

Boorley Park Local Centre

Landscape comments on DC/22/94170 – Conditions 15, 17 & 19 – Boorley Park Local Centre

MIE 19.07.23; [completed 8.8.23 with added text in blue](#)

MIE 8.9.23 comments on Landscape management plan added

Coverage and consistency across plans

1. Please check the consistency between all the plans and confirm they are correct.
2. Please address the inconsistency between the hard landscape plans. We seem to have two hard landscape plans for the northern area. They differ in the design of the shopping precinct area, yet have the same date and drawing number and neither has a revision note and letter. Please clarify which is the correct one and ensure that the soft landscape plans in the vicinity of the shopping precinct correlate with the correct version.
3. Whilst we're happy to receive separate soft and hard landscape plans it makes reviewing the drawing much more difficult having three series. Please can ACD amalgamate their landscape and open space plans in future? There may be some incidences where a specific large open space requires to be shown on one plan, but this dichotomy isn't appropriate for any of the thin strips of open space within this application. Thanks.

Soft Landscape Resi- series 11,

VYH23647 11 Sheet 1

1. Specification for topsoil in tree pit detail; use of BS3882:2015 requires a little more detail.
2. Resident's garden to flats above the block for the retail element- Please add in screen planting to the east and south of the brick wall as identified in Tim Griffin's comments previously. Whilst this is important, it could be low-cost native whip planting rather than ornamental shrubs.

[VYH23647 11 Sheet 2](#)

1. [Some of the labels on the eastern side of the drawing are obscured. Please reposition image to remedy this.](#)

[VYH23647 11 Sheet 3](#)

1. [Some of the labels on the western side of the drawing are obscured. Please reposition image to remedy this.](#)

[VYH23647 11 Sheet 4](#)

1. [Some of the labels on the eastern side of the drawing are obscured. Please reposition image to remedy this.](#)

Soft Landscape Open Space- series 21

[VYH23647 21 Sheet 1](#)

1. Some of the trees around the margins of the drawing don't seem to be labelled.
2. Car park and site frontage trees. There are a few issues with the line of Oaks. They will ultimately grow very large. In view of the north-east orientation of the shops a smaller tree would be better so as to reduce shading of the area, although it is agreed that a large tree is still required. Oaks will also cause a honey dew issue, which whilst this may not be a major issue for shoppers will be a problem for staff parking there. Finally, a tree with a more predictably regular habit would complement the architecture more successfully by forming a better avenue effect. I suggest one of the more ornamental limes, such as *Tilia tomentosa* 'Brabant', or *Tilia oliveri*. Spacings may need to be adjusted accordingly.

VYH23647 21 Sheet 2

1. The minimum stock size acceptable for trees is 14-16cm girth (except for trees in rear gardens, which may be smaller). Please amend the schedule.

General comments on soft landscape and open space sheets

1. Hedges to have strained wire fence along centreline to prevent shortcutting and damage to planting.
2. Please identify the seat type in the keys where shown. Other sheets identify this as by Proludic RBA 1. The make is fine, but the style is not great with the style of architecture. Please change to Proludic RBA 8.

VYH23647 14 sheet 1: Landscape construction details

3. Please provide details of the timber to be used for the bollards.
4. Please replace the typical knee rail detail with a galvanised and black powder coated mild steel version. The location of the site along a main road and as a gateway to the development warrants this.
5. Hedges to have strained wire fence along centreline to prevent shortcutting and damage to planting. Please provide a detail for this add a location symbol to all relevant plans.

Landscape specification

1. There are several incidences of the use of the phrase 'shall only be permitted with the strict approval of the Architect' or similar wording. Eg paras 1.10; 1.16; . These should be changed to read 'Landscape architect'. We would also require evidence that ACD or another landscape architect independent of the landscape contractor will be retained to monitor the correct implementation of the works.
2. Para 1.6 -I'm not keen on the weed clearance method because it is not likely to be successful in killing persistent and deep-rooted weeds. Please amend to include a treatment of a systemic herbicide some weeks during the growing season after the initial brush cut. We should also have a brief description of the existing conditions on site so we can all be confident that the spec will work.
3. Para 1.14. Please change the figure 75mm to 50mm.

4. Para 2.10. This needs to be a clear and demonstrative statement of action, not merely a description of a type fertiliser.
5. Para 5.21 please change 75mm to 25mm.
6. Para 3.12. The watering element is very important. Please add in another para after this as 3.12.2 or similar entitled 'Watering after planting and during establishment,' move the last sentence of 3.12 into the new para and add more detail, eg about extra watering during drought periods.

Landscape Management plan

There are a lot of references to the LPA and EBC maintaining adopted land, but I'd have expected that most of the open space would be adopted by the Parish

Para

7.4; 7.5 and 7.6 Please revise to ensure each para graph specifies the removal of all cut grass, after a suitable period after cutting for seed drop in September/October cuts.

7.9 This paragraph need to be augmented. Please state the total number of herbaceous forbs within the wildflower seed mix. Please then work out a scheme for ensuring the species richness of the wildflower areas. For example, state what percentage of the species must still be present within the sward after 3 years. Then define the method of assessment, e.g. by 1m² quadrat survey. Finally define remedial measures if the species richness has declined to an unacceptable level. This needs to be more than just weeding!

8.3. Please insert the highlighted text in the following sentence; Whip tree planting will provide potential replacements for larger standards if they were to fail **after the first 5 years, during which time they must be replaced.**

8.8 Please insert the word 'Damaged' at the start of this paragraph.

8.13 The thinning programme should be specified. It's not acceptable to delegate this to an unnamed contractor in the future.

8.14 'All trees are to be maintained as standards with rotational coppicing to create structural diversity. No more than 10% of the trees should be coppiced in a single year.' Please review this and clarify- are there not some standards in these areas to be retained as principal trees? Plus this negates what you say in paragraph 8.3.

NEW 8.22- Please insert a paragraph about watering. This should re-state the establishment period watering and then add a period during which watering is to be undertaken during period of drought.

9.17. I'm not sure about the last sentence. Might be better if you add the following to the end; *'where planting is within road junction sightline splay'.*

9.20. Please introduce a section on how the shrub areas particularly should be thinned.

11.9- Please delete the words '*months of June to August*' and replace with 'growing season'.

12.8 Please re-write this to clarify which management agencies are managing what. I don't think **Woking Borough Council** who you have referenced here will be too interested in this site!

12.11- 12.16 Aren't these paragraphs superfluous?

13.0 First line: Please delete the words '*months of June to August*' and replace with 'growing season'.

Hard landscape Proposals- series 12

General points

1. The plans generally lack sufficient detail and should identify the means of retaining surface construction and defining spaces, including all kerbs or edge details. The materials for these should be clearly specified.
2. Please supply plans to demonstrate how the precinct and car park area will be drained and the details of gulleys, or include on hard landscape plans.
3. The distinction between adopted and unadopted parking spaces is not one that we are happy to have demarked though different paving colours. Demarcation of resident's versus visit and communal spaces would be acceptable, but this does not seem to be the case in the drawings. EG SW corner of sheet 1 and driveways to unit 14 and 17 on sheet 2.
4. Please increase the difference between the symbol for 1.8m fences and 0.45m high knee rails.

VYH23647 12 Sheet 1

1. Resident's garden to flats above the block for the retail element- Please correct the wall symbol to show colour all along. The text '1.8m High Brick wall to engineer's specification' does not give sufficient detail. Please supply a construction detail for this.
2. I'm not convinced that a gabion wall construction to support the car park in front of the shops. As such an important structure this should have a more long term and attractive solution, even if the aim is to establish a hedge in front of it. Please supply a section through this area from the back of road kerb to the shop frontages, with an alternative solution/s.
3. Please also supply a longitudinal section of the precinct area from SW to NE.
4. Please add in proposed levels for areas where these are missing.
5. The paving for the pedestrian area in front of the shops should be formed of a higher quality material, such as clay brick to complement the bricks used in the buildings.
6. Construction detail for 0.45m High Metal Trip Rail required. Consider using this also for the steel replacement for the timber knee rail.

7. Please identify add a post box to the plan near to the shops. Perhaps instead of the bollard next to the northern-most disabled parking space?
8. Please reduce radius on to the large planter within north east corner of the car park.
9. Regarding this and similar legends in the key:

Keyblok paving to adoptable finished carriageway and shared surfaces in brindle, laid in herringbone pattern with white blocks to demarcate parking spaces, from Marshalls **or similar and approved.**
Laid in line with engineer's details.

As these are planning drawings, not contract drawings, we need to know what the products are. Please remove the phrase highlighted above from each relevant legend.

10. Please locate lanterns lighting the shopping precinct on the building frontage. This will reduce the amount of visual clutter, be much more sustainable and also potentially be cheaper.
11. Please confirm that the green dotted line on the plan represents the metal trip rail.
12. Please supply plan to demonstrate how the precinct and car park area will be drained and the details of gulleys.
13. The bollards in the NE corner of the car park in front of the shops are rather stuck out in line with the likely pedestrian desire line from the estate. Please adjust their locations to the end of the parking spaces.
14. In the same area, NE of car park- please extend the area of block paving to align with the pedestrian path junction just north of the bollards referred to above.
15. It would appear that you have some parent and child spaces opposite the disabled parking spaces. Can you please annotate which these are and also clarify how they and the disabled spaces will be marked.
16. The use of charcoal coloured concrete blocks is not supported because this will create a rather dark appearance in an area which will be heavily shaded in winter. It will also show up marks such as from chewing gum more clearly. A neutral grey would be better.
17. Details needed for the brick wall and brick retaining wall.
18. Please clarify the purpose of the bollard in the far north of this plan towards the start of the path. I'm concerned that whilst it may help reduce the risk of speeding cyclists, it will also impede access by mobility scooters. Ditto the bollard at the SW corner of the carpark at the start of the entrance path there.
19. The large areas of planting within the shopping precinct area are important and should be surrounded by low brick walls to prevent trampling. We'd need the construction detail for this wall too please.
20. Please clarify the legend 'R' and 'R-F' on the plan.
21. Please clarify what the boundary detail is to the back (east side) of the car park behind the shops. It would appear that this is a brick retaining wall. It will require some sort of railing along the top beside the path for safety reasons if the wall is higher than 600mm.

VYH23647 12 Sheets 2, 3 and 4

1. Ditto point 9 above.

VYH23647 12 Sheet 4

1. This plan has a third type of paved surface for parking – tarmac. Please clarify the design thinking behind the use of three different types, which is not acceptable because it over complicates the design.
2. Please co-ordinate this plan with the soft landscape plan for this area by including the area of Breedon gravel ion the community garden area on the plan and key. Note this reads;

Proposed self-binding gravel through open
space and natural green areas and (Breedon
Golden Amber, or similar and approved)

Please delete the phrase '*or similar and approved*'