

Harrison, Liz

From: Griffin, Tim
Sent: 22 March 2024 12:33
To: Harrison, Liz
Cc: Dyer, Tim; Ellison, Mark
Subject: DC/22/94190 - Boorley Park Parcel C6 Outline condition 8j re: Street Trees - landscape comments

Hi Liz,

I have been asked to provide landscape comments on this application. Mark E. started commenting on the plans, so I am picking up from where he left off.

Looking at the background information you sent through to Mark, I am reviewing just the area edged in blue on the plan below:

I have downloaded the detailed landscape plans uploaded on salesforce that cover this area.

As with much of the Boorley Park site, it is not easy to orientate each parcel of development in the overall scheme. The salesforce information I could find includes not only landscape plans noted as Parcel C6, but also other Landscape Plans that presumably cover a wider area?

For the moment, I have downloaded from salesforce plans that were noted as relating to parcel C6 as follows:

Landscape Proposals sheet 6 of 9 Rev B
Landscape Proposals sheet 7 of 9 Rev B
Landscape Proposals sheet 8 of 9 Rev B
Landscape Proposals sheet 9 of 9 Rev B

Confusingly, I also found Landscape Proposals sheet 2 of 6 Rev D which appears to cover the same area as Sheet 7 above but is in a different drawing series? Please can you confirm with the applicant which plan is most up to date. For the moment, I have assumed that it is Landscape Proposals sheet 7 of 9 Rev B and have commented on this basis.

I have compared the plans with the outline drawing you emailed over, and it is unacceptable that a significant number of street trees have been omitted from the landscape proposals plans. Vistry should be well aware that the establishment of street trees is foundational to creating a pleasant living environment for residents. Further re-design work is essential to ensure the street tree planting indicated at outline stage is delivered.

Please note, I have not reviewed any of the adjacent Open Space plans to check any overlap as regards street tree planting.

General comments:

- Where possible trees need to be re-located back into the public realm, where they can be watered properly and are less likely to be pruned inappropriately by residents. Some seem to have been moved into rear gardens.

- There is too much reliance on short lived tree species, such as Birch, Sorbus and Alnus. Please include a percentage of canopy species.
- Any loss of some street trees shown on the outline plan to accommodate parking must be avoided.
- Trees in rear gardens - include some fruiting species.
- Check overlap between sheets as in some place trees are labelled that should be labelled on the adjacent sheet and some areas are not covered on either sheet.

Detailed comments:

Landscape Proposals sheet 6 of 9 Rev B

- 1/ Plot 356 - move tree into public realm and change to more robust species that will deal with concrete footings of adjacent walls (Acer campestre or Hornbeam).
- 2/ Plot 358 - move tree into public realm and change to more robust species that will deal with concrete footings of adjacent walls (Acer campestre or Hornbeam). Add further tree as per outline plan.
- 3/ Outline plan shows additional tree north of Plot 356 - add back.

Landscape Proposals sheet 7 of 9 Rev B (Please note: Sheet 2 of 6 appears to cover the same area

- 1/ Replace Robinia species as short-lived tree with potential blight issues - replace with Acer platanoides 'Princeton Gold'. Add another tree north-west of Plot 351 as per outline plan.
- 2/ Plots 351, 367, 375 & 377 - move trees into public realm and change to more robust species that will deal with concrete footings of adjacent walls (Acer campestre or Hornbeam).
- 3/ Front of Plot 371-373. Loss of 2 trees here unacceptable - add back. Species wise Amelanchier lamarckii is rarely a successful tree species. Replace with Amelanchier 'Robin Hill'.
- 4/ Plot 370 - add missing tree in public realm
- 5/ Change line of Alders along northern edge of this drawing to a longer-lived species. They may need to be an exotic species. We have started planting Elms at scale now that there is confidence in the new disease resistant cultivars. If the right cultivars are used, they will provide habitat for the White Letter Hairstreak butterfly. We'd be happy with Ulmus 'New Horizon' as a replacement for the alders here. They could also be used elsewhere on the site.
- 6/ Increase number of trees planted in rear gardens, including some fruit trees.

Landscape Proposals sheet 8 of 9 Rev B

- 1/ Missing tree in front of Plot 394 - add back.
- 2/ Change the 2 lines of Alders along southern edge of this drawing to a longer-lived species.
- 3/ North of Plots 398 & 399 - 2 trees omitted and not shown on either drawing (overlap area) - add back using more robust species that will deal with concrete footings of adjacent walls (Acer campestre or Hornbeam).
- 4/ Increase number of trees planted in rear gardens, including some fruit trees.

Landscape Proposals sheet 9 of 9 Rev B

- 1/ Plots 384 & 393 - move trees into public realm and change to more robust species that will deal with concrete footings of adjacent walls (Acer campestre or Hornbeam).
- 2/ Plot 384 - just outside rear garden - missing tree. Add back - total 2 trees shown on outline plan in this location.
- 2/ Plot 386 - missing tree. Add back.
- 3/ At northern end of junction between rear gardens Plots 390 and 389 - create a triangular bed with a minimum dimension of 2m running north the south along this boundary. Please re-locate the tree within

this bed and change to an Acer Campestre (not a narrow-headed variety). This is to transfer into public realm. Is this is done, happy to reduce from 2 to 1 tree in this location.

4/ 2 no. Alders south of plot 393 - replace with longer lived species.

5/ Increase number of trees planted in rear gardens, including some fruit trees.

I have not been able to locate any drainage/services and lighting plans to check no conflicts with proposed tree planting.

Perhaps you can ask Vistry to provide written confirmation that they have carried out this check and there are no conflicts with tree pit positions. We cannot afford to lose any new trees at the implementation stage as the extent of tree cover on this site is already low.

I look forward to receiving revised landscape plans in due course.

Any queries do get in touch.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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