

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 28 November 2024 16:23
To: Harrison, Liz
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta (Contractor)
Subject: CS/24/98535 Luminous Oak SEMH School, Flycatcher Road, Boorley Gardens - Landscape comments

Hi Liz,

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

By way of background, this is my first look at this site, and I have not had the opportunity to visit the site to review the context of the proposals.

I have downloaded and reviewed the landscape related information uploaded on the HCC portal.

The landscape setting of this new specialist school will be fundamental to the success of the scheme, and I welcome the fact that landscape principles have not been forgotten as the layout of the site has been developed.

Reading through the DAS, it is good to note that Strategic Policy around the provision of Green Infrastructure has been acknowledge. The involvement of Landscape Architects during the collaborative design process has resulted in a site layout, that in landscape terms, is generally acceptable.

My comments follow:

Landscape and Visual Appraisal

The quality of the appraisal is generally thorough and fair, and an accurate assessment of potential impacts. Since the site sits within a context of on-going house building, I am content that there will be no significant adverse landscape or visual effects resulting from the construction of the school.

Proposed Site Plan

The general arrangement of the various site elements is acceptable, and the structure tree planting indicated is welcomed. These trees will soften views into site and filter internal views.

The parking and access drives are effectively softened with tree planting that will establish to provide shade and shelter.

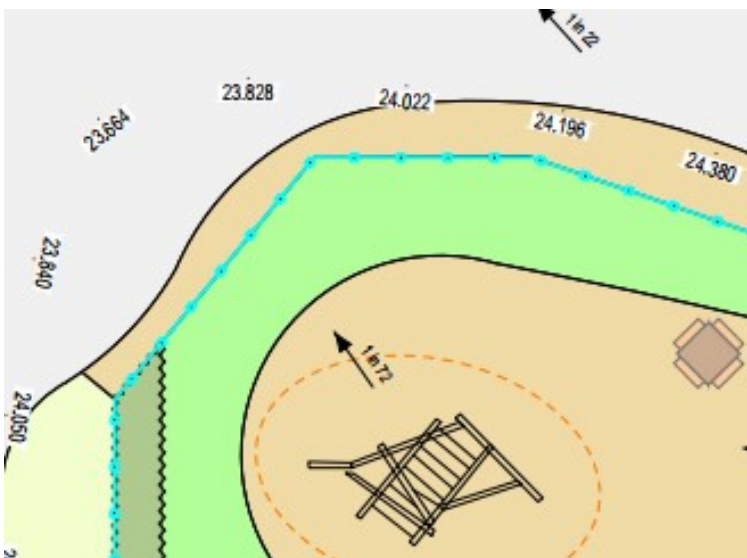
The established Oaks along the northern boundary are an important feature in the local landscape, and it is comforting to know these will be retained unaffected by development of the site. It would be good to see some on site successional Oak tree planting along the northern boundary to bolster this landscape feature (see my further comments on the landscape plan that follow below).

The native hedging along the E, S & W boundaries will mature to create new wildlife corridors and is supported.

Terra Firma General Arrangement Plan

This drawing details the hard & soft landscape proposals for the site.

- a/ Arrivals at the main gates is rather underwhelming, with the area enclosed with exposed weldmesh fencing/gates. Could this be improved by planting a feature tree either side of the access road to frame the arrivals view (in areas of grass)? Additionally, could the native mix hedges extend to the W to soften the fence line?
- b/ There are extensive areas of Asphalt surfacing specified for drives and paths. Could the porous asphalt paths be a coloured material for added interest?
- c/ At the front of the site, a significant number of new trees are either planted in areas of asphalt or in narrower island beds. These trees are a critical part of the landscape structure. In order to ensure these trees survive and thrive long-term, specialist Silva cell tree pits will be required and details should be submitted.
- d/ Some informal sitting walls or benches adjacent the drop off/pick up zone would be sensible for waiting passengers. Some litter bins would also be advisable (is there a litter strategy for the site?).
- e/ Where planting abuts the sides/ends of parking bays, allow for access/runover strips to avoid the planting getting damage. A 1m high clipped hedge along the centreline of the island bays would help soften low level internal views.
- f/ The area of grass immediately to the W of the cycle store should be replaced with shrub planting and climbers to soften this structure.
- g/ This play space is potentially bland.

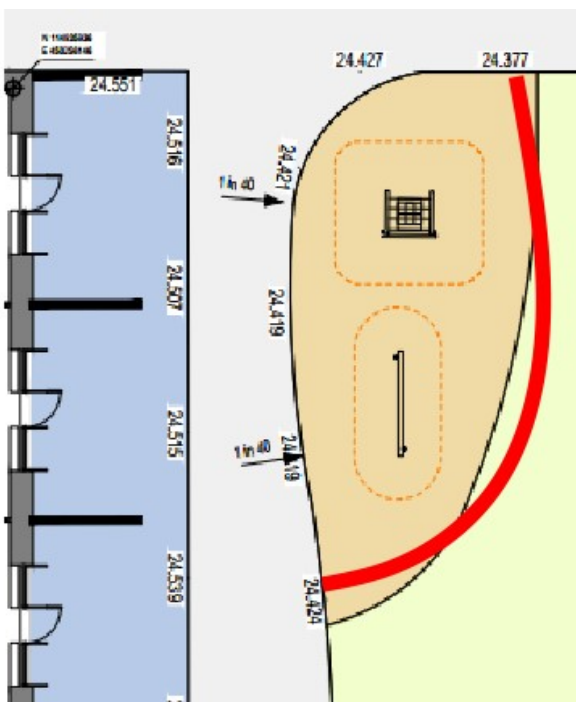
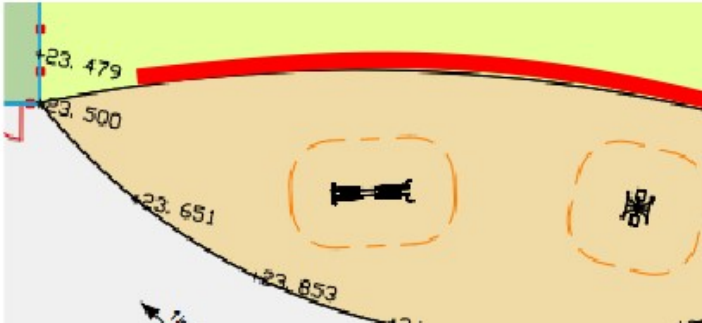


It is enclosed by a 2.4m high fence and there is little planting to soften the fences. Additional shrub or climber planting should be included.

The notional play equipment, raised planters and picnic table shown is rather sparse. Is there scope to include a central G.L. planter and small tree to provide shade in summer months? More detail on this and other areas of play is required.

Is there any reason why there is a strip of rubber mulch along the N side of the timber fence? Mixed shrub planting would be preferred.

h/ 2 play areas will appear fairly exposed as drawn as there are no enclosing elements. I suggest the following:

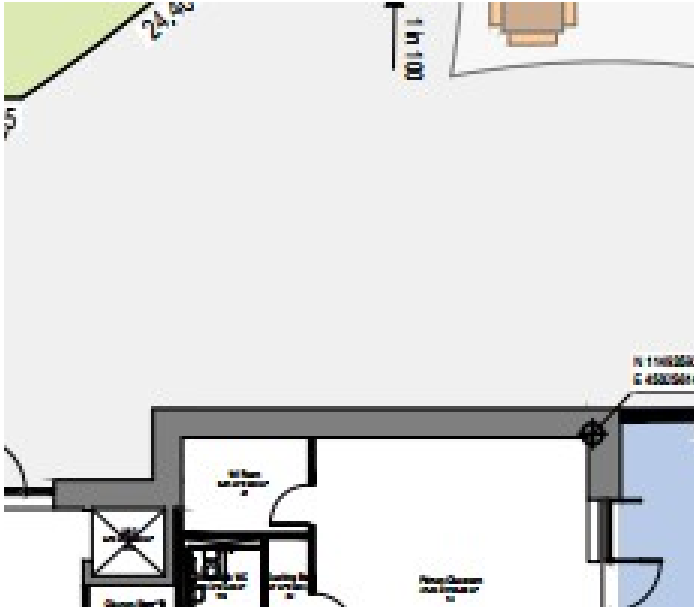


j/ The line of offsite established Oaks is a prominent landscape feature. The site photo included in the DAS indicates that some of these Oaks are not especially healthy.



K/ Further detail is required on the Forest School area noted on plan. What does this include?

L/ Introduce a GL planter for shrub planting to soften the N facing flank wall below?



n/ Weldmesh fences to be dark grey or black (not green).

I assume that a 1:200 fully detailed planting plan will be conditioned, together with a landscape maintenance plan.

a/ The frontage tree planting around the access road/parking - *Betula jacq.* is not the best choice for planting in specialist pits within areas of hard landscape. I suggest a more robust spp. such as *Acer Campestre* 'Elsrijk'.

b/ The line of trees down the centreline of the central island - Sorbus again not the ideal choice for restricted planters. Suggest more robust option such as Carpinus 'Lucas' is considered. The single Fagus tree at the E end could be Fagus sylvatica 'Dawyck Purple' as a focal point.

c/ The line of *Fagus* spp. trees along the S edge of the parking should be a single species - replace single *Sorbus* with further *Fagus*.

d/ Replace 3 *Betula* Jacq. to N of store (rear of site) with larger native species.

e/ Omit *Betula Jacq.* from arc of tree planting around Forest School area and replace with further *Acer* camp.

f/ Sorbus 'Majestica' is not a true native. Replace with native Sorbus aria or aucuparia.

g/ Is there scope to introduce some evergreen tree species for year round interest?

h/ Native hedge planting to be at 5 plants per lin. m.

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

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

Mobile: 07974 900280