

Osmond, Gary

From: Griffin, Tim
Sent: 29 January 2024 17:00
To: Sharpe, Summer
Cc: Dyer, Tim; Stringer, Chris
Subject: Re: F/23/96573 Boundary Lakes Golf Club, Moorhill Road, Eastleigh, SO30 3XH - landscape comments

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultees

Hi Summer,

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

Background:

I have not had the opportunity to visit the site but have undertaken a desktop review of online satellite and street view images.

This is a sensitive site designated as Countryside and also within a local GAP that has an open character. Telegraph Woods Site of Interest for Nature Conservation (SINC) lies approximately 300m to the north of the site. Hickley Wood Hillfort and Telegraph Woods Beacon, both of which are Scheduled Ancient Monuments (SAMs), are located approximately 500m from the site.

There are a number of key landscape issues on this site: a/ Potential visual impact b/ Levels c/ Screen planting. Whilst I have no in principle landscape objection to the proposal, some changes to the layout and landscape masterplan are required to address the comments that follow below. Some additional detailed information will be helpful to ensure the proposed Clubhouse and parking sit comfortably within the landscape setting.

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:

I have downloaded and reviewed a range of documents uploaded to Salesforce.

My comments below focus on the Visual Impact Assessment and the Johns Associates Landscape Masterplan.

Visual Impact Assessment (VIA)

The VIA information submitted is generally acceptable and a fair reflection of the on-site situation.

The proposed Clubhouse will be a significant new element in the scene. I could not find the ridge height of the proposed building anywhere in the documents, but it appears to range between 7-9m high. At this height there will be increased potential visual impact, especially in longer distance views.

The proposed building includes significant stretches of glazing, especially along the sw elevation. Whilst I understand that this is to provide a strong visual link with the golf course, it does potentially increase visual impact arising from reflections off glazed elements.

Turning to detailed comments:

1/ At present the submitted visual information concentrates on closer views. Since the clubhouse is located in a relatively elevated position, there may be longer distance views from Public Rights of Way, especially from the NE. The applicant should check possible longer views points and provide photographic evidence of the findings, even where this may prove there are no views.

2/ It would be useful if the outline of the proposed building (especially ridge height) could be approximately shown on the submitted Viewpoint photographs. This will enable a more accurate assessment of likely impacts.

3/ Turning to individual viewpoints:

VP1 - The ridge of the proposed building should be indicated on this view to confirm that it will not break the horizon tree line. The commentary says there is no public access to this viewpoint, however, the Landscape Designations and Character plan indicates a public footpath in this location. Please clarify.

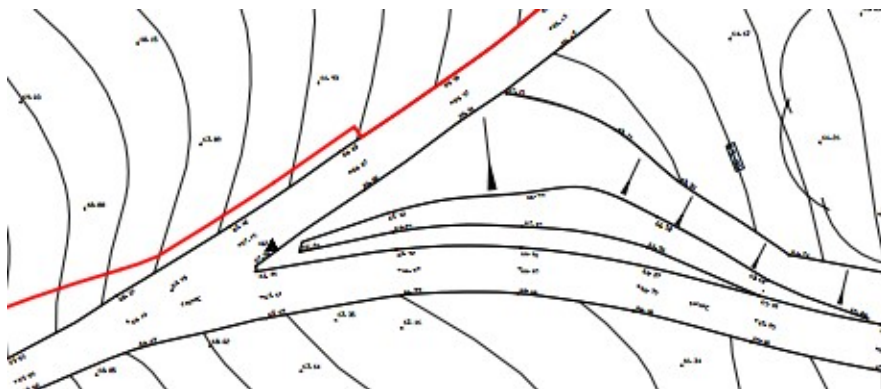
VP4 - the significant slopes across the site are clearly seen in this view

VP7 - this is a key viewpoint and the proposed Clubhouse will be immediately apparent in views from Moorhill Road. The landscape masterplan shows some existing trees removed in this location which will open up further views. New screen planting either side of the entrance is essential to filter views.

VP8 & 11 - some of the existing buildings in these views have been demolished.

TMF Architects Site Masterplan

4/ I am not clear as to the intentions with the spur drive shown on the existing site plan (labelled as Anne Rose Way on Google)?

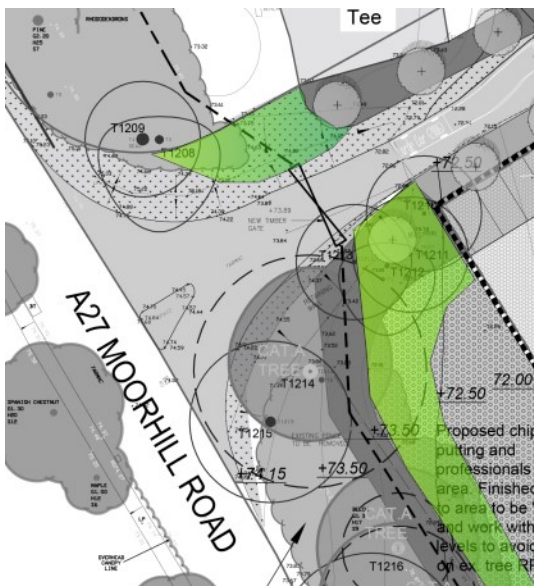




The section across the site is being removed, but what will happen to the remainder of this drive that appears to link with an adjacent route? Some additional notes on plan would provide helpful clarification.

Johns Associates Landscape Masterplan

5/ Provision of robust Green Infrastructure and enhancing boundary screening is fundamental to the success of this site. Although the proposed native tree and structure planting go some way to softening the impact of the scheme, further planting is required in key locations. It is critical that there is new native screen planting either side of the entrance where a number of existing trees are either dead or being felled as part of the development. The planting to bolster the screen to Moorhill Road should be moved out from under existing trees (see markup below) and further new trees shown to ensure successional growth.



6/ The proposed chipping, putting & professionals lesson area is not acceptable. The area is too close to the main road, difficult to access and may negatively impact retained trees. Please omit this facility to free up the area for screen planting and species rich wildflower grass.

7/ The proposed low retaining walls highlight the significant level changes on the site. The site slopes down from west to east by over 10m. Gabion walls are preferred but these should be kept under 0.6m high to avoid the need for safety railings.

Further detailed design work on levels is needed to provide comfort that the proposals are deliverable. Any areas of cut and fill should be detailed, and any necessary guardrails shown on plan.

The DAS includes an image on Page 21 of the front approach to the building:



The retaining walls indicated here should be added to the Masterplan and Landscape Masterplan. Some of the planting shown on this image is not accurate. Assuming these retaining walls are required allow for some pits in the Golpa paving for climbing plants to soften these walls.

An alternative would be to move the central parking bays to the W so that a planter strip can be introduced along the base of the retaining walls:



Further details of all proposed retaining walls are required and a number of long sections through the site should be prepared to demonstrate how levels are handled, including any cut and fill.

8/ Use of Golpa stabilised gravel in the car park is welcomed. Please clarify if the bays and drives will be filled with contrasting colours of aggregate.

9/ The 'lobe' of proposed grass adjacent the service parking should be replaced by shrub planting

10/ The planters either side of the steps/ramp to the entrance are too narrow for planting to succeed - omit.

11/ Whilst I defer to comments from the Tree Officer, in my opinion the location and design of the attenuation basin is not acceptable and should be re-visited to pull the feature away from existing trees and to ensure the basin is designed in a naturalistic way, working with, not against the contours. The basin should be designed as a feature, with at least some standing water year-round so the basin is not just a barren 'hole in the ground'.

12/ Please confirm the proposed putting green will not require any earthworks within the RPZ of the retained Cat A trees.

13/ The route of the proposed foul sewer could adversely affect retained trees (especially T1220). Further detail required.

14/ Shrub and groundcover planting to be pulled back approx. 0.4m from edges/end of parking bays.

15/ Any sections of Sedum Green Roof to be shown on plan.

16/ Further details of the gate and entrance signage to be provided

17/ Please indicate on plan the section of existing drive to be removed, together with specification notes detailing remedial works to prepare the area for grass seeding.

Design and Access Statement

18/ Page 20 - proposed elevations - Sedum Green Roof not shown? I would welcome some sections of the roof being Green roof to break up the mass of the building.

19/ The use of dark grey cladding is welcomed as this will help the building recede in views, however, to help relieve the mass of the building perhaps the areas of timber cladding could be increased in places? The colour of the concrete plastering to be confirmed.

Mulberry Arboricultural Method Statement Plan

20/ This plan needs to be updated to reflect the recommended tree removals as shown in the separate Arboricultural Implications Assessment.

Sundry comments

20/ Is any external lighting proposed? If so, please submit details.

21/ Should this application be approved, please condition an external works drawing, hard landscape details, a detailed planting plan and a separate landscape maintenance plan.

I hope the above comments are helpful but do get in touch should you require any clarification.

KR Tim

Landscape Consultant

Working on behalf of Eastleigh Borough Council
Mobile: 07974 900280