also 1:10 compost to topsoil ratio too low. Specify make of peat free compost.

Note: 'Selected standard / standard trees to be pit planted, pits backfilled with a mixture of excavated imported topsoil and existing soil, ameliorated with compost to PAS 100 at a rate of 1m³ per 10m³ of soil.'

b/ During the full application consultation, I recall we discussed the possibility of some low earth mounding to the rear of the parking deck to increase the screening effect of the planting along this sensitive boundary. Here is a site section marked up with a dashed red line to very roughly indicate banking where the planting strip is wider. Slopes to be max. 1:3:



This would require waterproofing along the rear wall of the parking deck. Please explore options on this.

I will liaise separately with Mark on a couple of the points I raise and let you know if there is further feedback.

If the designers wish to contact me directly for any clarification they are welcome to do so.

KR Tim

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