

LOCAL PLANNING GUIDANCE NOTE NO. 3 LANDSCAPING

Background

Landscape treatment is a vital element of new development, and should be considered from the outset of the design stage rather than treated as an afterthought. Both the retention of worthwhile existing features and the addition of new landscaping can **enhance the quality (and value) of the development**. In the case of existing developments, appropriate landscaping can transform buildings which were previously visually harsh or utilitarian, and thereby raise their values.

Landscaping is thought of by many people only as trees, shrubs, grass and other planting. This is **soft landscaping**. But in some situations **hard landscaping**, in the form of attractive floor materials, walls or street furniture, for example, may be beneficial, or a combination of hard and soft may produce the most suitable scheme. Landscaping is relevant in both urban and rural situations. Clearly the landscape solutions appropriate to a town centre or business park are unlikely to be those best fitted in a countryside location. Much of Flintshire's countryside is of high visual quality, part of it - the Clwydian Range - being nationally designated as an Area of Outstanding Natural Beauty (AONB).

Landscape design could be considered as the defining and decoration of outdoor spaces. The creation of meaningful spaces, with a sense of enclosure, through the use of trees, walls, fences, hedges or mounding used in conjunction with buildings, is a key issue. Defined spaces should create atmosphere, be inspirational, or attractive to the eye.

Policy

The Welsh Assembly Government (WAG) document **Technical Advice Note 12: Design (2001)** stipulates that local planning authorities should indicate their landscape design expectations, which is the purpose of this LPG Note. For larger proposals, a strategic landscape assessment at the start of the design process should help by defining the capacity of the natural environment to absorb development, giving a context for appropriate scale, form and layout, and determining which landscape features must be protected or enhanced. Detailed site appraisal may provide information on hydrology, microclimate, soils, plant communities, historic features and all visual qualities including views and vistas. In towns, landscape features are closely related to topography, natural features such as rivers, existing patterns of vegetation, parks, green corridors and planting in streets and public spaces, together with views and links to the open countryside.

WAG's **Planning Policy Wales 2002** emphasises the need for good design "to ensure ... high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, air quality and the protection of water resources."

"Biodiversity" perhaps needs more explanation. It is short for biological diversity, and is an important part of sustainable development, being about the variety of living things. The Council's **Biodiversity Action Plan "Creating Space For Wildlife" ((2002)** outlines the concepts behind biodiversity planning and gives a number of habitat and species action plans relevant to different parts of the county. As such it gives a valuable context when considering landscape proposals. It can be viewed via the Biodiversity Officer in Planning Services, Shire Hall, Mold (telephone 01352 703263) or on the internet at www.flintshire.gov.uk.

Local planning authorities (LPAs) are responsible for assessing adequately the relative qualities of their landscape. **LANDMAP** is a method of doing so in terms of geology, geomorphology, vegetation, habitats, visual quality and historic and cultural quality, and provides a framework from which good design and management can be developed. In Flintshire this evaluation has commenced. Until this assessment is complete, the Flintshire Landscape Strategy (1996), which covered the whole county and identified landscape types and their characteristics, will continue to be used to assess the impact of development on individual landscape features as well as the wider implications for landscape character.

Locally, the **Flintshire Unitary Development Plan (UDP)** provides the planning policy context. Landscaping is not a narrow aspect which can be confined to a single policy; instead, the theme runs through a range of policies stipulating that new developments should be integrated into the landscape, respecting the history and natural features of the county, and preserving its special character for the future. They cover also aspects such as crime prevention and public art. These policies are reproduced in **Appendix 1**, except for those policies relating specifically to trees which are quoted in LPG Note 4 Trees and Development in this series.

Professional advice

The expertise of a landscape architect may be required at the formative design stage. Details of suitable practices can be obtained from:

The Landscape Institute, 33 Great Portland Street, London. W1W 8QG (Telephone 020 7299 4500)

Making the most of the site

The full landscape potential of a development site should be realised. The expertise of a landscape architect may be required at the formative design stage to achieve an acceptable scheme particularly where the development would have a large visual impact, or is within a sensitive area, or on a difficult site such as reclaimed land.

The site survey

It is important that a survey of the site should be undertaken at the outset of planning the development. It should form the basis for the layout of the proposed development, making the most of the existing vegetation, forms of enclosure and views, and taking into account ground levels and site conditions, and relate the development to the site by preserving trees and hedges for visual effect and avoiding the destruction of natural features and habitats. In addition to any existing buildings the survey should include:

- **topography** - ground levels, slopes
- **drainage** - ponds, ditches, wet areas; natural or artificial
- **soil analysis** - clay, sand or loam; acid or calcareous
- **vegetation** - the height, species, crown spread and condition of trees, shrubs and hedges on or adjacent to the site. These should be accurately plotted, including overhanging trees from an adjacent site
- **wildlife interest** and the presence of protected species
- **boundary analysis** - walls and fences indicating materials and building styles
- **existing underground and overhead services** - public sewers, electricity, gas, water supply (N.B. poplars and willows should be kept well clear of water pipes and sewers)
- **site features**, including buildings, steps and paths (particularly public footpaths and other rights of way)
- **views** - good and poor views within the site, views from the site outwards and from outside viewpoints such as from roads and properties into the site
- **climatic conditions** - prevailing winds, sheltered, sunny or shaded areas

The LPA should be consulted to see whether any trees on the site are protected by a **Tree Preservation Order** or by other controls such as a **Conservation Area** designation.

Changes in **ground levels** should be treated with caution. Whilst there may be advantage in elevating slab levels to enable gravity drainage, it does not follow that raising garden levels accordingly will be acceptable.

Retention of existing trees

Trees which are in good condition and a feature of the site, the street scene or the surrounding landscape should be retained. Specimens of poor shape but in good condition may also be valuable for retention in urban infill and redevelopment sites with few trees.

Where trees are retained the setting should also be respected and **space left around them free from disturbance**. To ensure their survival, ground levels below the spread of the branches should not be altered and tree roots should not be cut, for instance, to improve visibility splays, widen lanes or to install underground services. The characteristics of retained trees should always be taken in to account by leaving sufficient space for future growth and allowance made for inevitable leaf fall and shading. The **shading effect** of trees should be considered in relation to energy efficiency in the orientation of dwellings and conservatories.

Trees to be retained must be protected throughout all building operations by fencing extending to outside the spread of the branches. The removal of any trees should be justified, usually with a report by an arboriculturist, so that the long term implications can be assessed. More extensive information relating to trees is provided in **LPG Note 4 Trees and Development**.

Retention of hedges and walls

The site boundaries are an important aspect of a development. Existing hedges and walls which are typical of an area should be retained wherever possible in order to **maintain the local landscape character** and help relate the development to the landscape. It is important to decide the principal function of the boundary: is it to screen, to provide security, to provide privacy, or to create a landscaping feature? Clearly, whichever it is in a particular case, the design should be capable of fulfilling this function when implemented.

Hedgerows provide useful corridors for the **movement of wildlife**, especially continuous lengths of hedgerow, older mixed species hedgerows, and hedges along water courses or joining areas of woodland. Established hedges can be incorporated effectively into a site layout, along footpaths and within public open spaces and can also provide valuable **privacy** along property boundaries or screening for car parks. Tall hedges may be improved by layering. Security fences along boundaries should be located within sites, behind existing hedges rather than replacing them. Missing sections of walls and hedges should be replaced with similar building materials or species and where removed to provide new access points, footways or visibility splays these should be replaced or

replanted behind the line of sight. Wild flower species of interest in the hedge to be removed should be transplanted onto the new hedge line in order to preserve the local flora. Removal of most hedgerows in the countryside without permission is against the law under the **Hedgerow Regulations 1997**, however garden hedges are excluded.

Under the **Flintshire Hedgerow Restoration Scheme**, grant aid is available from the Council to restore hedgerows and replace hedgerows trees. Further details are given in a leaflet obtainable from the Council's Forestry Officer in the Environment and Conservation Section of Planning Services at County Hall, Mold. (Telephone 01352 703264)

Wildlife features

Site features such as **ponds, ditches and other valuable wildlife areas** should be incorporated into the development layout, especially on larger sites, where they can be beneficially maintained and managed in the long term. Areas of unimproved grassland or newly seeded wildflower meadows may form attractive features within developments requiring a low level of maintenance. In some instances sustainable urban drainage schemes which can help reduce the potential for flooding by keeping free from development those areas which can take excess water at times of flood risk could be used to extend or retain wetland areas of wildlife value. The forthcoming **LPG Note 19 Sustainable Urban Drainage Systems (SUDS)** will provide further detail.

The **Flintshire Landscape and Nature Conservation Grant** scheme aims to support projects that will enhance the countryside and/or provide new opportunities for wildlife. Further details are given in a leaflet available from the Council's Forestry Officer, contactable as above.

Designing the Development

A well designed development will relate to the site and local topography and be in harmony with the surroundings in form, colour, materials and planting. A more contemporary, innovative approach to the design is generally most appropriate within modern developments in towns or industrial estates in situations where characteristic features are limited or absent. In rural areas local materials and traditional building methods, including paving, should be used wherever possible to help integrate the new development into the existing landscape and perpetuate local distinctiveness, particularly in the Clwydian Range AONB. Materials for walls, fences and surfacing should be kept simple within a controlled colour range and in keeping with the existing or proposed buildings. The planting of native trees and shrubs typical of the locality is encouraged.

The Layout

The quality of the landscape is strongly influenced by the spatial relationship of the buildings and the open spaces between them and any new development should reflect the local pattern. Closely juxtaposed buildings, for example, within a high street, village centre or courtyard create total enclosure and may only require decorative treatment by paving and minimal planting. Disparate industrial units or rows of houses will require strong planting to fill the spaces and unify the development. (Picture a mature residential area where the individual houses and bungalows have no particular architectural merit but the whole setting hangs together because it is softened and unified by mature trees and shrubs.) Regard must also be paid to the need to devise layouts which are conducive to public safety.

Urban Areas.

The spaces between buildings in urban areas should be used creatively to provide pleasant places for the public. Paving, walling, planting and lighting can be constructively used to create attractive and safe areas for sitting and informal recreation. Emphasis should be given to the creation of pedestrian and cycle routes, for example at the approach to large public buildings or shopping centres where vehicles are too often given precedence. Wide pedestrian and cycle routes following desire lines, supplemented by planting at focal points, can increase the legibility of the landscape. The provision of appropriate surfacing, gentle gradients, and clearly contrasting colours to improve visibility within pedestrian schemes is now a legal requirement for the greater inclusion of the elderly and disabled, and also provides an opportunity for improved design. The composition of all the elements within public spaces including street furniture, railings, signs and lighting should form an integral and creative part of the design and in some sites provision should be made for specially commissioned art work.

Open spaces, car parks and roadsides provide valuable opportunities for planting large trees which are an essential element in almost all high quality landscapes. In some instances a formal approach to the planting design may be appropriate.

Residential Areas.

Interlinked, usable open spaces in residential areas with existing or newly planted trees and shrubs can provide areas for walking, cycling and recreation, which are essential in residential developments where private gardens are small and formal open space limited. Footpaths and cycleways should be suitably designed in terms of width and alignment, and to enable natural surveillance for local residents to feel safe and link facilities such as shops, schools and open spaces. The latter should be sufficiently large and accessible to attract all residents including children and be planned at the outset of a development. A well designed area of open space, incorporating an equipped play area, mounding, coloured surfacing, sculptured features or public art can provide a stimulating focus

for play and recreation. In such areas there is a real need to ensure soft landscaping treatment which will provide a buffer to protect residential amenity.

Space for tree planting in gardens should be provided to help soften the appearance of new properties and enhance the surroundings. Trees can help screen neighbouring properties and unattractive views from within the gardens and also screen views of a development from the surrounding area (which can be particularly important on the edge of a village to avoid raw edges with urban characteristics intruding into rural areas), as well as creating an attractive village or settlement boundary.

Commercial and Industrial Developments.

In commercial and industrial developments the natural topography of the site should be used to minimise the impact of a development on the surrounding landscape. For example, large buildings should be located on the lower part of a site. Changes of level can be used to advantage and give interest although steep cutting slopes should be avoided. Surplus excavated materials may sometimes be mounded to help screen large buildings, unsightly storage areas or car parks. Gently graded mounds may appropriately be planted with trees and shrubs or seeded to grass or wild flower meadow. The impact of large industrial buildings in the landscape can be considerably reduced by the use of appropriate colours and materials. Dark greens, browns and greys are frequently the most suitable colours for walls and roofs, avoiding the extensive use of bright colours such as yellow, red and blue. Textured materials may be valuable to break up and darken surfaces by creating shade and avoiding light reflection.

Trees retained or strategically planted in car parks and in open areas on the perimeter of industrial areas help break up the outline of large buildings viewed from outside the site. Boundary tree and shrub cover between a new development and the adjacent settlement is usually required and on the outskirts of a town planting is usually essential.

Designing Out Crime

The Council has a duty to consider the Crime and Disorder Act 1998 when determining planning applications. **UDP Policy D6 Crime Prevention** provides the local basis. The design and layout of new development offers an opportunity to help reduce the risk and fear of crime against individuals or property. The layout of sites should maximise the potential for natural surveillance by avoiding hidden areas and ensuring that parking and other public spaces are well lit and visible from nearby properties. Footpaths should be designed to assist the safety of pedestrians. Introducing bollards, planters and benches into shopping and employment areas can act as a deterrent to "ram-raiding" and, if carefully designed, can improve the general environment of town centres.

But this desire for crime prevention must be balanced against the need to protect and enhance visual quality and minimise clutter, so security measures should be as unobtrusive as possible. The incorporation of shrub and tree planting can in itself act as a barrier to potential intruders.

Public Art

The Council will require the incorporation of public art in all major civic spaces, and large new employment, retail or community developments which are publicly accessible, under **Policy D7 Public Art**. Appropriately designed features such as statues, fountains, sculptures, patterned walls, brickwork and floor spaces, creative landscaping and street furniture can improve the area's image, enhancing local distinctiveness, reinforcing civic pride and reducing the amount of vandalism. To discuss suitable schemes, please contact the case officer in the Development Control Section in Planning Services, County Hall, Mold.

The Planning Application

The landscape should be treated as an integral part of any development which requires planning permission. The stages involved in making an application include pre-application discussions, assessment of the site, design of the development, and followed by construction, aftercare and maintenance details. A high standard of landscape design is required in development proposals. **Early consultation with the planning authority is recommended to discuss appropriate landscape treatment particularly of large sites, sites in open countryside or sites such as parks and gardens of historic interest, sites within conservation areas or which form the setting of listed buildings.**

A **design statement** outlining the objectives of the proposals and the design context of the site may be required by the planning authority to show what has been taken in to account and how this has been reflected in the design. The design solution, following landscape and visual assessment, should clearly reflect the findings of the assessment and show how the proposals relate to the surroundings and the future management required for the development to achieve its full potential.

The application should include the **site survey** and any trees, hedges or other features to be removed should be shown on the plan, generally in a broken line. Existing tree types, with their condition, should be specified. The **landscape proposal plans** should give details of existing and finished levels, hard surfacing materials, tree and shrub planting, structures such as play equipment, seats, signs, lighting and proposed services both above and below ground. Retained historic features with proposals for restoration, where relevant, should also be included. **Appendix 3** provides a checklist of the contents of landscaping schemes.

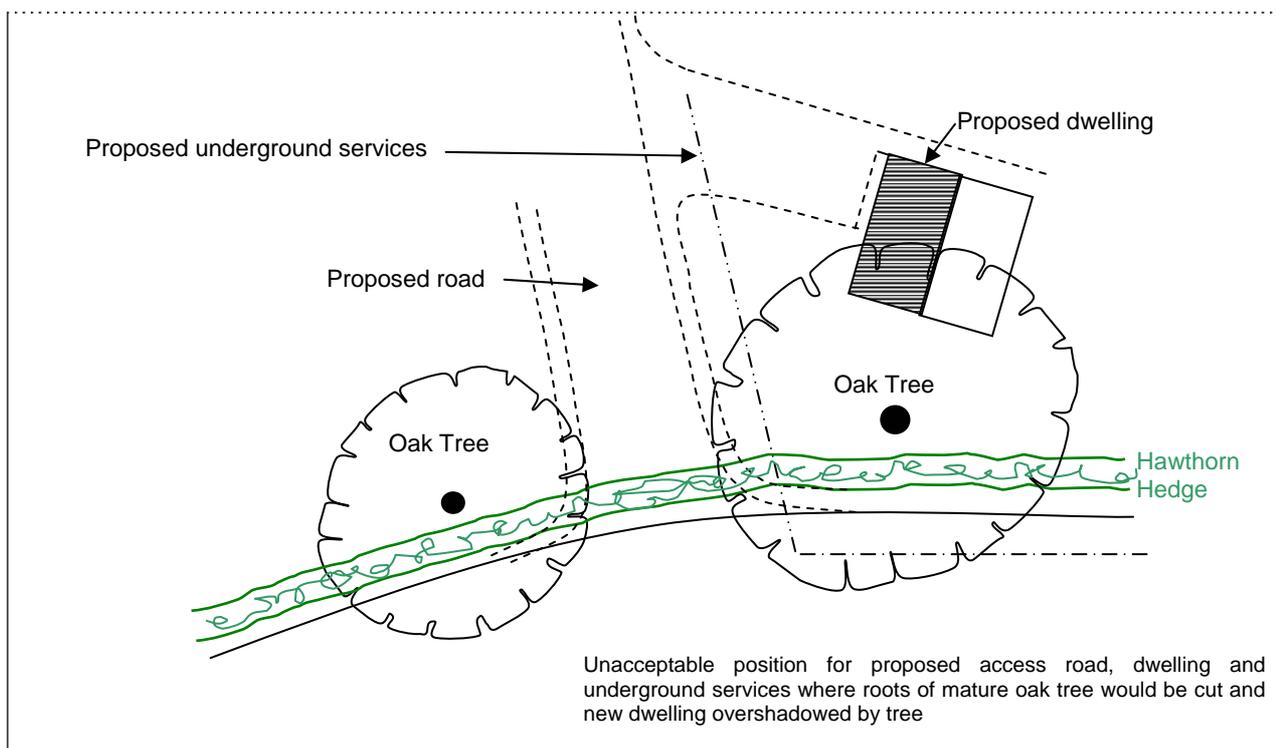
Cross sections help clarify changes of levels within the site and should always be submitted where changes in levels are involved and should show how new levels tie into the adjacent land. **Photographs or photomontages** may also help to show how the design relates to the surrounding landscape and the visual impact of the development as viewed from outside the site.

Details of soft landscape works, namely **specifications** for cultivation, planting, plant protection, mulching and grass establishment and **plant schedules** listing the numbers and size of each species and an implementation programme with a **schedule of maintenance** for new planting should be provided.

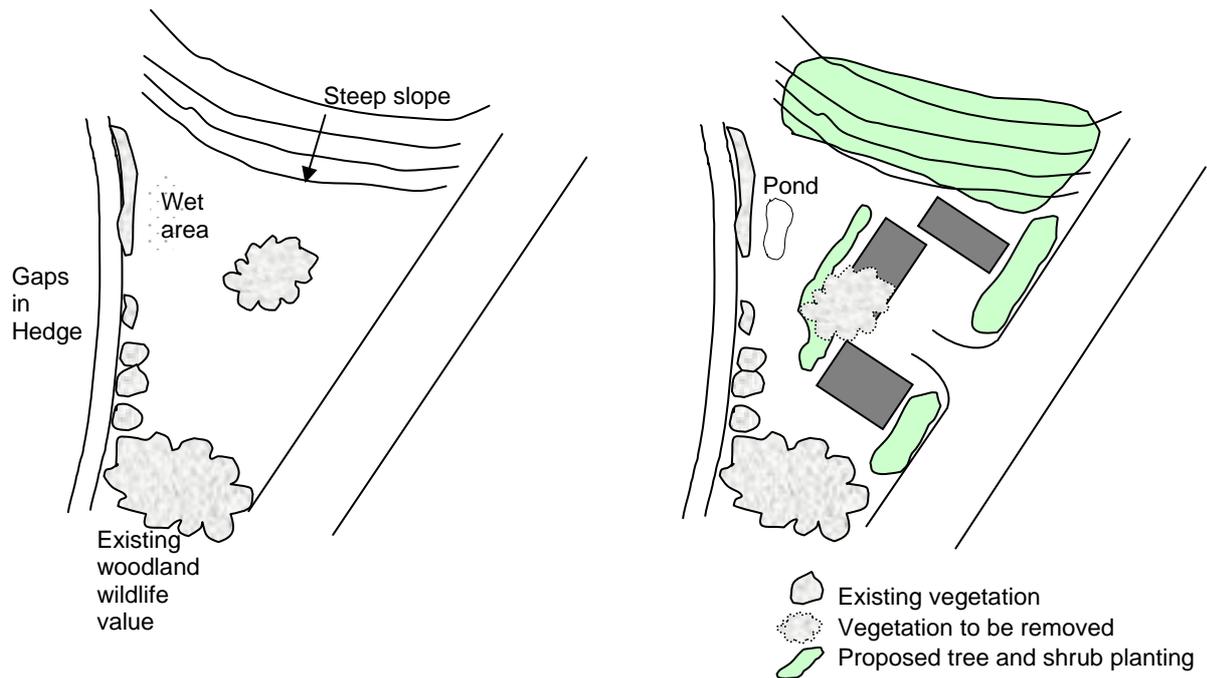
Before submission the applicant may wish to discuss details of the landscape proposals (contact the Development Control case officer in the first instance) to see if improvement can be made or if any additional information is required prior to commencement of the development. Further planning conditions may be imposed when permission is granted if the information is incomplete.

Developments where the landscape would require **maintenance by the Council** should be discussed with Grounds Maintenance and Play Units staff (within the Education and Children's Services and Recreation Directorate) prior to submission. If public open space within new housing development is intended for adoption purposes, the developer must state which areas are required for adoption and submit details of landscaping measures as part of the planning application. Then a legal agreement (a Section 106 Agreement) can be drawn up under which a private company would have the option of either maintaining the grounds in question for a specified period or paying fees in lieu of ongoing maintenance. The forthcoming **LPG Note 13 Open Space Requirements** in this series will give more advice.

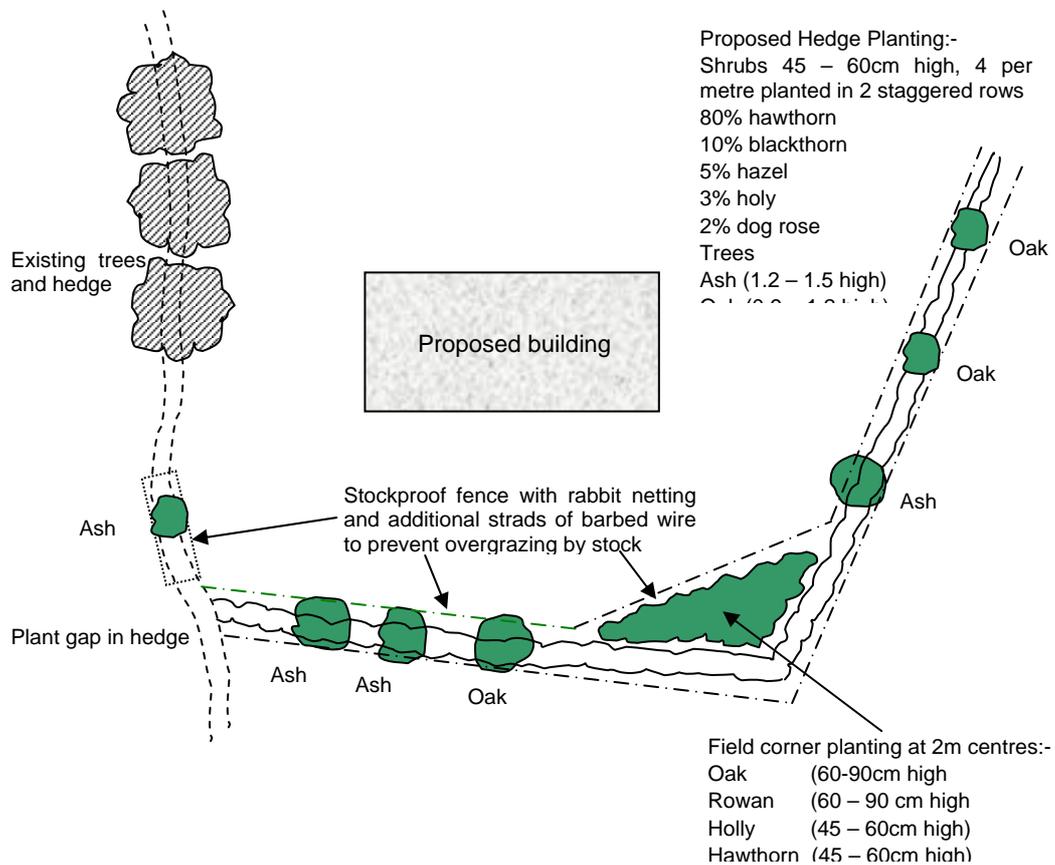
Care in Site Development



Industrial Development



Planting plan for large agricultural building



Soft Landscaping

Tree and shrub planting can enhance a development by providing shelter, screening and enclosure and help to define spaces as well as adding to the visual quality and wildlife interest. A wide variety of trees and shrubs are available and plants should be selected which are appropriate for the soil and drainage conditions and sufficiently hardy for the location. Planting can take many forms, for instance tall growing shrubs or climbers may be useful to soften the view of a gable end or garage whilst low spreading ground cover shrubs can be used on steep banks or close to windows. **Appendix 2** gives advice on suitable species, with the emphasis on **native varieties suited to the locality which are likely to be favoured by the Council**. All year interest can be created by planting a mixture of evergreen and deciduous shrubs providing seasonal interest of flowers, fruit and winter colour. The ultimate size and form of trees and shrubs should be appropriate for the space and damage to property or nuisance to neighbours by the shading of large trees should be avoided. Selecting unsuitably can prove unnecessarily expensive, either through costly replacements or through the need for early felling or costly pruning.

Plant Materials

Trees and shrubs are available in various sizes. Standard trees, approximately 3 metres high, are usually planted in industrial or housing developments, although where rapid screening or an appearance of early maturity is required larger 'selected standard' or 'heavy standard' trees are planted. Large trees require support by staking or guying. Trees and shrubs planted to create dense screening or woodland should utilise 'transplants' of 40 - 80 cm spaced 1 - 2 metres apart. Most trees are planted bare rooted but container grown trees are sometimes planted where trees are difficult to establish or where large specimens are required, although these are more expensive.

Native shrubs (e.g. for hedgerows) are supplied bare rooted but most ornamental shrubs are usually container grown. The plant size (e.g. 30 - 40 cm) as well as the container size (e.g. 3 litre), and form of the plant may be selected.

Ground Preparation

It is essential that sufficient depth of good quality topsoil is provided in planting areas. On building sites all rubble and compacted materials should be removed to a minimum depth of 600 mm and the drainage improved by cultivation at depth. Top soil for shrub planting should be provided to a minimum depth of 450mm and the soil should be clean, well cultivated and weed free before planting. The incorporation of a small quantity of organic matter such as peat free compost (not peat, because the use of it is leading to the loss of important habitats and damage to landscapes where the peat is extracted) will help water retention and is particularly valuable when planting on dry or infertile soils.

Implementation

The landscape scheme must be carried out following British Standard BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces), BS 3936:1992 Nursery stock part 1:Specification for trees and shrubs and other relevant British Standards for planting large trees. Recognised guidelines should also be followed for the protection of existing features, such as fencing around trees, and the handling of soil. Planting and seeding should only be carried out at the correct seasons and in appropriate weather conditions.

Planting Time

Planting should be carried out in winter when the plants are dormant, generally between November and March. This is essential for the planting of bare rooted stock but container grown stock can be planted at any time of year providing watering is carried out until the plants have established.

Plant Protection

Planting may require protection from trampling or damage by vehicles during the establishment period. Long term protection from grazing animals can be provided by wooden post and wire fencing. Tree shelters or rabbit guards may also be required in rural areas. A layer of bark or other mulch 75mm deep, applied when the soil is moist, will help reduce water loss and weed growth, and provide nutrients, during the establishment period. It should be maintained beneath the shrub planting until the shrubs have grown together and around young trees for 2 years.

Maintenance

The success of a planting scheme will depend on follow up maintenance and long term management. Maintenance for new planting should include thorough, regular weeding and watering as necessary during the establishment period, grass cutting, replacement of poor quality or dead plants and the replacement of failures for the 5 years following planting.

High Hedges

In December 2004 new regulations came into force which established a complaints procedure for people affected by high hedges on neighbouring properties, based on the Anti-Social Behaviour Act 2003. The legislation was introduced to address the excessive height of some garden hedges, in particular those comprising of Leyland and Lawson Cypress. The regulations apply to hedges which fulfil all of the following criteria:

- Over 2 metres high

- Mostly evergreen or semi-evergreen
- Comprising of at least 2 shrubs or trees in a rough line
- The height of the hedge causes the reasonable enjoyment of the house or garden to be affected.

However, the technical guidance from the WAG is not yet all in place, and therefore the Council does not consider that it is in a proper position to enforce the regulations. In any event, involving the Council should be seen as last resort.

Hard Landscaping

The hard landscape should be properly located and designed with the use of appropriate materials which relate to the surroundings. The landscape scheme should indicate proposed roads, parking and paved areas, paths, steps and ramps, showing materials and levels. (The forthcoming **LPG Note 12 Access For All** will give guidance on requirements to meet the needs of disabled people.) The materials chosen for surfacing should be in keeping with the character of the area and with existing or proposed buildings, utilising traditional local materials where appropriate. Surfacing should be kept simple and the colour range be controlled as over-elaborate schemes are unlikely to be aesthetically pleasing.

Consideration should always be given to the future repair and maintenance of surfaces to ensure the use of materials which can be replaced if damaged or if access to underground services is required. The landscape scheme should show the position, materials and construction of any new walls, fences, structures, lighting and street furniture, all of which should be in character with the area, be it urban or rural.

In rural situations such as farm building conversions, simple surfacing materials such as crushed aggregate or tarmac with an exposed aggregate is generally preferable to more modern elaborate concrete paving. In town centres traditional materials using traditional techniques for laying should be used in most instances.

Appendix 1: The relevant UDP policies

Policy STR 7 Natural Environment

"The natural environment of Flintshire will be safeguarded by:

- a. protecting the open character and appearance of strategic green barriers around and between settlements;
- b. protecting the character, appearance and features of the open countryside and the undeveloped coastline;
- c. protecting and enhancing areas, features or corridors of nature conservation, biodiversity and landscape quality both in urban and rural areas, including urban greenspace;
- d. protecting and enhancing the Clwydian Range Area of Outstanding Natural Beauty; and
- e. protecting and enhancing the Dee Estuary."

Policy L1 Landscape Character

"New development must be designed to maintain or enhance the character and appearance of the landscape."

Policy D4 Landscaping

"New development will be permitted where;

- a. a high standard scheme of hard and soft will be submitted as an integral part of a planning application; or
- b. in the case of development proposals of a temporary nature, these will be permitted only where adequate provision is made for the full restoration and aftercare of the site on cessation of the use."

Where land is degraded or under-used, the Council seeks to improve appearance and enhance the environment through **Policy L5 Environmental Improvement Schemes:**

"Proposals for landscape enhancement schemes will be encouraged provided they are:

- a. sensitively designed; and
- b. sympathetic to their setting and any biodiversity or historic interests."

Policy D6 Crime Prevention

"New development will be permitted only if appropriate measures to reduce the risk of crime have been incorporated sensitively into the proposal where appropriate."

Policy D7 Public Art

"In all major, publicly accessible development, the council will require the incorporation of public art."

See also **LPG Note 4 Trees and Development** for policies relating to trees and hedgerows.

Appendix 2: Native tree and shrub species for locally distinctive schemes

By ground conditions:

Trees:

Acid soils: oak, birch, rowan, hawthorn, hazel, holly, gorse

Calcareous soils: ash, field maple, wild cherry, yew, blackthorn, dogwood, wayfaring tree, small leaved lime

Wet areas: alder, crack willow, white willow, goat willow, grey willow, aspen, guelder rose, black poplar

Coastal areas: whitebeam, sycamore, hawthorn

Hedgerow and scrub:

Hawthorn, hazel, blackthorn, dog rose, field rose, wild crabapple, wild plum

By height:

Trees:

Tall – 20m or more

These require considerable room if they are to develop naturally. Examples: oak, ash, beech.

Medium – 10 to 20m

These are more easily accommodated within the urban landscape, growing to the same height as houses.

Examples: sorbus, silver birch.

Small – 5 to 10m

These have a decorative role within small spaces such as gardens and courtyards. Examples: lilac, holly, laburnum, malus.

Shrubs:

Large – over 1.5m

These will eventually provide shrub cover above eye level, and will screen sizeable objects. Examples: buddleia, common laurel, privet.

Medium – 0.5 to 1.5m

These will provide cover above knee level. Examples: cornus, broom, gorse, pyracantha.

Low – under 0.5m

These provide ground cover planting; useful adjoining pathways and within areas to remain open for safety reasons. Examples: lavender, potentilla, euonymus.

Appendix 3: Checklist of information required by the Council regarding landscaping schemes

Principles

Density, size and species of new planting

Location of trees/shrubs/hedges to be retained or removed

Surface treatment of the site

Street furniture details (where appropriate)

Boundary treatment – materials, height and position

Details

Detailed landscaping schemes drawn at a scale of 1:100 or 1:50

Inclusion of access for disabled people

Size of new planting *

Shrub sizes described by container size and density

The sizes are usually described as :

- Selected standards - over 3.0 m high
- Standards - up to 3.0 m high
- Half standards - up to 2.5 m high
- Multistemmed Tree - various heights
- Feathered Tree - various heights