

BARGATE

Date: 21/01/26

Re: Detailed landscaping Response to Landscaping comments during planning.

Due to there being various outstanding items to address within this condition I felt it would be beneficial to produce a response document which outlines the items we have addressed or not, as the case may be. Whilst also providing additional context about our vision for the landscaping on the Knowle Hill site. I hope that the following information provides clarification and outlines our position.

You will note that the frontages to two plots have been adjusted to accommodate the introduction of the Air Source Heat Pump external unit. The plots affected by this are plots 48 & 49. We have adjusted hedge locations to minimise the visual impact of these on the street scene.

As requested, we have updated the Boundary Treatment plan to incorporate the introduction of additional estate railing mainly on the Eastern side of the site to read with the spine road. We have incorporated these in areas that are not conflicted with levels. The premise for this is that the houses facing the PROW have chestnut post and rail for a more "rural" edge and the plots facing the main spine road have estate railing and read with the cottage aesthetic.

There was notes regarding Hedgehog highways, I can confirm these will be addressed within the LEMP (ecology enhancement plan). This will be reviewed in detail due to the extent of retaining walls on this site.

The Curved hedge proposed has been adjusted to line the hoggin path and curved around the mown area as per Tims suggestion, this has had marginal adjustments but still follows Tims design idea.

Tree pit details can be found within this submission, which include climber bracing details. The Sleeper bed detail can be found in the Design Intention Details.

Hard surfacing – As per the submitted hard surfacing plan please see within this submission for completeness which includes images of each surfacing type. You'll note a reference stating no white lining to be used to delineate parking spaces has been added as requested.

Retaining wall boundary details – Within this submission you will see the retaining wall details for both retaining wall with close board fence above and retaining wall with screen wall above. The retaining wall feature around the basin has also been included which as requested is using gabions. Please note, only a very small amount of gabion is visible.



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LAP details –

The lap design and specification has been provided as part of this submission, for visual aid the design has been added to the detailed landscaping plan to ensure this sits well within the context. The intention for the LAP was to have a formal entrance and exit as well as an informal / optional exit which consists of a mown path that takes you under the retained trees to the curved hedge area.

The lap has been designed as equipped with balance beams, stepping stones and wall bars. The planting in this area has been embraced to not only reduce visual impact of the LAP boundary railing but to encourage natural and sensory play.

Additional planting –

As suggested we have introduced some trees around the play area, with view corridors created to ensure visual surveillance can still be achieved.

Additional trees have been added to the proposed hedge lining the driveway to Westfield House, this was to increase the definition of the driveway line and encourage people to use the actual PROW link.

An additional 12 number of trees have been added to the POS in locations as suggested in times email response 7th Nov 2024. We have not introduced additional tree planting to the Western boundary due to the water main location, instead we have proposed a hedge that runs along the edge of the adjacent road to soften this boundary. This also ties in with the boundary to the PROW which currently has a post and wire fence, which we will be replacing with a native hedgerow as approved under the PROW detail condition.

Some areas of hedging suggested such as in front of P.29/30 we have chosen not to introduce. This is because we wanted to keep the porch detail visible on these plots, similar to what we have done on plots 31/32 as this is a strong Bargate design aesthetic.

It was suggested that large areas of frontages could incorporate areas of grass. As a Bargate standard we avoid this as we find grass doesn't get maintained as well as shrubbed areas. Shrubs are lower maintenance and have become a part of the Bargate identity. We strive to follow this aspect of design throughout all our sites where possible.

Mulching details – Mulching details can be found within the tree pit details. Note we have not shown mulch or shingle next to parking spaces. As the parking spaces are designed to M4(2) standards which means they are oversized so there is room to step out onto hard surface rather than onto the soft landscape. We feel strongly that shingle or mulch margins are not required and have not found this to be an issue on our other sites.



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Details of the boardwalk – Have already been submitted and approved under condition 14. But I have added these details to the submission for completeness.

Final details –

We have produced information boards to be located by the wetlands and prow link, to inform users of what the wetland is doing and the importance of it and the woodland. We felt it would be suitable to provide this detail now, to give an overall submission to explain our vision for this area. Final imaging details are yet to be produced due to detailed landscaping not being finalised. It would be good to get these agreed in principle and then we can finalise the boards once the landscaping is approved. If you wish to see an example with “finished imaging” this can be provided.

For completeness for this condition, we have produced a construction details document which also identifies the specification of benches, bins, boardwalk, information boards, way markers, stile, all the POS boundary details (including play area). You will note, this includes details of how these should be installed to ensure a good finish and low maintenance. We have taken inspiration from the details we have used on our New Forest sites and feel this is a suitable incorporation.

I trust that the above information provides an insight and clarification to the amendments that have been made. And more importantly, give you an idea of the vision we have for this site.

Yours sincerely



Mollie Hayter

Design & Development Coordinator



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