

Morris, Rachael

From: Griffin, Tim
Sent: 25 January 2024 15:02
To: Morris, Rachael
Cc: Dyer, Tim; Malter, Lisa; Stringer, Chris
Subject: DC/24/96723 Land adjoining Pinewood Park, Southampton, SO19 6AL - landscape comments

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Hi Rachael,

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

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.

The site has two distinct areas. Both areas are wooded, with significant numbers of mature trees. The areas are protected under an Area Tree Preservation Order, partly covered by a Woodland Tree Preservation Order and is also classified as a SINC. The northern area is quite steeply undulated.

There is a trail of landscape related information on this site, and I have downloaded a range of information and reviewed more closely the following plans:

Deacon Design Landscape Proposals plan Dwg. No. DD440L01 Rev A
Arch Assoc. Drainage Strategy Plan Dwg. No. FHL016 P02

ACLA Landscape Proposals Dwg. No. ACLA BUE 01 (this is the up to date landscape plan submitted under DC/24/96723 and the focus of my comments)

Bearing in mind the significant clearance on this site and loss of tree cover, we are looking for substantial replacement tree and green infrastructure planting.

I am mindful of Eastleigh Boroughs commitment to taking action on Climate Change, which includes the retention/protection of existing trees and maximising opportunities for planting including establishing new trees on development sites.

Landscape Comments:

a/ I have cross-referenced the submitted ACLA Landscape plan with the previously approved landscape plan by Deacon Design (DD). The ACLA plan does not reflect the principles of the DD drawing. The designers need to ensure the DD proposals are reflected on their latest detailed landscape plan. The tree planting is particularly important.

b/ The site is undulating, especially the northern sector. At present there is no detail of proposed retaining walls/banks. These should be shown on the landscape plan to ensure there are no clashes with the proposed planting.

c/ The partial drainage information shown on the ACLA landscape plan does not accord with the Arch Associates drainage strategy plan. The current drainage detail should be shown on the landscape plan to ensure no clashes with existing and proposed trees.

d/ The storm water soakaway shown on the Engineers plan would lead to unacceptable tree loss/damage. This should be redesigned.

A note should be added regarding the type of lawn mix. Are the areas seeded or turfed? A species rich turf is preferred.

Add a prominent note to the plan that all CBF to have occasional hedgehog gaps in the gravel boards to allow movement between Plots and surrounding woodland. Locate hedgehog gaps on plan.

f/ As regards arboricultural issues, I defer to the Tree Officer comments but note that the installation of the proposed drainage may adversely impact retained trees and could require re-design or special measures?

g/ Please supply a landscape maintenance plan detailing care of the planting with a focus on establishing new trees.

h/ The DAS submitted under RM/21/92135 mentions the houses will be self-build. Please can you confirm if this is still the intention, and if so, how will the infrastructure planting be implemented so that it is to a consistent standard across the different Plots?

Overall, a considerable amount of further design work is required in order to discharge landscape related Conditions.

Any queries do get in touch.

KR Tim