

Morris, Rachael

From: Morris, Rachael
Sent: 06 March 2024 14:09
To: Morris, Rachael
Subject: FW: DC/23/94559 landscape questions

From: Malter, Lisa <Lisa.Malter@eastleigh.gov.uk>
Sent: Wednesday, March 6, 2024 1:04 PM
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: RE: DC/23/94559 landscape questions

Hi Rachael,

I agree that maintaining wildflower turf and meadow requires less frequent mowing than amenity lawn areas, so by comparison, a twice yearly mowing schedule would be considered low maintenance.

The maintenance of wildflower grass areas is becoming more standard as they are more widespread. I think that leaving the arisings in situ for 7 days to allow the seeds to drop and then removing the arisings is within the skills of a general landscape operative, however maintaining a balanced marginal vegetation mosaic by thinning the forebay plants and surveying the species richness of the wildflower areas will need more specialist input. I agree that funding of this provision should be confirmed by the management company before discharge of these conditions.

Quadrat surveys for wildflower species richness (NVC survey) are not normally requested as part of a landscape maintenance condition, but I am happy to review a 3 year wildflower grassland monitoring report from a suitably qualified ecological consultant.

I have never seen mulching recommended for a detention basin in a landscape plan. Section 4.101 states that *Lightweight organic mulch should not be used within the detention basin as this floats and may clog outlets*. This should be amended to state that no mulching should occur within the detention basin. If for some reason something is needed to retain soil around the base of a plant, I think it could be a layer of non-reactive stones (ie. not limestone), which would not float and would not move if the water level increased in the basin. Mulching should be removed from the Detention Basin section of the table in section 6.0 Landscape Maintenance and Management.

Please let me know if you need any additional information.

Kind regards,

Lisa

Lisa Malter

Ecologist (Mon, Tue, Thu)

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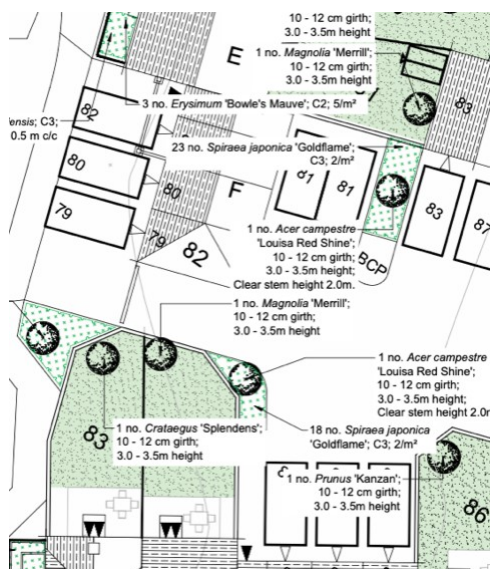
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From: mlllison <>
Sent: Thursday, February 29, 2024 2:20 PM
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Cc: Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>
Subject: Fwd: DC/23/94559

Hi Rachael, Here are my comments on the discharge of conditions 10 Landscape scheme and 11 the Landscape management plan.

The landscape plans for drawing numbers LLD2859-LAN-Dwg 201 and 204 have previously been approved and **I approve the remaining two planting plans under condition 10.**

However the change to plot 82 approved on the outline plan has not been updated on the previously approved Landscape plan 204 shown on the left. The plans show an amendment to plot 82 and an amendment to parking bays adjacent to block 82 and in front of plot 83 and 85. The landscape plan will need to be updated to match the approved outline plan Dwg 04-21-101-G shown on the right.



The comprehensive landscape management plan states that a long term objective is '*creating attractive landscape and amenity spaces requiring limited maintenance*'. The latter part of this statement does not align with the ongoing maintenance of the site particularly with respect of the specialist habitats such as wildflower grass meadows and marginal planting in the Swales and detention basin. The objectives include '*ensuring healthy plant growth for the benefit for wildlife*' and '*maintaining habitat opportunities.*'

Whilst the management plan sets out a detailed maintenance plan for the site there is no confirmation from the management company who will be delivering maintenance that adequate funds are in place to deliver this maintenance plan to the standard required.

Whilst Landscape contractors will be familiar with the more standard tree and shrub maintenance the wildflower turf and large areas of wildflower seeded areas will need specialist skills to ensure these habitats remain viable and do not revert to areas of coarse grass species to the exclusion of the wildflower species. Examples of the level of specialist maintenance that is required on this site are:

1. **Wildflower grass areas-** *'Arisings from mowing of wildflower grass areas are to be left in-situ for 7 days before removal'*. This allows the seeds to drop to the ground and maintains the wildflower diversity.
2. **For the Forbay planting :** *'maintain a balanced marginal vegetation mosaic thinning out plants by hand and placing arisings nearby for 24-48 hours to allow invertebrates and amphibians to disperse and seek refuge.'*

Finally in the landscape maintenance and management schedule under detention basin it shows mulching as an activity to be carried out once a year. This is incorrect as mulching should not be used as it can clog the outlets as stated elsewhere in the document.

You may wish to require from the developer that they submit a statement confirming that the land will be maintained as per the management plan. In addition I'd recommend that the developer's consultant submit a method statement of how the ongoing species richness of the wildflower areas is to be measured. This should include frequency, number and distribution of quadrat surveys. This information would then need to be submitted to the council at 3 years after sowing. Please consult with EBC ecology team about this.

I hope these comments are helpful. Please get in touch if you would like further clarification.

Best wishes,
Louise Ellison
Landscape Consultant