

Subject: FW: DC/25/99887 32A QUEENS VIEW, NETLEY ABBEY - Discharge of Conditions - landscape comments

Sent: 21 August 2025 17:55

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Hi Rebecca,

I have been asked to provide comments on the landscape documents submitted to discharge landscape related conditions on this site.

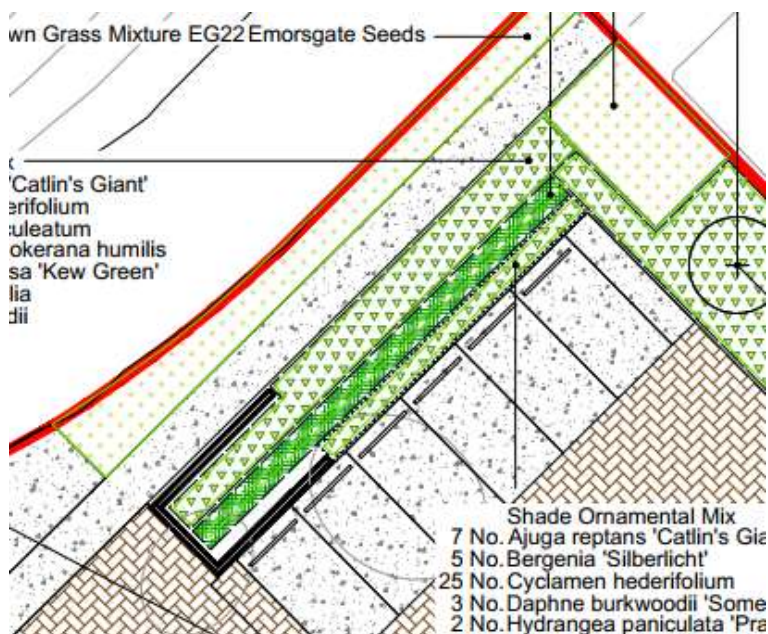
I have checked the information submitted at full application stage and could find no record of landscape comments made at that time.

By way of background, I have not had the opportunity to visit the site but have checked the online satellite and streetview images to establish the setting of the scheme.

My comments follow:

Planting Plan Rev E

a/ Tree planting - successful delivery of the tree planting is critical to the landscape setting for this project. Whilst the general arrangement of trees is acceptable, I am not clear why some trees have not been planted in the location below to soften the frontage to Queens View?

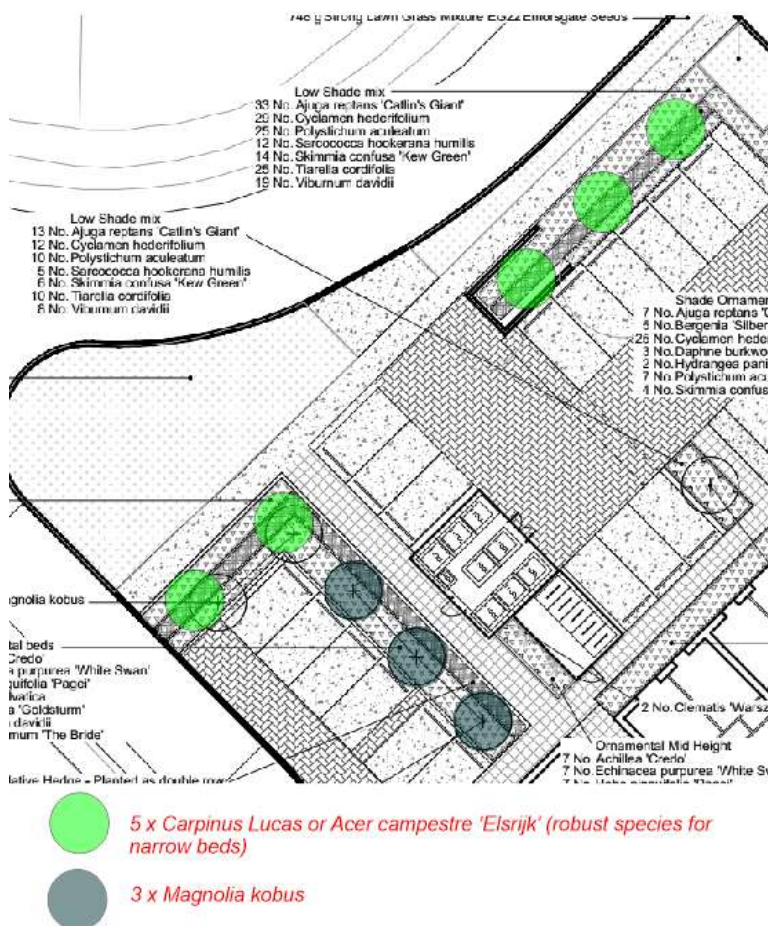


There appears to be an opportunity to plant a line of 3 trees here.

Please omit the Amelanchier tree here as it is too tight to the building and will crowd the adjacent Prunus spp. tree.



Some changes to tree species are required as there is an over-reliance on Birch.



Replace 2 x Betula 'Edinburgh' in northern corner of site with 2 x Amelanchier 'Robin Hill'

Single Amelanchier spp. in parking area planted in small bed with limited rooting zone - replace with more robust species please.

All trees in grass to be supplied with black strimmer guards.

b/ Native mix hedges - these are important elements of planting to soften the development edge. Species mix presently rather odd (Vib. op. listed twice!). Please change mix to include min. 30% Hawthorn plus 10% evergreen species for some year-round effect. All species planted at min. 80-100cm high.

c/ Please double the number of Euonymus alatus to close centres between plants to soften this sensitive edge.

d/ Please review shrub planting as over-reliance on Vib. davidii and Skimmia 'Kew Green'. Introduce some further reliable shrubs to add variety to scheme (e.g. Variegated evergreen spp.).

e/ There are significant areas of perennial planting that will be relatively high maintenance. Please confirm arrangements to ensure this planting will be maintain long-term. Without correct maintenance these beds will quickly deteriorate.

f/ Areas of strong lawn grass mixture internal to site replaced with species rich lawn turf (as per Ecology comments at full application stage). Frontage to Queens View left as strong lawn grass (specify either turf or seeded).

g/ Please check no clashes between drainage/services etc and tree pits. Also, confirm no issues with the external lighting proposals. Loss of new trees on site will not be entertained due to clashes with services etc.

Soft Landscape Management Plan Rev A

Update as required to reflect changes to planting plan as noted above.

4.1 Watering - further details required (e.g. definition of a dry weather?). Particular focus on watering new trees for first 2 years after planting.

Trees in grass to have black strimmer guard.

Perennial planting not yet covered by the management plan?

Tree Pit Detail and Specification

Specify type/detail of tree fixing (biodegradable tie/band preferred).

Make clear root barriers installed tight to services/kerb lines NOT around edge of tree pits that would limit root spread/tree growth.

Check if a Terram membrane is required at the base of the pit? I don't usually see this included.

External Materials Schedule Rev A

Generally acceptable but please change block paving from light grey colour to more visually attractive colour that will contrast black tarmac (not Brindle but mottled Harvest shade of similar).

Sundry comments

Please supply details of all enclosure/fencing types plus detail of retaining walls.

Low post and rail fencing to ideally be steel estate railing detail (or similar) for longevity (could be colour matched to railings on building?).

Supply details of proposed benches and are any litter bins proposed?

I hope all these comments are clear but happy for Deacon Design to contact me direct if they require any clarification.

I look forward to receiving revised/additional drawings/documents in due course.

KR Tim

Tim Griffin
Landscape Consultant