

# LANDSCAPE SPECIFICATIONS FOR DEVELOPMENT SITES



This leaflet sets out different categories of landscape schemes and describes the details that should be prepared and submitted to the Local Planning Authority in order to fulfil a landscape condition placed on a Planning Permission.

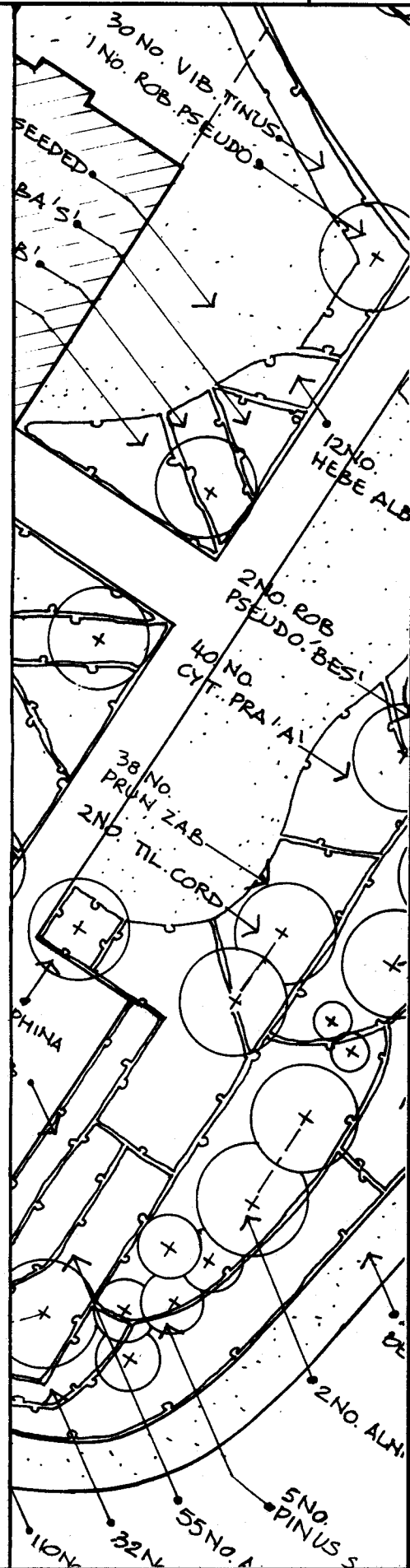
*THE LANDSCAPE SCHEME will fall into one of the following categories depending on the nature and scale of development:*

- A** A comprehensive scheme of tree, shrub, climbers and perennial planting designed in conjunction with the hard landscape, for example housing developments, industrial units, office buildings or shopping centres.
  - B** A scheme for tree, shrub, hedge planting, for example, small housing developments, infill plots, car parks, public buildings or public utility installations.
  - C** A scheme for hedges, tree belts, woodland planting, for example, rural developments, roads, car parks or agricultural buildings where the wider countryside is affected. Plant species indigenous to Great Britain would normally be used.
- Many schemes will require the **PROFESSIONAL EXPERTISE** of a Landscape Architect, Horticulturalist or Woodland Advisor.
  - The scheme should be based on a **DESIGN THEME**, sound horticultural knowledge and the practical constraints of the site.
  - The **COST** of the consultant and the implementation and management of the scheme must be accounted for at an early stage.

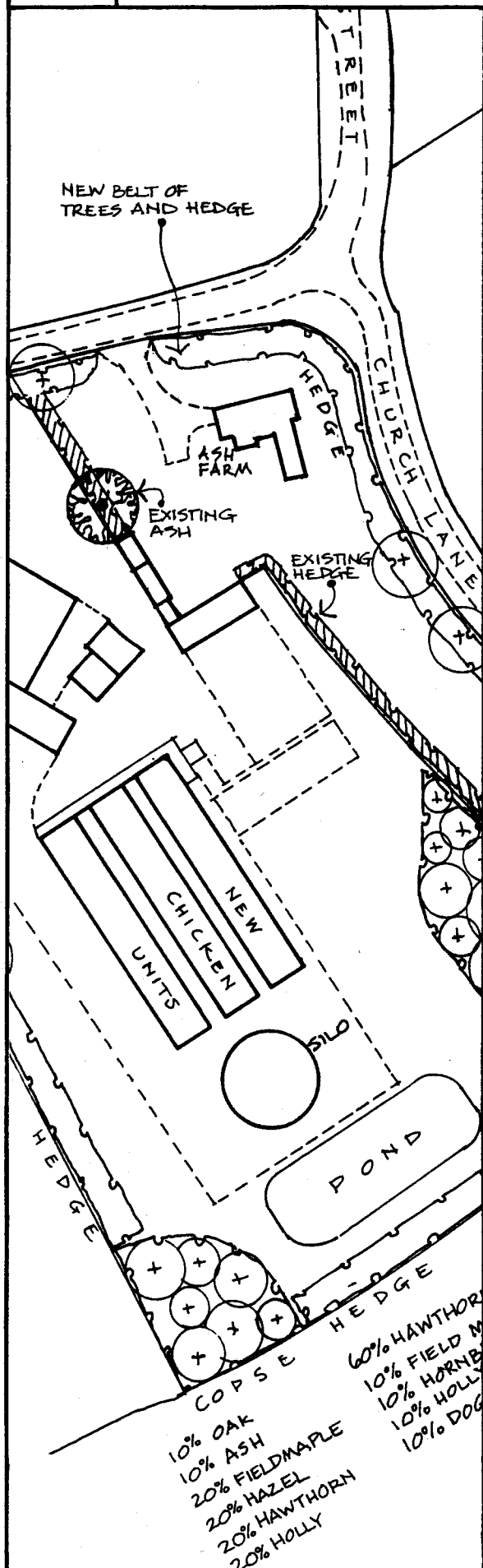
*THE LANDSCAPE SCHEME should contain the following information:*

## 1 PLAN

- For most schemes in Category A and B a scale 1:200 will be required. For some schemes in Category B and those in Category C a scale 1:500 or 1:1250 may be sufficient.
- All **existing** vegetation to be retained should be indicated. Canopy spread of all hedges, shrubs and trees should be plotted (refer to Guidance Note 1 - Protection of Trees on Development Sites). Spot heights and contours will be required if ground levels are being altered.



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- The location of all **hard landscape features** (existing and proposed) should be indicated e.g. paths, drives, paved areas, walls, fences, arches, pergolas. The details of these may be shown on a separate drawing and may be subject to a separate planning condition.
- **Services** should be indicated. Care must be taken to avoid conflict between services and tree roots. (See Guidance Note 1.)
- The **proposed planting** should be clearly indicated and annotated. The arrangement and number of plants should be shown.
- **Schedule** this should indicate:
  - Species, size and specification of all plants to be used.
  - Planting density (No. per sq. metre).
  - Planting aids e.g. mulching, stakes, shelters.

## 2 SPECIFICATION

The preparation of a specification is essential where a landscape contractor is asked to submit a competitive price for implementing the scheme. It may be required by the Local Planning Authority. The specification should cover:

- Ground/soil preparation
- Quality of Topsoil
- Methods of planting
- Weed control
- Quality of plant stock
- Grass seeding/turf
- Remedial work to existing trees, shrubs and hedges
- Maintenance of the scheme
- Defects liability period
- Relevant British Standards

### Further information is available from:

- 1 Local Planning Authority
- 2 Suffolk Design Guide - Local Planning Authority
- 3 The Landscape Institute - 6/7 Barnard Mews, London, SW11 1QU  
(Tel: 0171 738 9166)
- 4 Guidance Note 1 - Protection of Trees on Development Sites

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