

Harrison, Liz

From: Ellison, Mark
Sent: 23 April 2024 11:26
To: Harrison, Liz
Cc: Oliveira, Marta
Subject: Boorley Gardens Phase 2C; Planning App Consultation Request Internal DC/23/95373

Hi Liz

Landscape comments for Boorley Gardens Phase 2C; Planning App Consultation Request Internal DC/23/95373

I'm happy with the drawings except in the following respects;

1. Regarding Adoptable Standard Construction Details Dwg no. M434/15 Rev D

The rumble strip detail shows a flat strip of tarmac flush within a concrete block road. Can our HCC highways consultee and the applicant please re-assure us that an entirely flat feature will be sufficient to deliver the required traffic calming where used?

2. Regarding Private Construction Details Dwg no. M434/16 Rev C

2.1 The first issue with this plan relates to the two details where PCC concrete paving slabs are shown with exposed edges. Such materials are not designed to be exposed along their sides and this will be unacceptable in terms of quality. Please revise the details to include bullnose engineering brick edging to step risers and ramp edges or another solution involving use of materials with fair-faced edges to their top and side surfaces.

2.2 The other issue is the delineation of parking bays. Thermoplastic road markings are apparently being phased out, due to the presence of highly toxic chemicals being washed from them into surface water drainage systems. Please could the developer delineate the spaces by other means. We suggest use of other contrasting concrete materials, but if these are used, the colour contrast **must** be UV stable. The colour of most blocks is not UV stable: one solution to this would be to use blocks made with white Portland cement. Granite setts are often used for this purpose, but would be out of place here unless the designer can incorporate them elsewhere in the layout.

3. Surface Treatment and External Works Plans M434/11 Rev I , Sheet 1 and M434/12 Rev I sheet 2

There are some issues relating to the interface between the path to the house through the front garden and the adjacent parking space paving. There are frequent incidences, illustrated, but not limited to the units shown below, where there are very small areas of soft landscape which will struggle to survive and will look poorly designed, especially if laid to grass. Please review and extend hard paving where necessary.



Best regards
Mark

Mark Ellison
Principal Urban/Landscape Design Officer
Planning & Environment - Urban/Landscape Design
Ext.: 3853

From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>
Sent: Tuesday, April 9, 2024 9:04 AM
To: Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>
Subject: Planning App Consultation Request Internal DC/23/95373

Application No: DC/23/95373

Address: Land North West of Winchester Road, Boorley Green, Hampshire, SO32 2BX,

Description: Discharge of conditions application following reserved matters consent RM/18/84466 (pursuant to O/15/75953) for discharge of Conditions 8 (Hard Surfacing Details) and 12 (Pedestrian Gates) for Boorley Gardens Phase 2C

Would you please let me have Landscape's observations on the above application in relation the details showing the interface of the hard surfacing materials only (condition 8).

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.