

9 October 2024



By email only

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Dear Rebecca,

APPLICATION FOR FULL PLANNING PERMISSION FOR THE DEVELOPMENT OF A CARE COMMUNITY WITH CARE HOME AND AGE-RESTRICTED COTTAGES (REF: F/24/97312)

LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL, BURSLEDON, SO31 8AU

On behalf of our client, Colten Care Limited, I am writing to you to outline the key amendments to the landscape strategy, in response to the comments received on 8th August from Eastleigh's Landscape Consultant. It was pleasing to note that the changes to date have improved the scheme and it is hoped that these final amendments will further enhance the landscape for all users. For ease of reference, our response has been structured in accordance with the comments received on 8th August.

Woodland Copse to Cottages

The mixed native scrub mix used for the western triangle of land includes species in line with the LPA ecologist recommendations and this mix includes the following tree species: Hawthorn, Hornbeam, Field Maple. Our ecologist has recommended that the tree species should make up no more than 25% to meet BNG requirements.

Understory Planting along Providence Hill

The plans have been amended to clarify the treatment in this area which was incorrectly indicated as existing grassland. It is now shown as mixed native scrub and should provide the requested screening.

Green Walls and King Post Retaining Walls

The king post wall varies in height along its length and this has been clarified on the plans with the varying heights shown. The green wall will be created through the inclusion of climbing plants planted at ground level to the base of the wall and there should not be a need for irrigation. The climbers have been shown on the plan as a green line and are indicated on the key.

Ramped Path

The ramped path down from Providence Hill into the site is now indicated as a buff-coloured bitmac. The pedestrian route that runs partly along the roadway will be delineated by line markings.

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Clashes with Drainage

Having consulted with our drainage consultant, proposed trees have been relocated where they clashed with drainage runs, manholes or attenuation tanks. Where space was limited to relocate the tree, we have changed these to be specimen shrubs. Please be advised that the key on the plans indicates where trees are planted in close proximity to underground services which will have a root barrier installed.

Screening along Northern Boundary

The treatment on the northern boundary is deliberately varied to allow a variety of views: some to afford views of the northern ditch corridor and mature trees, and some areas with planted with mixed native scrub. The key has been updated to read 'New native scrub planting'.

Buffer Strip

The treatment in this area has been amended to be mixed native scrub mix and includes the following tree species: Hawthorn, Hornbeam, Field Maple. In addition to this we have included some larger tree stock towards the boundary.

Inclusion of Clipped Hedges

The areas suggested run alongside paths which will be bounded by ornamental and herbaceous planting areas. Inclusion of hedges will not only screen views of these planted areas, but will also curtail views out from the ground floor to the north. Hedges are therefore not felt to be an appropriate addition to the scheme.

Trees to Parking Area

Small trees have been introduced to the area of the lower parking area as requested.

Screening to Brookfield Gardens

The line of trees to the rear of Brookfield has been adjusted to indicate trees of different varieties and forms as requested.

Cottage Gardens

Hedges have been added to the rear gardens of the cottages.

Mixed Scrub

Please note that *Taxus Baccata* (Yew) has been added to the mixed scrub list.

To aid your determination, we have supplied the following plans which include the above amendments and should supersede the relevant plans:

- Landscape Strategy (2499-TF-00-00-DR-L-1001)
- Landscape General Arrangement 1 of 2 (2499-TF-XX-00-DR-L-1002)
- Landscape General Arrangement 2 of 2 (2499-TF-XX-00-DR-L-1003)



I hope this letter will address the comments raised by Eastleigh's Landscape Officer. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read "JM Hopkinson", followed by a horizontal line.

JM Hopkinson
Savills Planning