

Subject: FW: RM/24/98388 Land west of Allbrook Way, Allbrook, SO50 4LZ - updated Landscape Comments

Sent: 07 November 2024 15:20

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Hi Rebecca,

I have today downloaded the updated landscape plans from Salesforce (uploaded 25/10/24).

Having reviewed these, most of my original comments made on the draft plans still apply. Landscape plan sheet 4 is where my comments have varied most.

To avoid any confusion, please find below my updated landscape comments for this site. I would be grateful if the plans can be revised to take account of these points.

Fully detailed planting information is one of the main outstanding items.

I have taken a close look at tree planting opportunities on this site. Bearing in mind the threats of climate variation and the declaration by Eastleigh Borough of a climate change and environmental emergency, it is important that opportunities for new tree planting are maximised.

Open Space Plan

No comment

Proposed Drainage Layout Plan - Whole Site

This plan only shows infrastructure drainage. I assume more detailed Plot specific drainage plans will be submitted. These should ensure zero conflicts with proposed tree positions.

Proposed Levels Layout Plan - Whole Site

Types of retaining wall to be noted (i.e. brick, masonry, gabions etc) and if any protective barriers are required where drops over 600mm, these should be indicated.

Details of retaining wall indicated around SuD's basin to be provided - gabions preferred.

Proposed Surfaces Finish Plans - sheet 1-3

The combination of material colours on this site will be important. Please indicate on plan colours by surfacing type, including type and colour of gravel to be used with Golpa gravel and hoggin surfaces.

For ease of reference, please clarify acronym's used on legend for kerbs.

Edging detail for Hoggin path?

Note on plan: No white lining to be used to delineate parking spaces.

Visitor bays and BCP's to be Golpa gravel surfacing for 'softer' effect adjacent POS.

Is a mown grass path to the LAP realistic? Grass is unlikely to grow under retained trees and path likely to quickly become a muddy track. Please consider alternative surfacing type.

Boundary Treatments Plan

Add notes on plan detailing existing boundary treatment types (for example, looking at the draft landscape plans there appears to be a metal fence (MF1) along the eastern boundary. Is this correct?). What is the existing boundary treatment around Westfield House?

Where there are longer stretches of post & rail fencing, are any gaps required to allow access into POS where obvious desire lines?

The use of 1m high metal railings is limited and sporadic. Consider wider use in conjunction with hedging shown on Terra Firma plans to define front garden defensible space.

Plot 23 - extend railing S on other side of path for consistent effect.

Hedgehog gaps in gravel boards of CBF?

Will any fencing be required around LAP?

Terra Firma Landscape Plans

Landscape Plan sheet 1

Tree planting to soften views from the existing PROW, and to bolster vegetative cover within POS's, is important. At present there is virtually no new tree planting in the POS. Accepting there are locations where trees cannot be planted, due to easements and underground aquacell tanks, there are still many locations where tree planting is feasible. Please include a sensible number of new native trees, including canopy species where space allows (this comment applies across all 4 planting plans).

I am not clear what these 'white out areas' represent along the E & W boundaries:



Are these areas of retained existing vegetation? Please clarify and add explanatory symbol/note to plan as required. It is helpful if the existing understorey vegetation is accurately shown as we can then assess how proposed and existing vegetation combine.

Please introduce further clipped hedges on this sheet (extent of hedging more in line with sheet 2 & 3). In places (such as front of Plot 38) include a clipped hedge and since the space behind is large enough, this could be mown grass not ornamental shrub planting.

Shrub/groundcover planting along sides/ends of parking bays - allow min. 400mm wide strip of mulch or shingle to allow for access to parked cars.

Please review boundary treatments plan and soften brick walls with climbers.

Planting area to east of parking bays 43 - space for new tree here? Subject to species/condition/crown spread of offsite tree notionally shown.

r/o Plots 48 & 49 - to assist tree establishment by reducing brick wall footings, allow for timber fence panels to triangular area between walls? Tree species here to be proven to thrive in limited rooting zone (Carpinus or Field Maple spp.)

Acer campestre front of Plot 49 - this tree seems a bit close to the new house for this vigorous tree?

Design out ends of planting beds, such as below, to avoid narrow corners where planting will struggle due to haunching.



Red line - suggested re-jig. Please check all sheets.

Some occasional feathered native trees within the native shrub mix would be welcomed to create a layered effect.

As areas of shrub planting are detailed, please ensure palette of failsafe shrubs planted in swathes of limited species to avoid overgrown mass of planting that's difficult to maintain.

There is scope for some larger multi-stemmed or clipped specimen plants in front gardens (e.g. front of Plot 38).

Native scrub planting E of Plot 42 - will this planting result in a scruffy edge that is tricky to maintain? Consider running clipped hedge along back of post & rail fence, with scrub planting beyond for neat effect.

Please clarify 'Wildflower planting' on key. Is this meant to be species rich wildflower grass?

Specification notes

5 Soil handling & depths - to be as follows - Trees 1x1x0.8m deep pit, specimen shrubs - 0.5x0.5x0.4m pit, hedges 0.4m wide x 0.4m deep, etc.....

19 Maintenance - please review timing/frequency of trimming of native shrub planting. I don't see any need to trim just after planting?

Structural Planting Schedule

Trees

Increase range of species slightly, including native tree in POS

Replace Corylus avellana with alternative species.

Replace some of the Prunus species with Mountain Ash or other alternative species.

Check all species of Elm are Dutch Elm resistant.

Native shrubs (perhaps rename as specimen shrubs and increase range of species and numbers across site?) - include heights and if multi-stemmed.

Hedges - numbers confirmed once stock sizes known. Scope to include some Hornbeam as well? Bare root stock generally at 5 plants per. lin. m. min. Holly as stand-alone hedge often struggles, perhaps plant mixed with Beech?

Native hedgerow mix - please note number of plants per lin. m.

Native scrub - increase % of Hawthorn. Reduce % of Salix spp. and replace caprea with less vigorous Salix spp.

Please clarify what planting will be mulched and what may have mulch mats etc.

All detailed species to be added.

Landscape Plan sheet 2

Intermittent sections native hedgerow mix along W edge to PROW. Why are these sporadic short stretches of hedge located where they are? Do they tie into existing retained understorey vegetation? Clarification required. New planting should take account of existing vegetative cover.

Tree planting in POS to soften views from PROW (subject to easements).

Swop Betula 'Fascination' (out of areas of native planting) with native Betula pendula.

Front of Plots 29 & 30 - extend hedge to be continuous along this frontage.

Reduce reliance on Birch trees. Perhaps introduce some Hornbeam trees?

There are significant areas of ornamental shrub planting - scope to introduce further areas of grass where larger spaces (e.g. front gardens Plots 23, 25 & 26).

E to W linear OS

Benches shown in planting area? Single bench only with litter bin?

Include native hedgerow mix hedge along back of post and rail fence.

Introduce margin of mown grass along path edges for neatness, and increase areas of native scrub, especially where space allows on N side of path.

Greater emphasis on native trees, with larger species where space allows. Omit Magnolia and replace Alder spp? Trees randomly grouped/spaced for natural effect.

2 additional trees N side of path adjacent Plot 23.

Climbers to soften flank/brick walls (e.g. Plots 14 & 23).

Landscape Plan sheet 3

Plots 10 - 12 - introduce clipped hedge to front gardens (like Plots 2 - 5)?

Are 2 benches required? Single bench and litter bin? Provide hardstanding below benches. Add trees behind bench location.

Add native trees within native mix E side of access road.

Increase numbers of Cornus species in groups to provide more robust effect.

Add tree planting in POS (subject to easements).

Possibly need for planting to soften fencing/wall around front/rear garden of Westfield House? (At present not clear from plans if there are existing/proposed enclosures here).

Front of Plot 13 - continue hedge S side of path.

Indicate outline of Aquacell storage tanks (dashed line).

Landscape Plan sheet 4

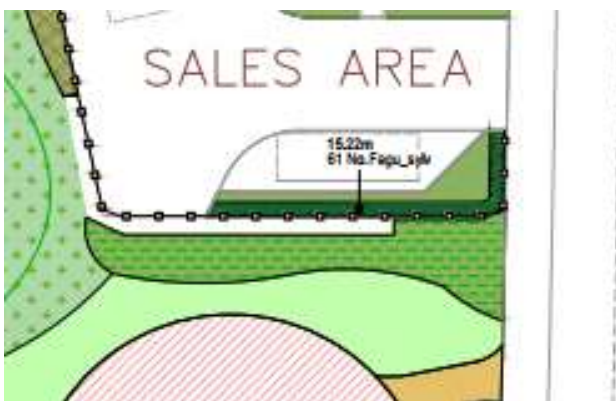
Please indicate outline of Aquacell storage tanks.

Is there a gabion wall around one of the ponds? I support the use of rip-rap for the headwalls/slipways.

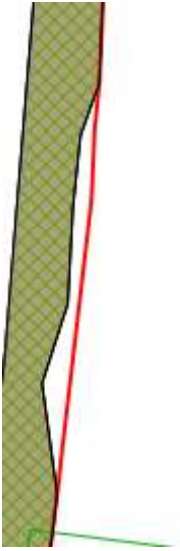
Details of LAP required.

Mown grass path leading to LAP - will this quickly become a muddy track? Should it be hoggin or mulch instead?

Show a few trees here to create buffer/filter views between Plot 1 and LAP?



The radial clipped hedge looks interesting, if a little isolated. To provide the space with a strong framework, could the clipped hedges be extended further as below? Until the LAP design is submitted it is hard to know how this space will integrate. Perhaps relocate 1 bench as shown? All benches on hardstanding with bin.



Show hoggin paths (they were shown on draft plans).

Details of the timber boardwalk are required. To avoid future maintenance/replacement costs issues can the boardwalk be constructed using composite piles, rails and decking boards? At the very least, the vertical support posts and rails should be a material that will not rot. Care taken in detailing to avoid the boards becoming a slip hazard when frosty or wet.

Sundry comments:

Details of LAP to be submitted.

LEMP to be submitted for approval.

I trust all these comments are useful as detailed plans are progressed.

I am more than happy to run over these points with Terra Firma by phone/Teams if this would help.

Any queries do come back to me.

KR Tim

Tim Griffin

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