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9th January 2025

Elizabeth Harrison: Principal Planning Officer
Planning & Environment - Planning/Development Management
Eastleigh Borough Council
Development Management
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Liz,

F/24/97945 ERECTION OF RETIREMENT LIVING APARTMENTS WITH ASSOCIATED COMMUNAL FACILITIES AND CAR PARKING, THE ERECTION OF A PAIR OF DETACHED DWELLINGS, IMPROVED VEHICULAR ACCESS AND NEW PEDESTRIAN ACCESS TO WINCHESTER ROAD.

LAND AT OAK COTTAGE, WINCHESTER ROAD, BORLEY GREEN, BOTLEY, SO32 2DH

I write in response to your letter dated 29th November 2024. I have copied the salient comments into this letter (*italics*) and have set out the relevant responses in **bold**.

Access

Please provide an enlarged detail of this part of the site to accurately show the layout on the adjacent part of Boorley Gardens, including the connection of that path to Chaffinch Gardens to demonstrate that the proposals on either side of the boundary are properly aligned.

Please also show the widening of the path within the site to 3m to ensure it ties in properly with the existing path.

The path has been widened and is now shown relative to the alignment of the offsite path from Boorley Gardens. Please see SO 2977 03 AC 010 Rev D PROPOSED SITE LAYOUT (ROOF) and the associated landscaping drawings.

Layout

As identified in Landscape's consultation response parking bays 1-4 on the eastern boundary adjacent to Oak Cottage need to be relocated to avoid impacting on the hedgerow T29,

In response to the comments, the points raised were discussed with our arboricultural consultant Mr Keen who advises that the parking spaces are located where there is an existing barn/structure (see SO 2377 02 AC 010 Existing Site Survey). The parking spaces would replace the base of the barn. Accordingly it is considered that the spaces can be constructed without impacting in the hedge. If absolutely necessary a "no dig " condition could be imposed.

1 Embankment Way, Ringwood, Dorset, BH24 1EU

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Parking

Please explain the annotation within it in terms of the number of mobility scooters and cycles that it can accommodate.

I would refer to the submitted Transport Statement and to the subsequent comments in Highway Consultant's response: 034.0171HRN1 Oak Cottage, Winchester Road, Boorley Green - Highways Response Note (Bound) submitted on 30/10/24. The overall demand expected from the development is 2 spaces. The scheme proposes to have 6 spaces (3 x Sheffield Stands) which are illustrated on drawing SO-2977-03-LA-002-Landscape GA P11.

The proposed provision is sufficient to meet the demand from the site (all users). The response note did also make a brief reference to storage of further bikes in the mobility store. This would not necessarily be expected or needed, but more that if the residents of the site were particularly active and therefore more cycling demand and less need for mobility scooters, that the space could be used flexibly.

The latest McS data suggests an average mobility buggy demand of 0.103 mobility buggies per apartment, so 5.35 demand for this site. If that were the case, then there would be an unused space within the store (accommodates 7 buggies) could accommodate additional cycles. Buggies per se are not a "parking" standard requirement.

Please confirm if the larger white squares shown on the layout to the sides of the houses are for cycle storage.

I can confirm that they are sheds for the houses, containing cycle storage. Plans and elevations are now provided for clarity, please see SO 2977 03 AC 035.

Design

In principle, the overall design approach is considered to be acceptable, however some detailed points need addressing:

- *Additional living room windows are required for units 9, 14, 28 and 34 to improve the appearance of these corner units as the brick panel details do not provide sufficient interest and without them the void to opening ratio would be excessive. The additional living room window serving unit 34 should be obscure glazed, with any opening parts being top hung only to preserve the residential amenities of Oak Cottage.*

The amended drawings pick up the above points. Revised plans and elevations now include the additional windows suggested, with unit 34 incorporating the suggested requirements. Please see drawings:

SO 2977 03 AC 011 Rev A Proposed Ground Floor Plan

SO 2977 03 AC 012 Rev A Proposed First Floor Plan

SO 2977 03 AC 013 Rev A Proposed Second Floor Plan

SO 2977 03 AC 020 Rev A Proposed Elevations 1 of 2 (these show vegetation)

SO 2977 03 AC 040 Rev A Proposed Elevations 1 of 2 (no vegetation)

SO 2977 03 AC 021 Rev A Proposed Elevations 2 of 2 (these show vegetation)

SO 2977 03 AC 041 Rev A Proposed Elevations 2 of 2 (no vegetation)

- *Improvements to the western elevation of the northern arm are required as it will be visible from the adjoining Boorley Gardens development and currently appears disjointed where the 2 ½ storey element meets the 3 storey element. The improvements should look at the juxtaposition of the different roof forms and include the addition of windows to the west elevation instead of the brick panel detail that does not sit comfortably in that elevation and appears at odds with the rest of the design.*

This end gable has been addressed to tie in with the flat roof behind, along with the additional windows included with the above point.

- *The first floor plan needs to be amended to add in the kitchen window to unit 37 that is shown on the north courtyard elevation, as it is for units 17 and 49.*

Now included, see revised drawings as referred to above.

- *The underside of the balconies needs to be boxed in so that they are not left with open joists on show. Please amend the bay studies drawings to refer to this, or provide a separate detail showing this.*

In response to the query, please see:

**PHOTO 1 BALCONY EXAMPLE EXPOSED SOFFIT.JPEG and
PHOTO 2 BALCONY EXAMPLE EXPOSED SOFFIT.JPEG**

- *Please provide details of the visual appearance of the various AOVs that are proposed.*

Please see the attached brochure: FIEGER-Product-Overview-2021_EN.pdf which illustrates the appearance of AOVs.

- *Please provide further detail of the external doors proposed for the MMS, stairwells and refuse store because as currently shown on the elevations they detract from the overall appearance of the building, particularly on the front elevation.*

**The typical external doors used are illustrated in the attached photographs:
webglebecourtexteriors219.webp,
webglebecourtexteriors231.webp**

I hope to forward a photograph of a bin store door shortly.

- *What are the features visible above the ridge line, as highlighted on the east elevation below, and what materials are used in their construction? They are shown greyed out on all of the elevations, but noticeably protrude above the roof line.*

Looking at the building from Winchester Road, the structure to the left is the lift over-run and to the right is the balustrading around the roof access hatch. You will note from the Roof Plan that the two structures are set well back into the roof. The balustrading consists of upright posts with a wire linking them.

Materials

Drawing SO_2977_03_AC_031 needs to be amended to refer to white painted brick instead of white render, and natural slates instead of both the dark grey and grey roof tile, as has been used on the adjacent Boorley Gardens development and as discussed at pre-application stage.

With respect to the use of render, the applicant is well aware of issues which can at times arise regarding discolouration but it is not considered this is a location where such would be a particular issue given the distance to the trees. And should it arise, this is a managed building which would result in appropriate maintenance. In addition, painted bricks can of course also “peel”.

In terms of other materials, I believe that this is a matter of personal preference rather than a fundamental issue as might occur in a Conservation Area. Buildings in the area are constructed of a variety of materials as commented upon in the DAS. It is considered that what is proposed is appropriate in this context.

Landscape

In addition to the comments made about the conflict between the proposed drainage strategy and existing and proposed planting, please see Landscape’s detailed comments on the proposed development. Please arrange for the plans to be amended to address the issues raised.

In addition the paths within the rear gardens of the 2 dwellings should be paved, not surfaced with tarmac and the landscape plan should be amended to show a solid black line demarcating a brick boundary wall for the eastern dwelling, as it is for the western dwelling.

The paths and walls have been amended, please see;
SO 2977 03 AC 010 Rev D PROPOSED SITE LAYOUT (ROOF) and
SO 2977 03 LA 002 Landscape GA P11.pdf

The Landscape Officer also made a number of comments which are also answered within the body of their comments, please see the attachment to this letter.

However I also take this opportunity to refute the comment that landscape considerations have only had a secondary influence on the site. The constraints were identified and have been responded to and the proposals include a well considered landscaping scheme (on a site which has been identified for development).

Drainage

Drawing SO-2977-03-CE-0500-P06 "Drainage Strategy Layout" refers to a "Foul Water Package Pump Station by Xylem" but it is not clear where this is proposed. Please amend the plan to show it clearly marked and provide details of the pump station, including any above ground features and noise level details.

Please see:

**SO 297703 CE RP 0500 P05 Drainage and FRA Dec 2024 and
SO 2977 03 CE 0500 P08 Drainage Strategy Layout.pdf.**

In addition to the comments made by Landscape about the impact on existing planting it is noted that the drainage strategy layout conflicts with the proposed landscape scheme in various locations. Please amend the drainage layout to minimise the impact on existing planting and move the drainage runs out of the planting areas adjacent to the building and away from the orchard planting and trees on the boundary with Oak Cottage. Having the foul and surface water drainage runs under the road would be the most appropriate solution.

This has been revised to avoid existing and proposed landscaping as much as is practicable. Please see the landscaping drawings:

**SO-2977-03-LA-002-Landscape GA P11
SO-2977-03-LA-003 Planting Strategy P07
SO-2977-03-LA-007 Landscape Management Plan P02.**

Relocation of the electricity pole

The Planning Statement submitted with the application indicated that SSE had programmed to remove the power lines in the Autumn of 2024. Please could you provide me with an update on their progress and whether these works have now been completed.

I am advised that the off site works have been completed and that the power lines are redundant. The indication is that they will be removed during the period January-April 2025 (possibly perhaps as early as the end of January).

Adoption

Please confirm if any of the roads, open spaces or infrastructure are to be offered for adoption or are to be managed and maintained by a management company.

I can advise that all roads, amenity space etc within the site will be owned and managed by Your McCarthy Stone. It is not intended to offer any roads etc for adoption.

I hope that the above and the attached comments in response to the Landscape Officer answer the various design/layout queries. I also attach a Table tracking the various drawings/reports.

With regards to the viability review, I have asked Alder King to await a response to the queries raised in my letter dated 3rd December 2024 so that when a response is made "we" are all dealing with the

same figures. In this regard, where contributions sought are based on an assumed occupancy/population level, I would suggest using the same occupancy rate as for the nitrate calculation i.e. 1.2 persons per unit for the RL apartments and 2.4 persons per dwelling.

Lastly, it is clear that the application will need time to be considered, particularly with regards to viability. Please therefore accept this e-mail as agreement to extend the determination date to 30th March 2025.

Yours sincerely

Gian Bendinelli
Principal Planning Associate

PLANNING APPLICATION DOCUMENTS AND DRAWINGS

ORIGINAL DOCUMENTS & DRAWINGS	9 AUG 2024 ORIGINAL DOCUMENTS & DRAWINGS SUPERSEDED BY	
<u>ORIGINAL DOCUMENTS & DRAWINGS</u>	<u>9 AUG 2024 ORIGINAL DOCUMENTS & DRAWINGS SUPERSEDED BY</u>	<u>DOCUMENTS & DRAWINGS 10/8/24 to 9/1/25</u>
PLANNING STATEMENT JULY 2024 BOORLEY INC ENCLOSURES AND APPENDICES.pdf		
Design and Access Statement PART 1 OF 3 BOORLEY.pdf		

Design and Access Statement PART 2 OF 3 BOORLEY.pdf		
Design and Access Statement PART 3 OF 3 BOORLEY.pdf		
ENERGY STATEMENT JULY 2024 V.2. R3996 - Winchester Road Boorley Green.pdf		
NITRATE STATEMENT JUNE 2024 AND APPENDICES 1-3.pdf		
APPENDIX 4 TO NITRATE STATEMENT Nutrient_Calculator_Solent_Maritime_V_03_01_3 (5) RL AND HOUSES 10 JUNE 2024.xlsx		
FVA_Botley_(FINAL)_July_2024.pdf		
SCI Boorley Green - McCarthy Stone.pdf		
AIR QUALITY ASSESSMENT JULY 2024 332611606_Boorley Green_AQA_Final_Issued_Signed_.pdf		
ECOLOGICAL IMPACT ASSESSMENT 25 JULY 2024 INTERIM REPORT V2 Land at Oak Apple Tree Cottage Boorley Green .pdf		
PRELIMINARY ECOLOGICAL APPRAISAL APRIL 2024		

Boorley Green_First Ecology V2.pdf		
Boorley Green_Biodiversity Net Gain Assessment_JULY 204 SWTC.pdf SUPERSEDED	BIODIVERSITY NET GAIN ASSESSMENT AUGUST 2024 Boorley Green__V2.pdf	
Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsx NOTE Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V2 JULY 2024.xlsm THIS WOULD NOT LOAD ONTO THE PLANNING PORTAL SUPERSEDED	Boorley Green_The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled_SWTC_V3.xlsm	
	Boorley Green_Statutory_Biodiversity_Metric_Condition_Assessments_SWTC_V3.xlsx	
STATEMENT ON AMENITY SPACE PROVISION IN RESPECT OF McCARTHY STONE SHELTERED HOUSING DEVELOPMENTS-March 2007.pdf		
NOISE IMPACT ASSESSMENT JULY 2024		

- Boorley Green Southampton - ISSUED.pdf		
LIGHTING ASSESSMENT AND STRATEGY JULY 2024FINAL 02 - Boorley Green 02.pdf		
2249-KC-XX-YTREE- TreeSurvey and ImpactAssessment- RevA.pdf		
DRAINAGE AND FRA REPORT BOORLEY JULY 2024 ESO-2977-03-CE- RP-0500-P03.pdf		<i>SO-2977-03-CE-RP- 0500-P05 Drainage and FRA Dec 2024</i>
TRANSPORT STATEMENT JULY 2024 BOORLEY GREEN 34.0171TS2.pdf		
DESK TOP STUDY GROUND INVESTIGATIONS PART 1 OF 2 JUNE 2024.pdf		
DESK TOP STUDY GROUND INVESTIGATIONS PART 2 OF 2 JUNE 2024.pdf		
GROUND ASSESSMENT REPORT JUNE 2024 BOORLEY GREEN.PDF		
SO-2977-03-LA-010REV P01 Landscape Statement.pdf		
SO-2977-03-LA-012 Landscape		SO-2977-03-LA-007 Landscape

Management Plan JULY 2024.pdf		Management Plan P02.pdf
		Valuation Report (submitted 16/10/24)
		NDSS Compliance Update 22/8/24
		034.0171HRN1 Oak Cottage, Winchester Road, Boorley Green - Highways Response Note (Bound).(submitted 30/10/24)
		Boorley Green_BNG Consultation Response_SWTC. (submitted 30/10/24)
DRAWINGS		
SO_2977_03_AC_023 SUB STATION.pdf		
2249-KC-XX-YTREE-TreeProtectionPlan01RevA.pdf SUPERSEDED	2249-KC-XX-YTREE-Tree Protection Plan 01 RevB.pdf	2249-KC-XX-YTREE-Tree Protection Plan 01 Rev C .pdf (19/9/24)
SO-2977-03-CE-0500 P06 Drainage Strategy Layout.pdf		SO 2977 03 CE 0500 P08 Drainage Strategy Layout.pdf.
SO-2977-03-ME-1401 - EXTERNAL SERVICES LAYOUT.pdf		
SO_2977_03_AC_001 LOCATION PLAN.pdf		

SO_2977_03_AC_002 EXISTING SITE SURVEY.pdf		
SO_2977_03_AC_010 REV C PROPOSED SITE LAYOUT (ROOF).pdf		SO_2977_03_AC_010 Rev D PROPOSED SITE LAYOUT (ROOF)
SO_2977_03_AC_011 PROPOSED GROUND FLOOR.pdf		SO_2977_03_AC_011 rev a Proposed Ground Floor Plan
		SO_2977_03_AC_012 rev a Proposed First Floor Plan
SO_2977_03_AC_013 PROPOSED SECOND FLOOR.pdf		SO_2977_03_AC_013 rev a Proposed Second Floor Plan
SO_2977_03_AC_020 PROPOSED ELEVATIONS 1of2.pdf		SO_2977_03_AC_020 rev a Proposed Elevations 1 of 2 (these show vegetation) SO_2977_03_AC_040 rev a Proposed Elevations 1 of 2 (no vegetation) -
SO_2977_03_AC_021 PROPOSED ELEVATIONS 2of2.pdf		SO_2977_03_AC_021 rev a Proposed Elevations 2 of 2(these show vegetation)

		SO_2977_03_AC_041 rev a Proposed Elevations 2 of 2 (no vegetation)
SO_2977_03_AC_025 INDICATIVE 3D VIEW - NORTH EAST CORNER.pdf		
SO_2977_03_AC_026 INDICATIVE 3D VIEW - SOUTH EAST CORNER.pdf		
SO_2977_03_AC_027 INDICATIVE 3D VIEW - SOUTH WEST CORNER.pdf		
SO_2977_03_AC_028 INDICATIVE 3D VIEW - NORTH WEST CORNER.pdf		
SO_2977_03_AC_030 BAY STUDIES - RED BRICK.pdf		
SO_2977_03_AC_031 BAY STUDIES - RENDER.pdf		
SO_2977_03_AC_032 BAY STUDIES - BUFF BRICK.pdf		
SO_2977_03_AC_022 REV A PROPOSED HOUSES.pdf SUPERSEDED	SO_2977_03_AC_022 REV B PROPOSED HOUSES.pdf	

SO-2977-03-LA-002- Landscape GA P08.pdf SUPERSEDED	SO-2977-03-LA-002-P09 LANDSCAPE GENERAL ARRANGEMENT.pdf	SO-2977-03-LA-002- Landscape GA P11.pdf
SO-2977-03-LA-003 Planting Strategy P04.pdf SUPERSEDED	SO-2977-03-LA-003 Planting Strategy P05.pdf	SO-2977-03-LA-003 Planting Strategy P07.pdf
SO-2977-03-LA-004 Soft Landscape Image Sheet.pdf		
SO-2977-03-LA-005 Hard Landscape Image Sheet.pdf		
SO-2977-03-LA-006 Northeast pathway Section P02.pdf		
		PHOTO 1 BALCONY EXAMPLE EXPOSED SOFFIT.JPEG
		PHOTO 2 BALCONY EXAMPLE EXPOSED SOFFIT.JPEG
		SO_2977_03_AC_035 GARDEN SHEDS TO HOUSES

RESPONSE TO LANDSCAPE COMMENTS 9 JANUARY 2025 – SEE BOLD UNDERLINE

Harrison, Liz

From: Griffin, Tim (Contractor)
Sent: 30 August 2024 22:45
To: Harrison, Liz
Cc: Dyer, Tim; Ellison, Mark; Oliveira, Marta (Contractor)
Subject: F/24/97945 - RETIREMENT LIVING APARTMENTS - LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN, SO32 2DH - landscape comments

Hi Liz,

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

Unfortunately I have not had the opportunity to visit the site, but have read through the submitted DAS and checked online images (particularly streetview images).

Having reviewed the comments I made at Pre-App stage, one of my main concerns at that time was to ensure that deliverable Green Infrastructure had been a key driver in the final proposals. I am therefore disappointed to discover that the landscape strategy plan I requested has not been submitted, and in reading through the DAS, it was fairly obvious that landscape considerations have only had a secondary influence on the site layout.

My other main concern at Pre-App was the retention and strengthening of boundary screening. **We are retaining nearly all of the boundary vegetation and have added more new native planting to fill gaps.** My landscape comments follow below:

a/ Design and Access Statement

02 site photographs - there is no photograph either from within the site or from Winchester Road of the existing boundary vegetation along the Eastern boundary. This is a key view and at least one photograph should be included.



02 Analysis - there is no mention under constraints of the distinctive Grassland-orchard landscape (I picked this up from email exchanges regarding BNG). **It is s a private rear garden with outbuildings and clutter**

Also, the existing boundary hedgerows should be identified as a constraint as they are an important contributor to the screening of the site. **It is clear what the constraints are and it is similarly clear that the scheme has sought to respect the constraints. The constraints plan shows existing, established greenery to the perimeter of the site, which is retained within the opportunities and the later presented scheme. The scheme has been designed to look outwards and address the perimeter as an important feature of the site.**

02 Opportunities - I note the highlighting of a central vista which is picked up in other documents - has this been genuinely integrated into the proposals? **Yes! It's one of the key concepts that has carried through. Connecting the fronts of site to the courtyard, through the entrance and lounge lounge and the change in character between.**

03 Proposal character courtyard - this image demonstrates the scale of the 3 storey apartments and how these will enclose the rear courtyard. This image shows notional tree planting which helps soften the built form. **This is an indicative image suggesting material palette to the courtyard. Further trees have been added to the courtyard**

03 Proposal CGI's Winchester Road Frontage and Northern Pedestrian Link- these show neat, clipped hedges (evergreen?). The planting strategy plan indicates all these hedges as native, including thorny species such as Hawthorn and Blackthorn - I suggest that alternative native species such as Hornbeam or Beech hedging are specified.

On the CGI point, it is a CGI and the vegetation is of course "neat". Hedge species around the courtyard and private houses have been changed to hornbeam, leaving the perimeter as mixed native to give a greater diversity and more valuable habitat. (see landscape drawings)

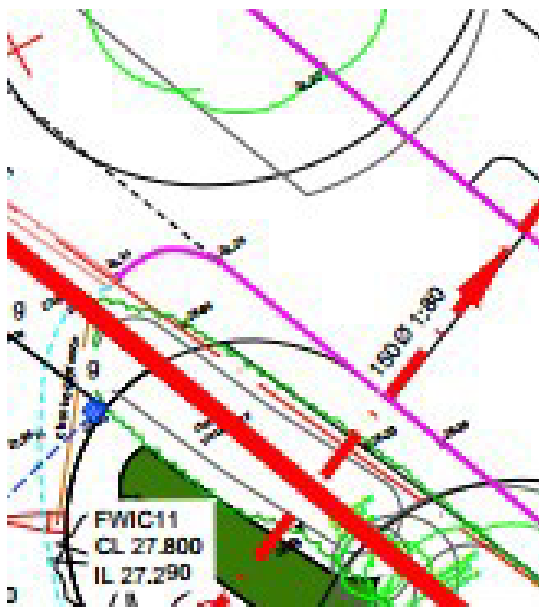
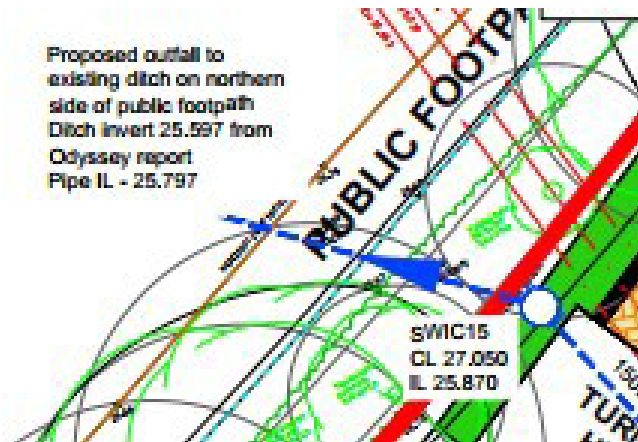
03 Proposal CGI Courtyard and Gardens - this image shows how this central space is currently lacking any vertical softening due to a lack of tree planting (see comments later on landscape plan).

Additional trees have been added to the courtyard.

03 Proposal Communal Spaces - the entrance square and formal garden are key spaces which need to be carefully designed to create focal areas. **We have added more trees to the courtyard and focal planting bed to the main entrance.**

b/ Drainage Strategy

I have 2 areas of concern where installation of proposed SW and FW mains connections may lead to unacceptable loss of vegetation: **Both connection points have moved to limit impact on existing vegetation**



The drainage Engineers and Landscape Architects to liaise to ensure any vegetation loss is reduced to a minimum, and where there is unavoidable loss, it is balanced by new planting.

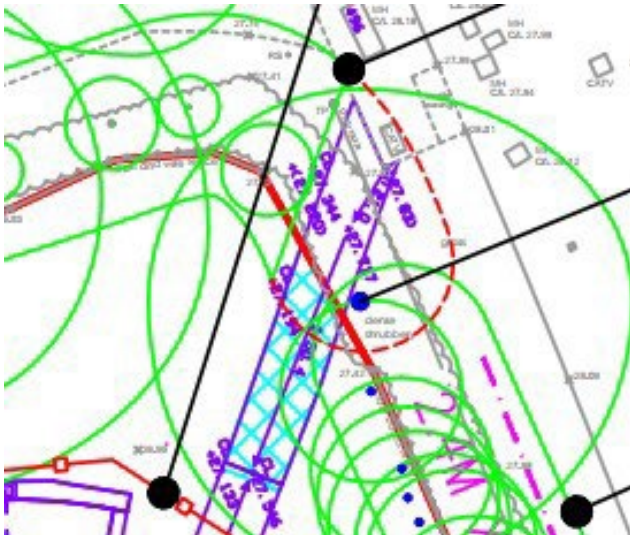
Please ask the agent to confirm there is no need for any soakaways on this site (the external services layout appears to show a soakaway in the formal courtyard garden). – **there are no soakaways on site, they are unviable due to poor infiltration**

c/ Tree Survey and Impact Assessment

I defer to the Tree Officer on this report but note the loss of a number of fruit trees to enable development of the site.

This was discussed with the ecologist and we have replaced with significant new orchard planting.

The suggested pedestrian link to Winchester Road passes too close to the trunk of T21 Oak and should be realigned. – **path has been adjusted to avoid**



Parking bays 1-3 will lead to potential loss of part of hedgerow T29. This is not acceptable, and the final approved layout must avoid any gaps opening up in the boundary screen along Winchester Road.

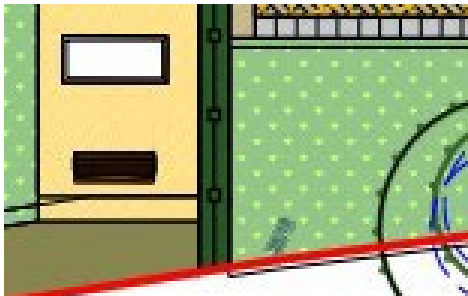
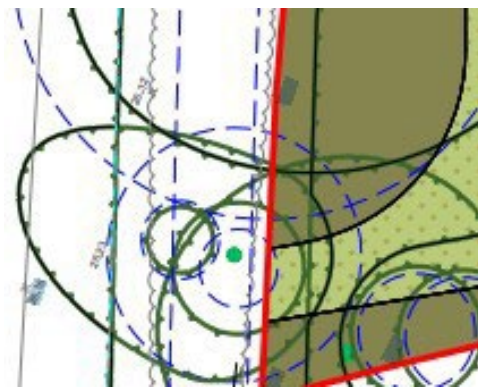
The parking spaces coincide with the existing barn and so can be constructed without harm to the hedge – the construction will replace the base of the barn.

The hedge may need to be pruned back and managed by regular trimming but that is what makes a hedge a hedge.



d/ Landscape General Arrangement

The native shrub planting indicated along many boundaries is welcomed since maintaining and bolstering lower-level boundary screening is crucial to soften the impact of this development. However, there are some odd gaps in the continuity of this planting which should be closed. For example:

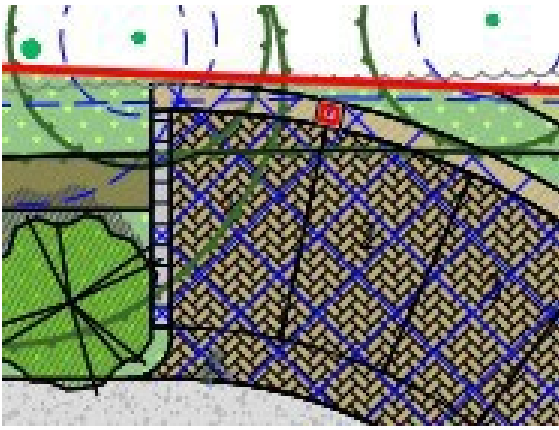


We have added more native shrub planting in these gaps, leaving the north-west corner gap to allow the naturalized swale.

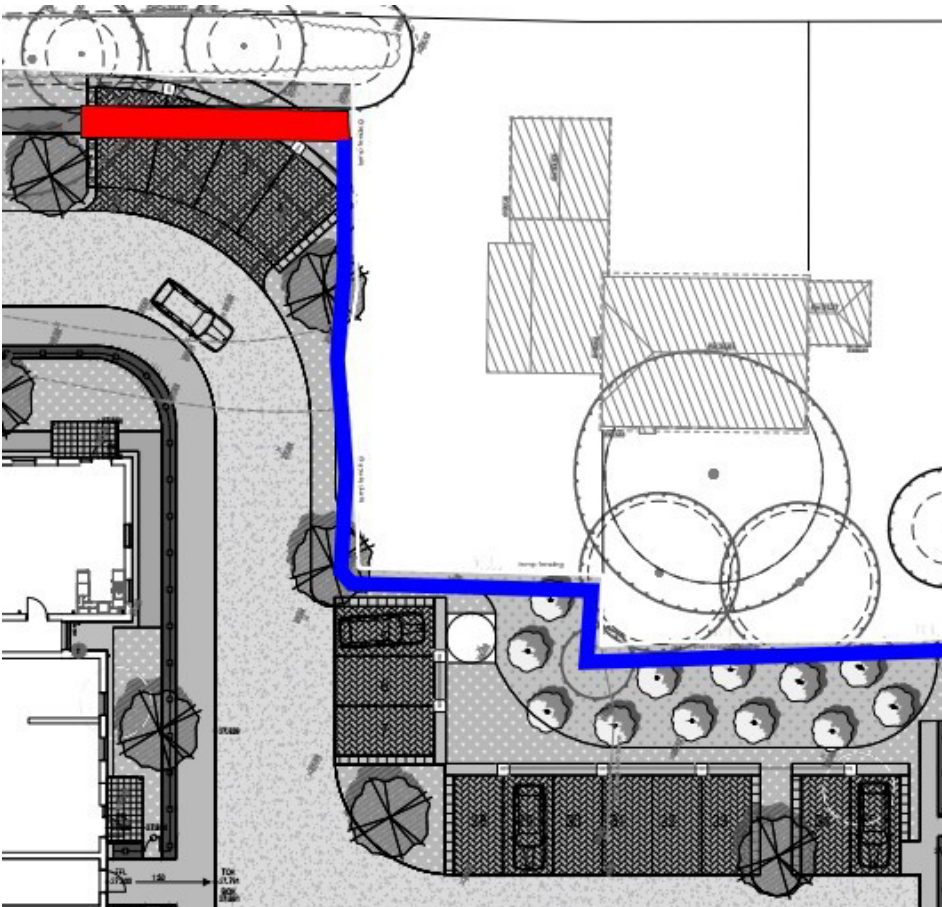
I would emphasise the importance of this boundary screen planting being continuous and would ask that the designers check that screening will be maintained and bolstered.

These 4 parking bays may well lead to loss of existing screening and also obstruct any new screen planting - these bays should be omitted or relocated.

The existing hedge will be protected (see arboriculturist's comments above) and will continue to form a decent boundary which will provide connectivity.



I would prefer to see a native mix hedge running along the SE & S boundaries as per this mark up: **We have added a mixed native hedge as per the blue mark up**



Red = extend boundary screen planting - (around the 4 bays)

Blue = native mix hedge to create new wildlife corridor (along the boundary with the adjoining house) hose and

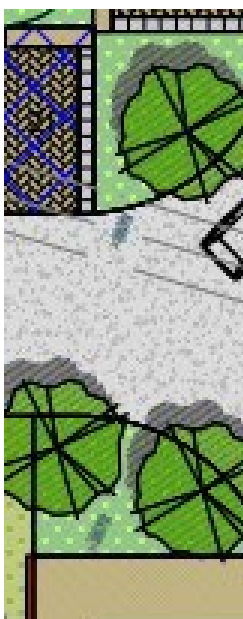
Proposed trees - there is scope to increase the numbers of trees planted, especially around the boundaries. The trees closest to the apartments are in very restricted spaces and should be replaced with small tree species (currently Betula specified) and some additional small trees should be included to soften the western elevation. **We have increased the number of trees from 32 to 41 (not including the orchard trees), including 6 in the courtyard / west of the building.**

The orchard trees underplanted with wildflower grass are welcomed. One fruit tree needs to be relocated so it is also within the wildflower area. **We have amended the drawing to make this change**

The clipped hedges shown provide the planting with a good framework but additional hedges are required to soften the sub station and the parking area in the south of the site.

We have amended the drawing to make this change

The areas of ornamental planting are generally effective, however, some further low shrub and ground cover planting should be planted in areas where it would be awkward to cut grass. For example: **We have amended the drawing to make this change in the narrower beds but kept some of the larger corner beds as grass, pulling back the gravel strips and slab pavers to allow access to get a mower through.**

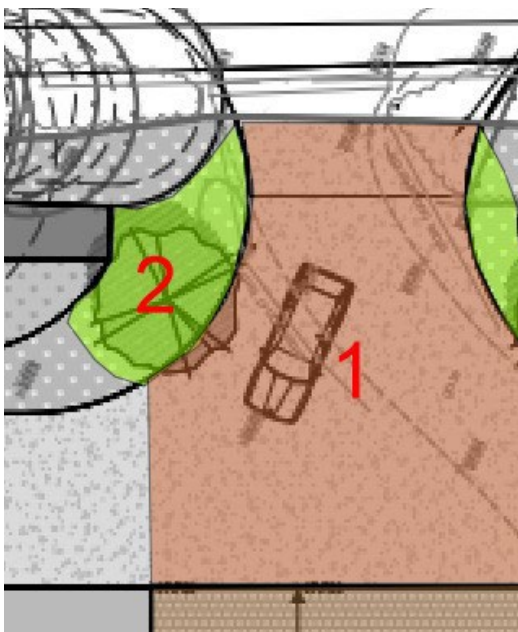


Amenity grass - there are some places where amenity grass appears to extend into hedgerows which is not feasible. Please adjust and avoid narrow strips/small areas of grass that are more difficult to maintain.

We have amended the drawing to make this change

Wildflower grass - in numerous locations these areas have curved/wavy lines. How will these be indicated on the ground to help the landscape maintenance crew locate the boundary between mown and wildflower grass? There are some thin and isolated areas of wildflower grass that should be omitted as they will be hard to maintain. **The wavy lines are indicative and not critical but once established (by referring to the plans) the appearance of the 2 types of grass will be different and they can use this as a guide to follow.**

The main entrance is a key area along the identified central vista. I suggest this zone is given an uplift similar to the markup below: **We have amended the drawing to add planting flanking the entrance and added block paving. A planting bed has been added to the front entrance.**



1 = area of contrasting block paving to mark arrivals and slow traffic

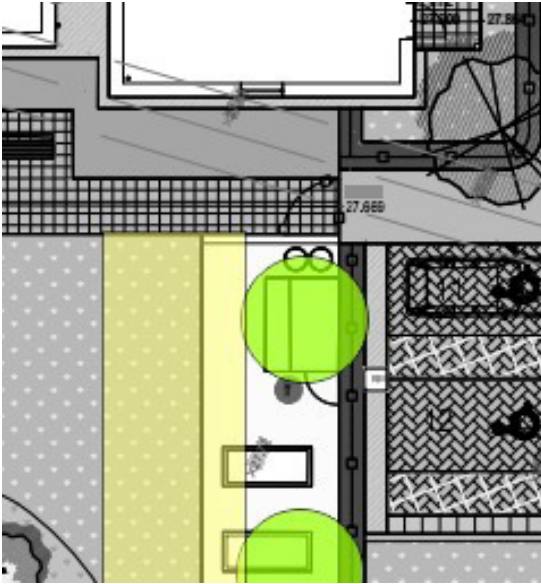
2 = low shrubs and groundcover to frame drive

3 = further design work to provide this key area of paving with added interest

Rear courtyard - in the submitted documents this area is described as a formal courtyard. At present it is a mix of formal and informal elements - the layout should be re-visited with some tree planting included within this key space to soften the proposed 3 storey buildings. The proposed gazebo is 'floating' in the space and there is generally a lack of coherence with the layout. The pergola over the main terrace is rather small and not integrated well into the design. This is a feature area and the design needs to be improved to create a genuine focal point. **We have amended the drawing to add trees, planting beds to wrap around the gazebo and added an additional section of pergola on the terrace**

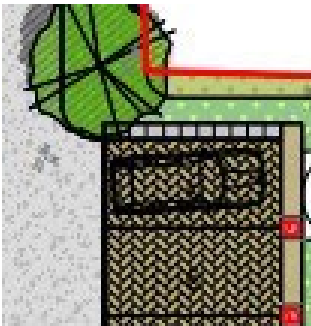
I suggest the growing garden area is moved slightly north to create space for some additional trees as per markup below:

We have added trees north of the growing garden rather than the south to avoid shading the vegetable beds which generally require sunny conditions.



The hard landscape information is generally acceptable, although I would prefer to see pedestrian routes as blocks not bitmac.

Please clarify what this white square/inner circle represents? We have added to the key – this is an access cover to the pumping plant



e/ **Planting Strategy**

This drawing is incomplete with only some species indicated. We assume a fully detailed planting plan at 1:200 scale will be conditioned.

Trees - there is an over-use of *Betula* and *Tilia* species. Some failsafe species such as *Acer campestre* 'Elsrijk' and *Carpinus betulus* 'Lucas' should be included and perhaps an occasional *Quercus robur*. We have amended the species – *Quercus robur* was already included

The hedges closest to the new apartments are all shown as native mix hedges, including thorny species. I suggest these are changed to Hornbeam or Beech. See above

f/ **Landscape Management Plan**

Since this document is labelled draft, I have not reviewed it in detail. We have amended the management plan to make this change

One immediate comment - the plan should include a requirement (for each planting type) that where failures occur, replacements to match the original species shall be undertaken in the first planting season following failure. We have amended the notes to include this – it was omitted in error.

I hope all these comments are helpful and I look forward to receiving revised landscape plans in due course.

I am happy to attend a Teams meeting with the designers to run through these points if this will assist.

KR Tim

Tim Griffin

Landscape Consultant

Working on behalf of Eastleigh Borough Council

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