

Subject: FW: F/24/97885 - Places for Leisure Eastleigh - construction of four outdoor floodlit padel courts - Revised plans - landscape comments

Sent: 17 October 2024 18:02

Subject: F/24/97885 - Places for Leisure Eastleigh - construction of four outdoor floodlit padel courts - Revised plans - landscape comments

Good evening Rebecca,

I have been asked to provide landscape comments on the revised proposals uploaded on Salesforce.

As far as I can ascertain, the only significant change on the revised plans is the omission of the canopy. I am not clear if the omission is to reduce visual impact, or perhaps for cost savings, but I have reviewed the amended details as submitted.

There appears to have been no significant changes in response to my previous landscape comments (copy below). Most of these comments still apply to the latest plans and revisions are required.

One of my main observations was the orientation of the courts. I note that this orientation is to avoid serving into the Sun during the Summer months as recommended by the Lawn Tennis Association. Whilst I understand this requirement, it is disappointing that the orientation will prevent longer views of the Park from the parking area.

The applicant states *'The North to South orientation also provided a high value aspect to padel court spectators, visitors / potential users to the Leisure centre from the existing car park area which has been an important consideration for the applicant'*. I am not clear what is meant by a 'high value aspect'? In my opinion, the current location and orientation will have significant visual impact on the scene.

There is currently no screen planting to the east and west of the courts. This is not acceptable, and we would expect to see some tree planting to soften higher level views, and hedging to filter lower level views.

I remain of the view that the light columns and steel elements of the padel court screen should be very dark grey to match the main sport centre building.

For ease of reference, I highlight in yellow below (within my previous comments) the points that still need to be addressed.

Mark Ellison suggested utilising some of the fill arising from construction of the courts for local mounding. The applicant has suggested this will have an effect on flood water in the locality. I am of the view that this is not a significant concern, and support carefully located and designed earth mounds close to the Cafe.

Do contact me should you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

From: Griffin, Tim (Contractor)

Sent: 29 August 2024 12:55

To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>

Cc: Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta (Contractor) <Marta.Oliveira.Contractor@eastleigh.gov.uk>

Subject: F/24/97885 - Places for Leisure Eastleigh - construction of four outdoor floodlit padel courts

Hi Rebecca,

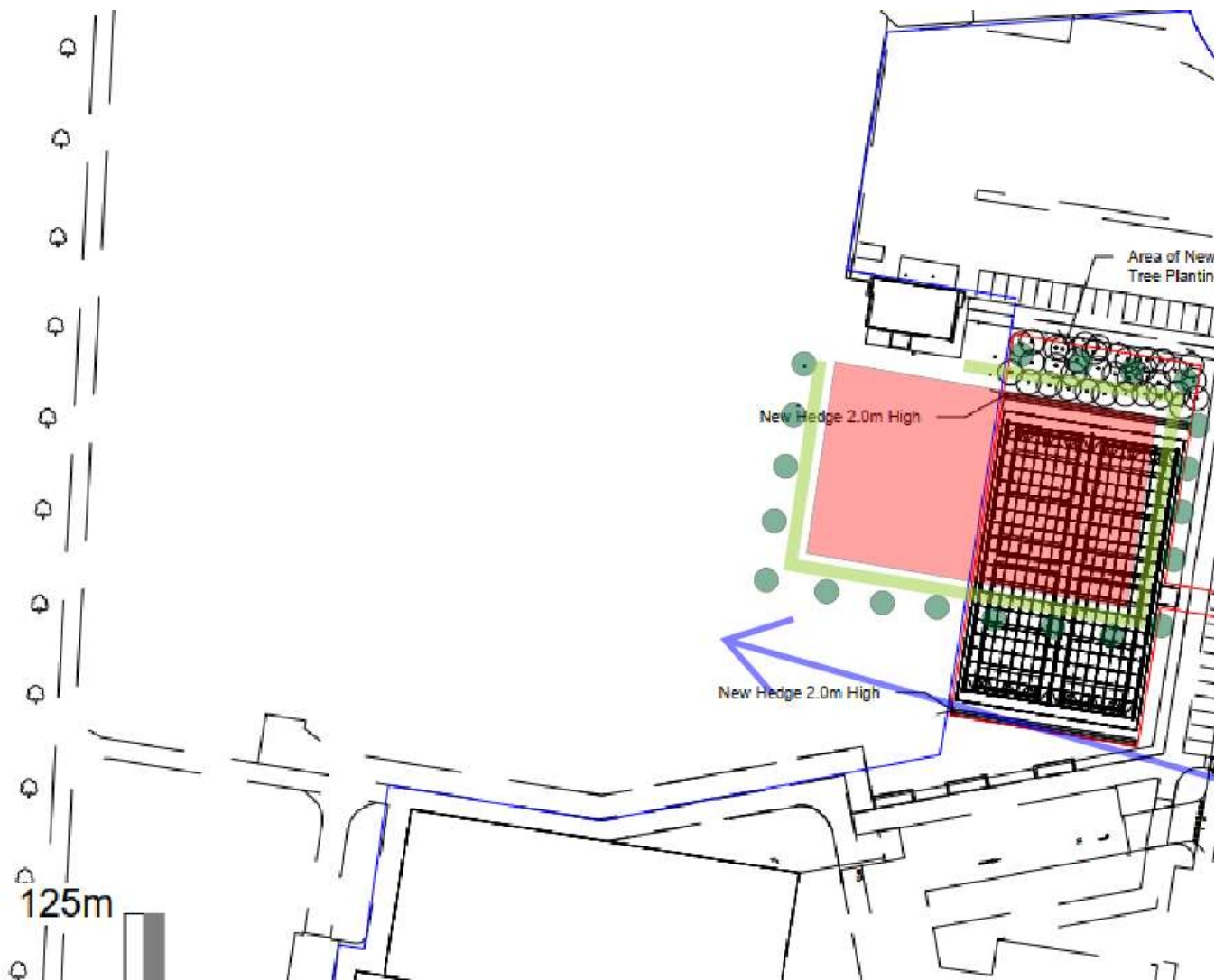
I have been asked to provide landscape comments on this application.

I have downloaded and reviewed landscape related information uploaded on Salesforce, and also checked online images, but I have not had the opportunity to visit the site.

Whilst I have no in principle landscape objection to the proposal, I do have a number of comments as detailed below:

a/ Having read through the Planning Statement I could not find any detailed landscape assessment underpinning the proposed location and orientation of the padel courts. The courts, canopy and enclosing glazed/mesh panels represent a significant new structure (max. 9.5m high) that will be immediately apparent in the scene. Since this is the case, at least a basic assessment of key views would be helpful.

This may result in other location/orientation options for the facility. For example, should the courts be re-located/re-orientated to allow some views from the parking area across the playing fields and open space (see sketch mark up below for rough idea):



A layout similar to this would create space for tree planting to soften views from the main sport centre.

It would be helpful to be provided with at least basic, but accurate, landscape assessment information as this will help justify the final proposed layout.

b/ The submitted existing and proposed layout plans (by Sports Facility) are not based on topographical information and the drawings are presented in a basic graphic format. Comparing these layout plans against the landscape plan, there are differences in the information presented. Please submit updated plans based on a topographical base plan with any retained young trees and vegetation plotted accurately.

c/ The landscape plan at present is 1:1250 scale, which is too small. A 1:200 landscape plan is required, and this should indicate any retained vegetation (with a note of main species), areas of vegetation that are going to be cleared, together with details of the types of proposed planting.

From the submitted information, I cannot understand why there is an area of tree planting only to the north of the courts? Views from other directions should also be softened by new tree and hedge planting.

I think there is a line of existing young tree along the edges of the car parking areas, and these should be retained. Some proposed hedging is shown to the north and south of the courts, however, there

are significant views from the west and east, so further tree and hedge planting is required to filter views of the canopy and panels.

2m high Yew hedging would be very expensive and hard to establish. I suggest this hedging is changed to a native mix hedge, including at least 20% evergreen species. If evergreen hedging is essential, then consider alternatives to Yew. If a taller 'instant' hedge is planted, these will need to be supplied with drip irrigation for the first year after planting.

d/ The proposed 3D views reveal the unavoidable visual impact the installation of these new courts will have. Since the main sports centre building is finished in black/dark grey the steel elements of the structure should be finished in black or dark grey (to match main centre building). The green colour currently shown on the 3D images will be overly intrusive.

e/ Although a fully detailed planting plan and landscape maintenance plan can be conditioned, it would be helpful if a select plant list is added to the landscape plan at this stage so that we are comfortable with the intended palette of plant species.

f/ Any surface water drainage proposals should be shown on the landscape plan to ensure no conflicts with proposed tree and hedge planting.

g/ Since the area is already well lit, I do not have any concerns regarding the lighting proposals since any additional nocturnal visual impact will be relatively minor.

I hope these comments are helpful but do get in touch should you have any queries.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council