

Subject: FW: DC/22/93827 Land at Villeneuve St George Way, Eastleigh - landscape comments 9/2/23

Landscape Officer further comments in Green – 9 February 2023

Comments and Responses:

1. **Ecologist Team**

Suggested some alternatives to the *Cotoneaster salicifolius* and has recommended heathers or creeping junipers, both of which are fairly low maintenance.

Heathers are good low growing flowering evergreen ground covers and are attractive to pollinators. Creeping junipers are another option. The RHS website lists several options. Both are fairly low maintenance.

These can be amended to creeping juniper – Please Note juniper is potentially harmful, contact with skin may aggravate skin allergies. Gloves and other protective equipment must be worn when handling. If you are concerned about this then do consider the Juniperus communis cultivars which aren't toxic?

2. **Landscape Comments (one)**

1. As I understand it *Tilia x europaea* 'Pallida' suffers from aphid excretion residue. I recommend that the applicant checks this out and if correct, substitutes this species for another, such as the *T. tomentosa*.
This is correct - this species attracts aphids which secrete honeydew. *Tilia tomentosa* 'Brabant' is already specified on the drawing so this can be substituted as requested. Please amend drawing.
2. Please replace the line of mixed species trees north of the Bowling Green with *Tillia euchclora*. We have a policy of using this species as a structure planting tree along the park boundaries.
These can be substituted as requested. Please amend drawing.
3. Boundary detail along Fleming Park: please replicate the existing bund detail, with added steel bollards across path entrance points.
Unsure on this comment as we believe what has been indicated currently was agreed with the LA. It looks from streetview as the bund is already in place and this needs to be recreated as shown on your plan, but with the stretch linking with the northern edge of the bowling green also shown, whether to be existing, retained or newly formed. Any gaps must be blocked by bollards at close enough centres to prevent access by cars.

This is something that EBC does wish to insist on. If there is a specific reason why this causes concern, please let us know.

4. Existing trees in park in the area in the vicinity of the 'focal point' – are they marked on tree survey? Please mark and label species on soft landscape plan before we can comment in detail on this area. We want to add in around three *Prunus tai haku* as we are using this tree as an 'ident/orientation tree' at major entrance points to the park. One of these could replace the *Crataegus*.
Ex survey needs to be verified, however the final focal point detail will need agreement. Please action the verification and provide a revised soft landscape plan with the existing trees labelled and marked on it.

3. **Landscape Comments (two)**

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.

This can be confirmed and be made a design constraint. Great- please confirm this as a note on the soft landscape plan.

My landscape comments are as follows:

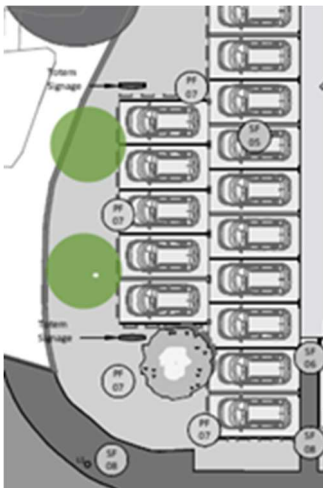
Proposed site external finishes & materials

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

Note can be added to drawings to indicate required finishes. Please amend drawing and identify in your reply which drawing you have amended.

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.

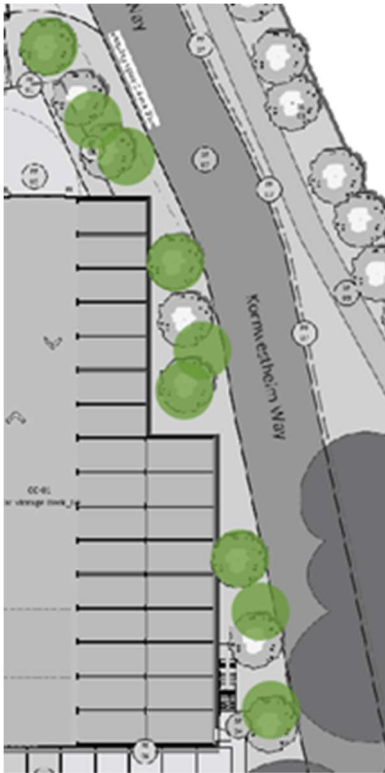
Trees should be resisted due to visibility issues with Totems suggest add a group of 3 Amelanchier lamarkii, multi-stemmed, min. 2m to soften the view as Landscape comment E further down

EBC is still of the opinion that the potential for additional trees here is being missed. Please reconsider. Could at least 1 further tree be accommodated? Response acceptable.

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.

Tree locations can be relocated as requested. Please amend drawing.



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

We are not aware of any being specified. We require one bench: Broxap Weburn galvanised and powder coated black 1.8 m long , with arm rests. It should be root fixed onto a rectangular area of tarmac sufficient in size to provide a hard surface beneath and in front where seated people's feet are. Please also provide one waste bin spec below. Locate within the plan shown below. Bench to be to the south of the bund and between the two existing trees. Bin to be to the east of the 'feature' tree, identified by the red asterisk, on the edge of the grass area, where its location will help reduce the length of low railing required. The low railing should be specified through a drawing.

Bin spec:

Broxap's Derby E Litter Bin

****Litter Bin Keys to be sent in a box delivered to customer Depot****

Dimensions : 521.5mm Wide x 519mm Deep x 984mm High

Capacity : 120ltr Litres

Material : 2mm Galvanised Steel

Lid Type & Ashtray : Standard Lid with Self Closing Cigarette Ashtray

Apertures : 4 Posting Apertures To Front, Back & Sides With Easy Bend Mouth Pieces

Text : Litter and Dog Waste Laser Cut Under Each Aperture With Gold Backing Plates

Lock : Stainless Steel Slam Lock Mechanism

Hinge : 10mm Heavy Duty Stainless Steel Pivot Hinge

Key : Standard 13mm Hex Key

Base : 4mm Galv Steel, 4 Fixing Holes

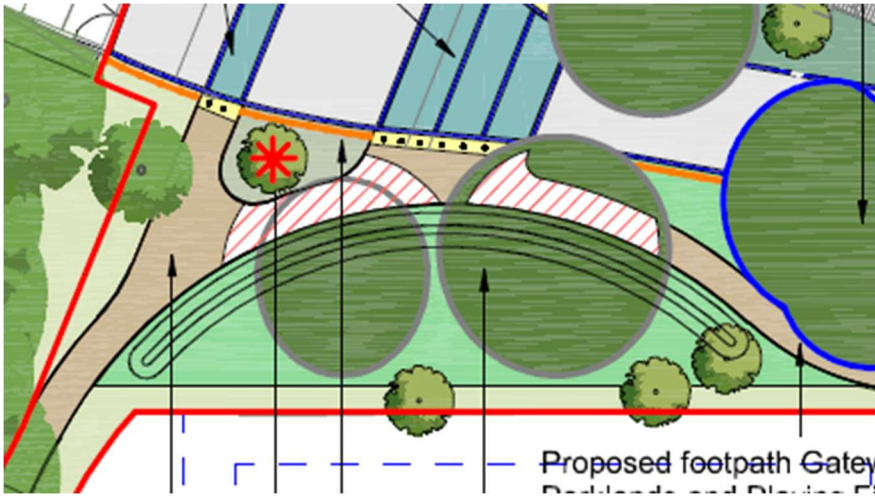
Liner : 120ltr Galvanised Steel Liner

Bands : 3 Vinyl Bands - Gold

Tidyman Logo : 2 Gold Vinyl Dual Waste Logos To Front & Back

Finish : Powder Galv Primed and Polyester Powder Coated

Colour : Black, RAL 9005



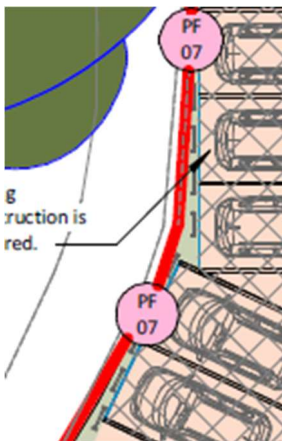
f/ Please add the 'green' areas to the key plus a note 'Soft landscape areas - refer to Landscape Architects plans for all details'.

Notes can be added to Site Layouts as requested. Please identify where and on which plan this has been added.

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

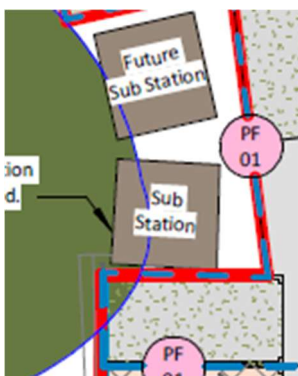
Agreed these should ideally be stoned or hard paved

Please indicate details on an updated plan.



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.

Agreed this space is not really useable for cars due to tight dimensions and swing gate operation

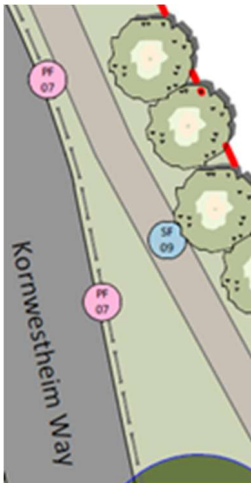


Sub. stns. are intrusive in views, so planting here would be welcomed.

This cannot be achieved as access will be required to front of Sub stations

Is there any planting/screening that can be achieved here?

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.

We believe that the hooped arrangement currently indicated was agreed with the LA

See previous comments, please consider the bund option. See above comment.

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

Comments as item 2.4 above Tree acceptable.

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:

This can be accommodated as requested . This has not been actioned.





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

This can be accommodated as requested. This has not been actioned.



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.

This can be accommodated as requested. There is no text in the spec so I assume this is still to be actioned.

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.

As item totem comment C earlier mentioned above

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

This can be accommodated as requested. This has not been actioned.

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

This can be accommodated as requested. This doesn't appear to have been actioned.

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.

Focal point to be agreed

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

This can be accommodated as requested. Thanks for adding these in. Please populate all of the columns in the schedule table.

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?)

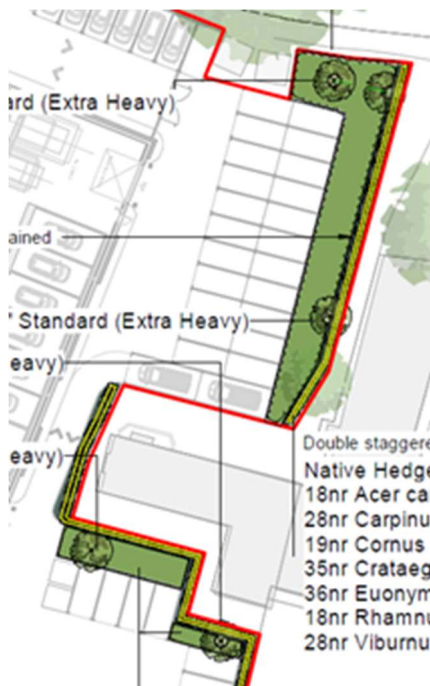
This can be accommodated as requested. This has not been actioned.

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

This can be accommodated as requested This doesn't appear to have been actioned.

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?

This is to be reviewed but can be accommodated



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.

This can be accommodated as requested This doesn't appear to have been actioned.

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.

This can be accommodated as requested. This doesn't appear to have been actioned.

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.

This can be accommodated as requested. This doesn't appear to have been actioned. Also the text is too small to be read when printed out: please enlarge.

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.

This can be accommodated as requested. Thanks for submitting this document. We'll review and comment separately.

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.

This can be accommodated as requested. *'Compacted sub-base to Engineer's details and specification.'* This comment is not desirable due to the risk of over compaction. Landscape architect to substitute this for a more suitable sentence. Also add in ameliorants, such as [Rootgrow Mycorrhizal Fungi for Sale Online | Ashridge Nurseries \(ashridgetrees.co.uk\)](https://www.rootgrow.co.uk/) , Broadleaf P4 and slow-release fertiliser, such as Enmag.

Top Soils Plan

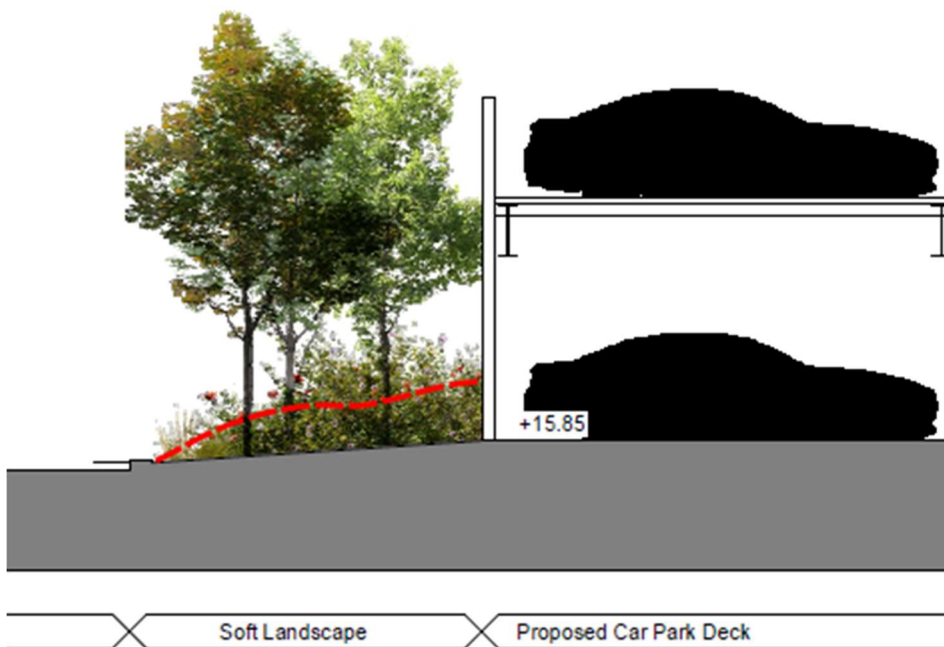
a/ What about ext. hvy. std trees? Also 1:10 compost to topsoil ratio too low. Specify make of peat free compost.

This can be accommodated as requested. The comment that the soil mix is to be specified by a soil specialist is not acceptable on its own. The landscape architect should be qualified to specify this. This information must be included on the plan, whoever specifies it.

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:

We believe banking was discussed early on and can be accommodated, but, only as a mounding in front of the car deck leaving a maintenance strip in front of the car deck structure



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