



**ABERDEEN**  
**CITY COUNCIL**  
City Development Services

# **Landscape Strategy**

**Part 2**

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# LANDSCAPE STRATEGY PART 2

## LANDSCAPE GUIDELINES

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## LANDSCAPE GUIDELINES

### 1. Introduction

- 1.1 Landscaping is commonly used in the design and layout of many of the external areas around developments. As a design tool it can inform the process of designing, locating and orientating buildings so that they are compatible with the areas in which they sit, are more sustainable, and have respect for the wider environment. Above all, it can make developments more attractive and help to give a sense of place - of being in and around Aberdeen.
- 1.2 The council's general environmental approach to development indicates that developments will be allowed where they do not destroy or damage natural resources or their setting, adversely affect amenity or be visually damaging to the appearance or setting of Aberdeen. Other objectives also apply, of course, and in particular it is to be expected that that new developments will be designed with due consideration for their context and make a positive contribution to their setting.
- 1.3 These landscape guidelines are intended to raise the general awareness of landscape issues and standards for new developments, aid the effectiveness of the development control process, and address the lack of professional landscape design in some planning applications. They are not a comprehensive outline of all landscaping matters. They serve merely as an 'aide-memoir' of the many factors which shall be borne in mind when considering developments.

### 2. Landscaping

- 2.1 The term 'landscaping' is used in this guide to refer to the hard and soft treatment of external spaces around buildings to provide an attractive setting for them, to help give them a 'sense of place', and create an appropriate relationship to their surroundings. Landscaping already makes a significant contribution to the existing character and setting of the buildings in and around Aberdeen. By following these guidelines landscaping will continue to make a valuable contribution to Aberdeen's environment in the future.
- 2.2 Many developments will be expected to incorporate hard and soft landscaping as an important element of their design, especially the larger ones, and irrespective of the type of land use involved. Where appropriate, planning permissions granted by Aberdeen City Council will have conditions attached to ensure that appropriate landscaping schemes are prepared, submitted for approval, implemented and subsequently maintained, to appropriate standards and timescales. Where applications are in outline form, or there are justified reasons why a landscaping scheme cannot be submitted simultaneously with development proposals, landscaping conditions may often require the submission of a landscaping scheme before a development can actually begin on the ground.

**Landscape Practice Note 1 - Landscaping** Details of hard or soft landscaping, or a combination of both, will be required to be submitted as part of a planning application for development. Building work will not normally be allowed to start on the ground until an appropriate landscape scheme has been approved.

### **3. Design Standards**

- 3.1 This guide is not intended to provide a level of technical advice that will serve as a substitute for professional services. Council staff may be available to discuss general landscape requirements, but detailed design advice will not normally be given. Council staff shall not be expected to spend time reviewing and commenting on landscape plans that do not demonstrate an awareness of landscape design techniques and practice, are sub-standard or otherwise unclear. To do so would be unfair to professional landscape consultants who would otherwise be available to undertake such work.
- 3.2 A good level of competence in landscape specification, design and presentation will therefore be expected to be shown in submitted drawings. They must also be clear and precise and to an enforceable standard. Delays may ensue in the progress of a development if reliable information is not provided at the outset. Professional landscape architects are best placed to provide this service. The availability of local landscape practices that can provide this kind of expertise may be checked by contacting the Landscape Institute, Tel: 020 7350 5200.
- 3.3 The relationship and appearance of a development to its surroundings, landscape and buildings, are material considerations in the determination of planning applications. National planning guidance issued by the government indicates that a planning authority has the power to reject poor designs that have failed to take these matters into account.

**Landscape Practice Note 2 – Design Standards** Applicants for Planning permission are required to submit landscape drawings that are to a professional standard. Failure to provide clear and precise information, or the submission of inappropriate designs, may lead to delays or a recommendation to refuse to grant planning permission.

### **4. Landscape and Townscape Character**

- 4.1 The character of the landscapes and townscapes around Aberdeen are dependant upon a combination of physical elements. It is important to take these into account when designing new developments to ensure that they do not erode essential character but conserve or enhance it.
- 4.2 In countryside areas it is important to have regard to landform characteristics and the settlement pattern. A component which often serves to highlight differences between the landscapes of adjoining areas is the vegetation which covers it. Of most visual impact due to their size are trees growing around the edges of fields in wooded farmland or growing in woodlands or forests. The

form of field enclosures and linear boundaries can also emphasise landscape 'grain' and local character. In some cases boundaries may be associated with natural drains or open water courses which have associated waterside vegetation and wildlife. The importance of these landscape elements shall be reflected in the preparation of designs for development.

- 4.3 In urban areas, townscape character largely depends on the scale, form and style of buildings, the materials they are constructed of, the treatment of the external spaces around them, and the presence or absence of boundary walls, trees and other vegetation. Conservation, restoration or enhancement of such features can play an important part in maintaining landscape and townscape character.
- 4.4 For these reasons it is essential that plans for developments record what is present on and around sites. The information will be useful in assessing how successful proposals have been in using them as integral parts of the layout, and what steps may subsequently be needed to protect them from any site disturbance or activities that may either damage them during construction works or reduce their visual impact.
- 4.5 If developments are of a particular type or size, an application may require the submission of an Environmental Impact Assessment (EIA) under the Environmental Assessment (Scotland) Regulations 1988 And The Environmental Assessment (Amendment) (Scotland) Regulations 1994. Planning officers will advise in appropriate cases. (See *PAN 58 Environmental Impact Assessment, Scottish Executive Development Department, 1999*)

**Landscape Practice Note 3 - Landscape and Townscape Character**

Applicants must be able to demonstrate that they have taken all relevant environmental considerations into account, show how proposals relate to local landscape or townscape character, and indicate what physical and visual impacts developments may have upon them.

**5. Supporting Landscape Information**

- 5.1 Planning officers are entitled to ask applicants for survey and other supporting details at the time applications for planning permission are submitted so that the impacts of developments can be assessed. Irrespective of whether applications are for outline or detailed planning permission, the planning authority is entitled to ask for appropriate information to be submitted under Article 13 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992.
- 5.2 Prior to the submission of a planning application assessment shall already have been made of any development constraints and opportunities, and of a sites capacity to accommodate development without adversely affecting the landscape or townscape character and amenity of the surrounding area.
- 5.3 Depending on the type and size of the proposed development, applicants for planning permission may be asked to provide information on such things as -

- a) local context - To show that the overall development is supported by the development plan's environmental policies, and to illustrate how appropriate landscape related considerations have been taken into account. These may refer for example, to adjoining land uses, the setting of listed buildings, green belts, conservation areas, nature conservation (Sites of Special Scientific Interest, Local Nature Reserves, District Wildlife Sites, etc.), recreational areas, public access and rights of way, landscapes of local significance (as indicated by the Landscape Strategy Part 1), and Tree Preservation Orders or other important forests, woods and trees. There shall also be an assessment of landscape and/or townscape character to illustrate how the proposed development will relate to and be compatible with the surrounding area.
- b) landform - An accurate plan illustrating existing levels across the whole site. Whilst spot heights may be used, it is preferred that information is illustrated by a contour plan together with sections across the site.
- c) soils & hydrology - On some sites the maintenance of certain types of soil with associated drainage characteristics and in some cases the landform itself, is essential if characteristic vegetation and habitat is to survive. In others, it is important to be able to assess from such information what types of vegetation the site can support before planning a landscaping scheme.
- d) vegetation - trees, shrubs, hedges and other flora are often the influential elements which make one area visually distinct from another. Since they also function as habitats for wildlife to varying degrees, it is important to record what is actually there from the outset as part of a landscape survey and analysis. Particular information shall be provided on trees, on the plan itself and where appropriate in schedule form, as to the species, height, girth at 1.5m above ground level or diameter (referred to as dBH - diameter at breast height), and true canopy spread (noting that tree canopies are rarely circular). Survey information shall conform to the outline given in paragraph 5.2 of British Standard 5837 'Trees in Relation to Construction' 1991. This shall give particular consideration to: -
  - health, vigour and condition;
  - structural defects;
  - size and form; and
  - relationship to existing site features (e.g. value as a screen or skyline feature)

Since the health and growth of trees growing outside a site may be adversely affected by alteration to ground levels, natural drainage patterns or other disturbance, it is advisable that the location of trees within a distance of 12m from the outside boundary of any site are indicated. Where trees are part of a group or woodland, it will normally be sufficient to plot reference trees on the edge of the group along with an outline of the maximum extent of canopy spread. For the purpose of identification, assessment of tree condition and health, and potential affects upon them by development, it is recommended that a qualified Arboriculturist be employed. (A list of Tree Surgeons is available from City Development Services).

- e) access - Public access to and through particular areas of the City are increasingly important aspects of local amenity. Some consist of informal pathways, bridlepaths or cycle routes but others may be rights-of-way and the Council has a statutory duty to ensure that they are maintained. All paths, irrespective of their status shall be clearly marked on survey drawings.

- f) features - Along with vegetation, other features visible on the site can be useful in creating a distinctive and characterful development. The presence of Listed buildings, Ancient Monuments, stone dykes and fences, water, rocky outcrops or other geological formations, and important views may all be examples of the type of feature which shall be highlighted, and where feasible, retained in a development.
- g) services - Existing services whether above or below ground, - such as gas, electricity, telephone, water, and sewerage facilities, - entering, crossing, leaving or in the general vicinity of the site and to which connections could be made, shall all be clearly marked so that accommodation can be made during the preparation or assessment of a landscaping scheme, and
- h) any other supporting information which may be relevant to individual sites.

5.4 Where information has not been submitted with planning applications, or has not been given in response to a case officer's request for it, delays to their processing may occur. Where supporting information is considered essential to a proper assessment of the proposals and there is a failure to deliver it a case officer may recommend that an application is either deferred or refused. If it is considered to be of a minor nature, however, suspensive conditions may be attached to a planning permission to require its submission before any development commences on the ground.

**Landscape Practice Note 4 – Supporting Information** Where required, developers shall provide supporting landscape information with planning applications on such matters as a sites context, landscape or townscape character, landform, soils and drainage, vegetation, access, features and services. Failure to provide satisfactory information may lead to problems in the processing of some applications.

## 6. Development Proposals

6.1 The scale, siting and design of new development shall take full account of the character of the surrounding townscape or landscape and of potential impacts on the local environment.

6.2 Developers will assist their case by providing a Design Statement explaining the principles on which a development is based. The planning authority will expect a design statement for

- (i) all major applications,
- (ii) for all applications involving locations that are sensitive because of the historical, architectural or landscape context, and
- (iii) for all applications on prominent, or "landmark", sites.

In addition a design statement may be asked for in any circumstances where the proposals submitted fail to address design issues raised by the developments context.

6.3 Particular care will be needed in considering proposals for new development at the edges of settlements. General planning principles on siting and design, especially for housing in the countryside, are outlined in published guidance

from central government. (Visit <http://www.scotland.gov.uk/planning/> on the internet for more information and a comprehensive list of national guidance.)

- 6.4 Developments shall be sensitive to landscapes of local significance that are -
- distinctive elements or features which impart a sense of place;
  - intermediate areas that allow open views between vantage points (public roads, paths or recreation areas), and landscape features that give a sense of place;
  - natural resources such as trees or woodlands, wildlife habitats, natural heritage sites, and open spaces; or
  - green buffers between settlements.
- (See *The Landscape Strategy Part 1 – Maintenance of Landscape Setting*).
- 6.5 The planning policies applying to green belt areas will constrain the types of development which will be acceptable there. (See the current *Structure and Local Plans for the Aberdeen area*). Attention to design principles will be required in all cases to ensure that local landscape setting will not be compromised. Proposals for siting and designing new buildings in rural areas shall normally be the subject of landscape and visual assessment to ensure that they are compatible with local landscape character, will not be obtrusive, and will enhance the local landscape. (See the *Landscape Character Assessment of Aberdeen, Scottish Natural Heritage Review No. 80 and 'Guidelines for Landscape and Visual Impact Assessment', SPON 2002*.)
- 6.6 For good landscape and visual design reasons, to maintain public safety, to reduce climatic exposure, and to ensure developments are sustainable, buildings shall not be sited on the tops of exposed hilltops, the bottoms of river valleys, close to shorelines, or in areas liable to flood. Wind turbines, radio, television and telecommunication masts which require to be at some height shall avoid locations at the highest points or brows of hills. Elsewhere they shall be sited in close association with other features like trees or large buildings so that their presence in some views can be masked or screened. The landscape impact of proposals will need to be individually assessed on their merits.

**Landscape Practice Note 5 – Development Proposals** Rural or urban fringe developments shall accord with planning policy guidelines in assessing the potential impacts of their location, siting and design upon local landscape character and setting, and their relationship to other buildings or settlements. The siting and design of new buildings and structures within urban areas shall have regard to landscape fit and local context in terms of their visual scale, massing and colour of materials. A Design Statement explaining the principles on which development proposals are based will be required in some instances.

## 7. Layout and Design

- 7.1 Soft and hard landscaping shall form a fundamental part of the design and layout of any development. It shall have important functions to perform in layout design, such as the creation of proper settings for buildings, attractive

open spaces, helping to channel pedestrian movement, and providing refuges for wildlife. It shall not be treated as a cosmetic exercise and relegated to 'left over' spaces. Landscaped areas may, or may not, contribute towards an assessment of the level of public open space needed in larger developments depending on their size and function.

- 7.2 Landscape proposals for new developments shall also help them relate to adjoining areas, buildings or features, maintain a sense of place or identity, and may be used to mitigate any adverse aspects. The maintenance of existing site features, vegetation and the distribution of green open spaces can be important elements in the setting of buildings. All trees contributing to the character of the area must be retained.
- 7.3 Criticism arises from time to time about vegetation being used to hide criminal or other anti-social behaviour, of its ability to attract litter, and its failure to thrive in some places due to vandalism or rodent damage. Effective landscape design should be able to contribute towards safety and site security. Deterrent species – those with spines or thorns such as berberis, blackthorn, bramble, butchers broom, buckthorn, firethorn, gorse, hawthorn, holly, oleaster, rose, or quince - can prevent people from attempting to walk or push through planted areas. Properly sited lighting and surveillance cameras, planned in conjunction with landscaping and not separately, can also be used. Landscaping that can provide an appropriate setting for buildings, enhance wildlife habitats, and offer a contribution to the attractiveness and character of an area, shall not be reduced or omitted from layout designs on security grounds other than in exceptional circumstances and when all alternatives have been fully explored.
- 7.4 Once discarded, windblown litter has to have somewhere to go. If it is 'caught' by planting then at least it can be prevented from blowing around 'ad finitum' and shall be easier to collect. Routine monitoring of planted areas as part of a management scheme should arrange for collection of offending material.
- 7.5 Loss of, or damage to, planting either through vandalism or damage by rabbits or other small rodents, or deer are not sufficient reasons for omitting landscaping treatments. Careful choice of species, planting at the right time, the installation of appropriate safeguards in vulnerable areas to protect them from damage, and suitable management and monitoring arrangements should form part of any comprehensive landscape design. A balance shall always be struck between the needs of providing a safe and secure environment, and of maintaining, restoring or enhancing landscape, amenity, and nature conservation.
- 7.6 Open space can play as important a part in the design of residential layouts as the planted areas around them. Section 11 of these guidelines outlines the Council's standards. Good practice indicates that the layouts for flatted residential schemes shall have clearly defined public and private spaces. In private courts at least 50% of the external space shall be used as amenity ground, open space and landscaping. Individual flats or houses shall be designed to make the most of any opportunities offered by the site to optimise

views and sunlight. Residents of flatted developments shall have access to sitting-out areas. Some of this may be provided by means of private gardens, terraces or communal gardens.

- 7.7 Whilst encouragement is given by the development plan to the redevelopment of brownfield sites, the requirements of these landscape guidelines shall still be met. In the sense that the potential for generating higher built densities in brownfield sites is partly aimed at conserving greenfield areas around the city, greater attention must be given to the creation of brownfield developments that have quality built in, that maintain or enhance a sense of place, and increase rather than erode the amenity of existing residents around the areas in which they are located.
- 7.8 Approaches to the front entrances of buildings in any development shall not be gained through a sea of car parking but shall be provided with an appropriate landscaped setting. Pedestrian movement shall be designed to accommodate the most direct routes between places. Large car parking areas shall be sub-divided into compartments and screened from general view by means of hedging, informal shrub and tree planting, or by walls, fences or other vertical structures.
- 7.9 The design and layout of the landscape of any development shall demonstrate that it is sustainable through, for example, -
- the maintenance of landscape and townscape character;
  - the retention of trees, vegetation and open spaces as a means of attenuating climatic effects and as a valuable landscape, recreation and wildlife resource;
  - minimising the use of hard ground surfacing and maximising the use of more natural or permeable materials;
  - providing direct linkages for pedestrian movement and placing less reliance on car travel;
  - keeping water courses clean and open, and by diverting any run-off from hard surfaces towards areas of vegetation rather than capturing and transporting it away in enclosed gullies and drains;
  - using building and landscaping materials only from sustainable sources; and
  - helping to optimise the energy efficiency of buildings.

**Landscape Practice Note 6 – Layout and Design** Soft and hard landscaping shall form a fundamental part of the design and layout of any development, and shall be clearly shown on submitted drawings accompanying planning applications from the outset. The redevelopment of brownfield sites shall not be an excuse for the creation of higher densities with less amenity or quality in the design of external spaces. Layouts that represent such circumstances will be rejected. A balance shall be struck between the need for site security and the maintenance, restoration or enhancement of townscapes, landscapes and wildlife habitats. All landscape designs shall demonstrate that they are sustainable.

## **8. Soft landscaping Details**

- 8.1 Proposals for the spatial distribution of trees, shrubs, hedges, other plants, and grass seeded areas, shall be clearly outlined on drawings. These shall use the normal landscape drafting conventions and shall include details as to species, sizes at planting, grouping, distribution and either absolute numbers or density (by spatial separation or planting centres). It is helpful to know what the design philosophy is in the design and layout of landscaping. Where it is not clear at the outset, designers may be asked to indicate what designs are seeking to achieve.
- 8.2 It shall be the aim to produce a landscaping scheme that incorporates both a diversity of species and heights for interest, colour and variety. It shall also create a layered arrangement of plants from field or herb layer to ground cover edges and up to the larger, dominant, or core species. A proportion of native species shall be incorporated into landscape schemes to maintain wildlife interest, and provide habitats or food for wildlife that might otherwise be lost as a result of carrying out development. (A suitable list of species is given in the appendices).
- 8.3 Generally, given the vagaries of the local north-eastern climate, the smaller the sizes at planting the better chances of successful growth, although consideration must be given to the particular circumstances and requirements of each site.
- 8.4 A soft landscaping scheme is expected to form a significant part of the overall development and shall be at least 15% of site coverage for commercial and industrial proposals. With other developments, especially residential ones, there will be an additional requirement for the provision of formal or informal open spaces. Where space is already at a premium, efforts shall be made to use boundary fences and walls as supports for planting. The integration of soft treatments with hard landscaping will be especially important on constrained sites.
- 8.5 For practical reasons, incidental planting requires a minimum width of 2 metres and an overall area of 4 square metres. Structural planting, and arrangements that are required to have a greater environmental impact, need to consist of plants which have greater height, and shall be accommodated in beds that are much wider. At the optimum, planting which incorporates tree planting shall be based on the more mature spread of the largest species. For tree belts incorporating large species Oak and Ash for example, where crown spreads may average 10 metres, a planting width of 20 metres will still only be wide enough for two to three staggered rows of trees with associated edge and under planting of other species, if they are not to overhang adjoining areas, such as roads and private gardens, when fully grown. New trees are generally best planted in shrub areas and not within grassed areas where they are prone to mowing damage.
- 8.6 For most sites it is preferable that a landscape scheme has a permanent structural core for visual continuity, but it may incorporate arrangements for ornamental or seasonal herbaceous displays. The choice of shrubby plant

material will depend very much upon the location and size of the site, the proposed landuse and the landscape design philosophy. In general, it is advisable to consider the establishment of a structural element or core of permanent shrub planting which will form the backbone of the design. This may best comprise a low maintenance mix of larger, informal evergreen shrub species around which an ornamental element of smaller shrubs, groundcover, or bedding plants may be added to the edges to provide seasonal interest and colour. (Some basic suggestions for this type of amenity planting are provided in the appendices).

- 8.7 The sizes of trees and shrubs shall be selected by reference to BS 3936 Nursery Stock, Trees and Shrubs.

**Landscape Practice Note 7 - Soft Landscaping** Landscaping shall be prepared with a clear design philosophy in mind and where it is not clear applicants may be asked to provide a relevant landscape statement. Soft landscaping treatments will be expected to cover a substantial proportion of any site and provide a definite structure or theme for the development. Landscape plans shall show precisely how proposed trees and shrubs are to be distributed around sites, and whether it is proposed to retain, remove, or replace existing elements. Planting details shall include reference to specific species, their location, grouping arrangements, density or spacing, and planting sizes. Areas for planting need to be of sufficient size to hold species which will have some landscape impact, be in scale with adjacent buildings, and accommodate planting without affecting adjoining areas or vice versa.

## 9. Trees

- 9.1 Trees will be dealt with more comprehensively in an accompanying guide. It will highlight the general shortage of trees in the City district and point to the ways in which they shall be protected, planted and managed. For the purpose of this guide it shall be assumed that no tree, large or small, growing on a development site, shall be removed before written approval has been given as part of a valid planning permission. Some may already be the subject of statutory protection through the Planning or Forestry Acts.
- 9.2 Local planning authorities have an express duty through the Planning Act to have regard to the preservation and planting of trees when granting planning permission for developments. Given this context, layouts shall aim to retain trees, vegetation and other features unless sustainable justification can be produced otherwise.
- 9.3 To meet planning objectives relating to amenity, landscape, open space and nature conservation, and to ensure that trees are not adversely affected by construction activities or the proximity of new buildings, the Council require that adequate free space will be provided around existing trees. Where no alternative arrangements are available, excavation, disturbance or upfilling of ground will not be permitted closer to trees than the distances outlined in British Standard 5837 'Trees in Relation to Construction'. It must be

recognised, however that the distances in the standard are a minimum and for guidance only. Each case will need to be decided on individual merit.

- 9.4 In accordance with such recommendations, protective fencing shall also be erected around trees during construction works to limit potential damage. This shall be at least 1.2 metres high and shall comprise a vertical and horizontal framework of scaffolding, well braced to resist impacts and supporting cleft chestnut pale or chain link fencing. A plan illustrating the location, and separation distance from trees, of protective fencing shall form part of the landscaping submission. Where it is agreed that the removal of trees is unavoidable, there will be an automatic requirement for replacement planting in or around the same place.
- 9.5 Where significant lines of trees exist on a site to be developed for residential purposes, they shall not be contained within private gardens. Tree groups which are retained but sub divided into individual properties tend to suffer from varied pressures and levels of maintenance such that over time the overall belt may present a 'patchy' appearance. They shall preferably be located within areas of public open space with sufficient associated areas to accommodate reinforcement or replacement planting, pathways and access for routine maintenance. Significant tree lines will normally be considered for statutory protection at the time of granting planning permission.
- 9.6 Whilst developers may believe it to be feasible to retain existing trees, or plant new ones, right up to buildings there are serious additional design considerations that need to be addressed in doing so. Root severance, or the need for the insertion of more expensive root barriers or specialised foundations, may need to be considered but their effectiveness will vary depending on the species, age and vigour of the trees. There may still be risks of trees dying through the disturbance caused by construction. In many cases the subsequent occupants of the buildings, and their insurers, will have different views about the proximity of trees to their buildings. Unless very strong and exceptional cases are presented, proposals which show buildings very close to trees are likely to be rejected.
- 9.7 Care shall also be taken to avoid siting new trees to be planted in locations where they will cause problems in the future, for example from shading or light obstruction into windows into residential buildings, or preventing good visibility at road junctions. The risks of planting closer to a building than 5m shall be recognised in respect of the potential root and canopy spread. In the case of some species of large or quick growing trees such as poplar, oak and willow, they may need to be sited a considerable distance away from any building.
- 9.8 Trees shall be specified by reference to BS 3936 Nursery Stock, Trees and Shrubs. Selected sizes will range from:
- forest transplant (up to 900 millimetres high);
  - whip (between 450 and 1500 millimetres high);
  - standard (up to 3 metres high), to
  - extra heavy or semi-mature size (up to 15 metres high).

**Landscape Practice Note 8 - Trees** Applicants shall demonstrate that all trees have been accurately plotted; that tree impacts including felling have been minimised; that they have been given protection from construction activities; that suitable locations have been provided for new or replacement planting in or around the same place; and that they have taken appropriate steps for their future maintenance. Once a planning application has been submitted, no trees shall be removed from a development site unless prior planning permission has been obtained or there is written justification for doing so. Developments which impact significantly on the future health of sound trees will be rejected and where necessary Tree Preservation Orders made.

## **10. Hard landscaping**

- 10.1 Hard landscaping, especially for the areas around vehicular entrances, car parking and the immediate surrounds of buildings, must be considered as a fundamental part of the design which, integrated with soft landscaping, shall have an attractive appearance as well as a functional purpose. The design of edge treatments - around entrance areas, along driveways, to mark parking bays, to provide practical mowing trims around grassed areas, and to prevent cars encroaching into planting beds - for example, considered in conjunction with the designs for walls, fences, hedges and other forms of planting, can provide useful ways of 'tying' parts of the external spaces together in a cohesive way.
- 10.2 Details of the various materials used for hard surfaces and for the design of other features, such as lighting, fencing and seating, for example, shall be provided as part of the landscape plan. Thought shall be given in addition, to the location of advertisements and other signage that might otherwise affect, or be obscured by, landscaping.
- 10.3 The methods of disposing of surface water from car parks, hard standings and pathways, shall comply with the Sustainable Urban Drainage Systems (SUDS) in agreement with the Scottish Environment Protection.

**Landscape Practice Note 9 - Hard landscaping** Hard and soft landscaping shall not be treated as separate parts of the design of external spaces around buildings, but be integrated into a comprehensive landscape plan. Surface water from hard surfaces shall be disposed of in a sustainable manner.

## **11. Open space**

- 11.1 Open space, other than functional space that is used for example for traffic circulation or car parking, around residential developments may be categorised under the headings of
- formal sports pitches and playing fields,
  - equipped children's playspace,
  - informal play and amenity open space, and
  - natural wildspace.

All of these spaces will need appropriate landscape design treatments to reflect their purpose. In addition, there are areas of incidental amenity - generally small landscaped areas provided around buildings and relatively invisible from outside the immediate area.

- 11.2 Open spaces shall be provided to the standards specified by the Council and outlined in Council's Open Space Development Guidelines for Greenfield Sites.
- 11.3 In summary, open space shall amount to a minimum provision of 2.8 hectares of open space per 1000 population measured by bed spaces, although this standard may be reviewed from time to time. Open spaces shall not consist of small, irregular or inconvenient areas of ground that are often found in layouts that have been set out merely to optimise the number of buildings on a site. (These are sometimes referred to as SLOAP - Spaces Left Over After Planning). Developers who submit layouts which appear to contain open spaces that have no distinct function, or which represent SLOAP, will be asked to amend them, failing which they may be rejected.
- 11.4 Play equipment in children's play areas shall meet the safety standards operated by the Council. Advice on this particular subject may be obtained from the Learning and Leisure Service of the City Council (formerly the Arts And Recreation Department).
- 11.5 In terms of other forms of open space around individual buildings, and except for some locations in the central area of the City, it is important to consider the provision of space not just for the distribution of buildings, car parking and landscaping, but also in many cases for relating the scale of buildings to their setting. For visual harmony a useful guide for the minimal provision of reasonable open space is a direct relationship to the elevational area of the buildings themselves. The proportional areas of masses to voids, such as walls to windows, is an example of a measure that may be used as to determine the distribution of landscape elements around open spaces so that they may more directly reflect the scale, rhythm and proportions of the buildings.
- 11.6 With residential buildings it shall be noted that the absolute minimum depth of usable rear gardens is 9m, and there must be additional space provided for:-
  - drawing cars completely off the road;
  - clothes drying out of public view;
  - sheds and greenhouses;
  - refuse bin storage;
  - lawns; and
  - future extension of buildings, for example for conservatories.

<p><b>Landscape Practice Note 10 – Open Space</b> Open spaces shall be provided in accordance with specified Council standards. Landscape treatments shall reflect the proposed purpose of the individual areas of open space and be capable of accommodating all of the expected functions including extensions to buildings. Layouts which contain open spaces without</p>
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a distinct function or which represent SLOAP will be rejected. The external spaces around buildings shall reflect the scale, rhythm and proportions of the buildings.

## **12. Slopes**

- 12.1 Where slopes are proposed - whether out of necessity, for screening purposes, or as ground modelling to enhance the overall design - the aim shall be to avoid steeper ones, especially where over one metre high. They shall preferably be accommodated in a sinuous fashion, avoiding sharp angles and completely flat faces, and shall be no steeper than 1 in 5. Where steeper slopes are unavoidable, 1 in 3 shall be regarded as the maximum; they otherwise become difficult to plant and maintain, and their artificiality is emphasised. Slopes shall have some degree of natural undulation in both footprint and profile. Changes to ground levels by excavation, upbuilding, filling or regrading shall be clearly marked on drawings. This is especially important in the vicinity of existing trees where severance, exposure, smothering or other damage to roots can occur even by relatively small changes in level.

**Landscape Practice Note 11 - Slopes** Ground level changes shall show a degree of natural undulation and the extent of works be clearly marked on drawings. Slopes of 1:3 or greater shall be avoided.

## **13. Car Parking**

- 13.1 In landscape design terms the important elements to bear in mind for car parks concern:-
- peripheral screening and boundary treatment,
  - hard surfacing materials and methods of demarcating parking bays, and
  - the opportunities for providing internal division by landscaping means.
- 13.2 There is a general tendency in the design of larger car parks to use the radii at the ends of parking bays as places to plant trees and shrubs. These spaces, however, are generally too small to accommodate meaningful planting and are subjected to vehicle overrun, loading and unloading activities, pedestrian and other encroachment, and exhaust pollution. The planting will be unlikely to thrive and will be lucky to survive at all. Smaller areas of planting at the ends of bays are better congregated together to make bigger planting beds towards the middle of the car parking lines and shall preferably emphasise and enhance pedestrian routes to and from the buildings.
- 13.3 To be of any practical significance planting in car parks need an absolute minimum space of 4 square metres and shall preferably be provided in multiples equivalent to a car space - 12 square metres. Planting beds shall have a hard landscaped edge at least 300mm wide to withstand impact damage and compaction. The overhang of cars must be taken properly onto

account in the design if plants are not to become physically damaged, or polluted by exhaust fumes.

- 13.4 Where space is at a premium, thought shall be given to using chevron parking arrangements, traffic barriers and vertical screen elements like hedging, to make internal landscaping a feasible proposition. Vertical barriers or screens, which may in themselves constitute architectural features, may be needed to visually break large car park surfacing up into more attractive and manageable compartments, or to support and protect hedging, climbing or other types of planting. When it is necessary to accommodate car parking for flats within a private court, the parking must not dominate the space: at least 50% of any parking court shall be taken up by landscaping and open space.
- 13.5 Where paviors are used within car parking areas they shall not be used in the areas on which vehicles will stand, except for bay marking, since they will be practically invisible when cars are parked on them and will become stained or damaged by oil and exhaust deposits. Instead their use shall be concentrated on access areas and pedestrian pavements.

**Landscape Practice Note 12 - Car Parking** Landscaping shall form an essential part of the design layouts for car parks and be used to provide (i) peripheral screening and boundary treatments, (ii) hard surfacing that will relate to and link with the buildings, (iii) methods for demarcating parking bays, and (iv) internal divisions within large parking areas. Sufficient space for landscaping must be provided that will allow planting to survive without a constant threat of damage, especially at the edges of planting beds.

#### **14. Boundary Treatments**

- 14.1 The need for appropriate edge treatments - for screening, privacy or security - shall be assessed in conjunction with requirements in most cases for good visual presentation of development sites, by retention for example, of traditional stone dykes and the establishment of quality landscaping.
- 14.2 The use of low mounding or earth modelling, with a gently rounded form, of between 900 and 1000mm in height, can serve to enhance the screening potential of planting and can be especially effective for screening car parking, open storage or ground clutter around buildings. In addition, the selection of prickly plants - like:
- Barberry (*Berberis* spp)
  - Blackthorn (*Prunus spinosa*)
  - Bramble or Blackberry (*Rubus* spp)
  - Butchers Broom (*Ruscus* spp)
  - Buckthorn (*Hippophae* spp, *Rhamnus* spp)
  - Firethorn (*Pyracantha* spp)
  - Gorse (*Genista* spp, *Ulex* spp)
  - Hawthorn (*Crataegus* spp)
  - Holly (*Ilex* spp)
  - Oleaster (*Eleaegnus angustifolia*)
  - Oregon Grape (*Mahonia* spp)

- Rose (*Rosa* spp)
- Quince (*Chaenomeles* spp)

can also act as a deterrent for security purposes, or merely to discourage casual short cuts by pedestrians.

- 14.1 The use of plants to form hedging as an effective boundary treatment has tended to decline in recent years (except for the ubiquitous cypress) and there is great scope for informal, and clipped, hedges to serve a variety of useful functions and appearances to the advantage of a site.
- 14.2 In many areas around the city, the clearance of stone from agricultural fields has been used to provide a particular style of dry stone wall. Some of the older walls have become schedule monuments as 'consumption dykes'. Dry stone walls are very distinctive and, along with associated tree and shrub planting, can help to provide an attractive, strong landscape grain and a sense of place.

**Landscape Practice Note 13 - Boundary Treatments**      Boundary enclosures for screening, privacy or security shall be designed to provide a good visual external and internal presentation for development sites. Existing boundary elements such as stone walls, hedges and trees, that contribute to local landscape character and grain, shall be retained or reinstated, and incorporated into the design.

## 15. Landscape Establishment and Maintenance

- 15.1 Complaints are often made to the Council from occupiers of new developments about a failure to implement landscape schemes at an appropriate time, or to maintain planted areas when they have been carried out. Given the tight timescales of planting seasons and the vagaries of the Aberdeen climate, efforts shall be made to implement and establish landscaping in step with developments and in accordance with conditions of planning permissions. This will mean that two things will require to be done.
- 15.2 Firstly, for all major developments on approved greenfield sites, developers will be required to deliver advance planting of the structural landscaping elements which shall be clearly illustrated on submitted drawings in response to Landscape Practice Note 6 – Layout and Design. The structural planting shall be designed to accord with an assessment of site context as referred to in the accompanying text for Practice Notes 3, 4 and 5, but will generally relate to the peripheral or external areas around a development site. Where it is agreed as a suitable mechanism for implementation, a legal agreement under Section 75 of the Planning Act may need to be entered into with the Council before the decision notice of a planning permission is delivered. The funding for such planting will normally be derived from the expected income from developments. In a few cases, parts or all of some structural planting schemes may be capable of being funded through the Woodland Grant Scheme, and the Community Woodland supplement, administered by the Forestry Commission although the decisions on such applications will be the responsibility of that body. Despite the involvement of such external agencies

structural planting schemes will still be subject to compliance with all of the conditions of the relevant planning permission. There will also be the normal requirement of carrying out any other forms of landscape treatments within development sites as are shown on approved plans.

- 15.3 Secondly, for all sites, the storage of soil or spoil, and the location of builders huts and compounds, or of workers parking, shall not take place on areas marked on layout plans for landscaping. Not only will this compress and otherwise adversely affect the areas to be planted, but they will be left until the last of the areas around a development site to be properly completed. Ideally, especially with larger applications, planting shall be carried out during the first planting season after construction commences, and whilst the building works are underway.
- 15.4 Maintenance of planted areas is essential but it is acknowledged that in some cases, after a developer has completed a development, and where there is multiple ownership or certain types of industrial or commercial operation, it is difficult to arrange for maintenance to be carried out at appropriate times. New landscaping, therefore, shall preferably be designed to be of low maintenance unless higher priority can be committed to regular management. Applicants will normally be required to show that the external areas around buildings will be properly maintained for at least five years after the development has been completed, either by suitable factoring arrangements, or by adoption by the council.
- 15.5 Arrangements by developers for making householders communally responsible for open space maintenance at the time of house sale will not be acceptable unless a single, legally constituted, residents body has been set up to oversee and administer such works. Proof may be required in some instances that arrangements for future maintenance have been made before an approved development may commence on the ground.

**Landscape Practice Note 14 - Landscape Establishment and Maintenance** The implementation of landscape schemes shall be properly time-tabled into the construction process. Advance structural planting will be required for all major greenfield developments and the subject of legal agreements. Areas to be planted up as part of an approved landscape scheme shall not be used for construction or storage activities and planting shall be carried out at the first available planting season following commencement of the development unless otherwise agreed in writing. A maintenance programme for landscaping works, and the means by which they will be put into effect, will also be required.

**INFORMATION FOR LANDSCAPE PLANS****A. Ground Levels:**

The slope of the ground shall be indicated by contour lines and/or spot heights, using separate symbols for existing and proposed levels where changes are to occur.

**B. Existing Vegetation:**

Trees - The following information shall be given for all trees and treed hedges i.e. hedges with tall trees in them or using species which might grow to become a tree, on the site and on neighbouring property within 12m of the site boundary since damage may be caused to them or by them as a result of the development.

Note. Access may not be available to neighbouring property but at the very least the extent of an overhanging canopy shall be measured and species recorded. An estimate of height and distance from the boundary can be made if actual measurements are impossible.

- [1] accurate location and species;
- [2] the height, girth at 1.5m(dBH) above ground and canopy spread;
- [3] the health and condition of each tree;
- [4] trees to be retained and removed shall be identified;
- [5] method of protection during construction for trees to be retained;
- [6] location of materials and topsoil storage and access routes during construction.

Note. A list of arboriculturalists, tree surgeons and contractors who may carry out tree surveys can be obtained from City Development Services.

**Shrubs**

- [1] an outline of the footprint and distribution of planting;
- [2] an indication of species, numbers or densities, and heights;
- [3] an indication of grouping arrangements for single species.

**C. Existing Features:**

The following details shall be provided for any existing features on the site which may influence site character and development, or which it is important to retain e.g. water courses, walls, ancient monuments, listed buildings, and other miscellaneous artefacts.

- [1] precise location and extent;
- [2] description of the feature including dimensions, character, materials where relevant;
- [3] method of protection during construction, if required.

**D. Proposed Tree Planting:**

The following details shall be given for proposed new trees.

- (1) precise location
- (2) species - full botanical name
- (3) planting size
- (4) tree spacing
- (5) tree protection, if required.

**E. Proposed Shrub Planting:**

The following details shall be given for proposed shrub areas/hedges/shelter belts.

- (1) location of shrub beds with an indication of the arrangement of different groups of shrubs in each bed.
- (2) species - full botanical name.
- (3) planting size.
- (4) plant spacing.
- (5) shrub protection, if required.

**F. Grassed Areas:**

- (1) Turfing - indicate areas to be grassed.
- (2) Seeding - areas to be grassed.

**G. Children's Play Areas:**

- (1) location of the play area and the disposition of play equipment within it.
- (2) details of the play equipment to be supplied.
- (3) safety surfacing - location and type.
- (4) Hard and soft landscape details - paths, fences, seats, bins, lighting, shrubs, trees etc.
- (5) Landform changes - by contours.

**H. Hard Landscape Elements:**

The following details shall be given for hard landscape elements - i.e. hard surfacing, boundary features, gates, water features, structures, seating, lighting, litter bins, planters etc.

- (1) precise location and extent of feature.
- (2) description of materials/colours.
- (3) elevations and sections where appropriate - boundary walls/fences, gates, structures, water features etc.
- (4) manufacturers' information with regard to appearance and method of installation for such items as seats, litter bins, lighting, planters etc.

**Notes**

(i) The most common scales for landscape plans are 1:100 and 1:200. For an extensive site the scale may be 1:500; for a small, or complex site the plan scale is likely to be 1:20 or 1:50.

(ii) Suitable plant references include the following:  
Hillier's "Manual of Trees and Shrubs"

J.C.L.I. "Trees and Shrubs for Landscape Planting"  
Kenneth & Gillian Beckett "Planting Native Trees and Shrubs"  
Nicola Ferguson "Right Plant, Right Place"  
R.H.S. "Gardeners' Encyclopaedia of Plants and Flowers"  
Readers Digest " Encyclopaedia of Garden Plants and  
Flowers".

**TREES AND SHRUBS FOR ABERDEEN****NATIVE TREES****Botanical Name**

*Alnus glutinosa*  
*Betula pendula*  
*Betula pubescens*  
*Carpinus betulus*  
*Fraxinus excelsior*  
*Malus sylvestris*  
*Populus tremula*  
*Prunus avium*  
*Prunus padus*  
*Quercus petraea*  
*Quercus robur*  
*Salix alba*  
*Salix fragilis*  
*Sorbus aucuparia*  
*Ulmus glabra*

**Common Name**

Alder  
 Silver Birch  
 Downy Birch  
 Hornbeam  
 Ash  
 Crab Apple  
 Aspen  
 Wild Cherry  
 Bird Cherry  
 Sessile Oak  
 Pedunculate Oak  
 White Willow  
 Crack Willow  
 Rowan  
 Scotch Elm

**NATIVE SHRUBS**

*Corylus avellana*  
*Crataegus monogyna*  
*Cytisus scoparius*  
*Ilex aquifolium*  
*Juniperus Communis*  
*Ligustrum vulgare*  
*Myrica gale*  
*Prunus spinosa*  
*Rosa canina*  
*Salix aurita*  
*Salix cinerea*  
*Salix purpurea*  
*Salix viminalis*  
  
*Sambucus nigra*  
*Ulex europaeus*  
*Viburnum opulus*

Hazel  
 Hawthorn  
 Broom  
 Holly  
 Juniper  
 Privet  
 Bog Myrtle  
 Blackthorn  
 Dogrose  
 Eared Willow  
 Grey Sallow or Willow  
 Purple Osier  
 Common Osier or  
 Basket Willow  
 Elder  
 Gorse  
 Guelder Rose

**NATIVE GROUND COVER**

*Calluna vulgaris*  
*Erica cinerea*  
*Erica tetralix*

Ling  
 Bell Heather  
 Cross-leaved Heath

Hedera helix  
Lonicera periclymenum  
Vaccinium myrtillus

Ivy  
Honeysuckle  
Bilberry

## AMENITY TREES

All hardy, most suited to coasts and atmospheric pollution tolerant.

Acer pseudoplatanus	Sycamore
Betula pendula 'Youngii' or 'Dalecarlica'	Birch
Crataegus monogyna 'Plena' or C. 'Pauls Scarlet'	Hawthorn
Fagus sylvatica 'Purpurea'	Beech
Fraxinus excelsior	Ash
Ilex aquifolium 'Argentea Marginata' or I. 'Golden King'	Holly
Laburnum x watereri 'Vossii'	Laburnum
Malus floribunda or M. 'John Downie' or M. 'Profusion' or M. tschonoskii	Crab Apple
Populus alba	Poplar
Populus tremula	Aspen
Picea omorika	Spruce
Prunus avium 'Plena' or P. dulcis or P. cerasifera	Cherry
Salix daphnoides or S. 'Chermesina'	Willow
Sorbus aria	Whitebeam
Tilia platyphyllos or T. x euchlora	Lime

## AMENITY SHRUBS

Not comprehensive but all are hardy, evergreen and atmospheric pollution tolerant, and suitable for selection as part of permanent structural planting.

### Ground Cover

Cotoneaster dammeri  
Euonymus fortunei 'Vegetus'  
Hebe 'Pagei'  
Hypericum calycinum  
Mahonia aquifolium  
Sarcococca humilis  
Vinca minor and V. major

### LOW (0.300 - 1.000m high)

Buxus sempervirens 'Suffruticosa'  
Pernettya mucronata 'Bells Seedling'  
Prunus laurocerasus 'Otto Luyken'  
Senecio laxifolius  
Skimmia japonica 'Rubella'  
Cytisus praecox

### LOW - MEDIUM (1.000 - 1.500m high)

Hebe cupressoides

Mahonia aquifolium  
Skimmia japonica 'Foremanii'  
Ulex europaeus 'Plenus'

**MEDIUM (1.500 - 3.000m high)**

Aucuba japonica  
Berberis x stenophylla or B. darwinii  
Buxus sempervirens 'Aureovariegata'  
Cytisus scoparius  
Elaeagnus pungens 'Maculata'  
Escallonia macrantha  
Euonymus fortunei 'Silver Queen' or E. japonicus 'Ovatus Aureus'  
Ligustrum japonicum  
Mahonia japonica or M. x 'Charity'  
Olearia x haastii  
Osmarea burkwoodii  
Viburnum tinus

**HIGH (3.000 - 4.500m high)**

Buxus sempervirens  
Elaeagnus x ebbingei  
Griselinia littoralis  
Ligustrum ovalifolium  
Prunus lusitanica  
Pyracantha coccinea 'Lalandei' or 'Orange Glow'  
Rhododendron spp.

## SOME TYPICAL DRAFTING CONVENTIONS FOR LANDSCAPE PLANS

Landscape plans should help to illustrate amongst other things how ground levels will change; how existing site features, trees and other vegetation will be treated; how natural drainage may be altered, and the manner in which new and existing planting may frame, screen or enhance the site.

New planting details should include reference to -

- a) species,
- b) location,
- c) grouping arrangements,
- d) density or spacing, and
- e) sizes.



Existing Deciduous Tree



Existing Conifer Tree



Existing Tree Removed



Proposed Deciduous Tree



Proposed Conifer Tree



Hedge

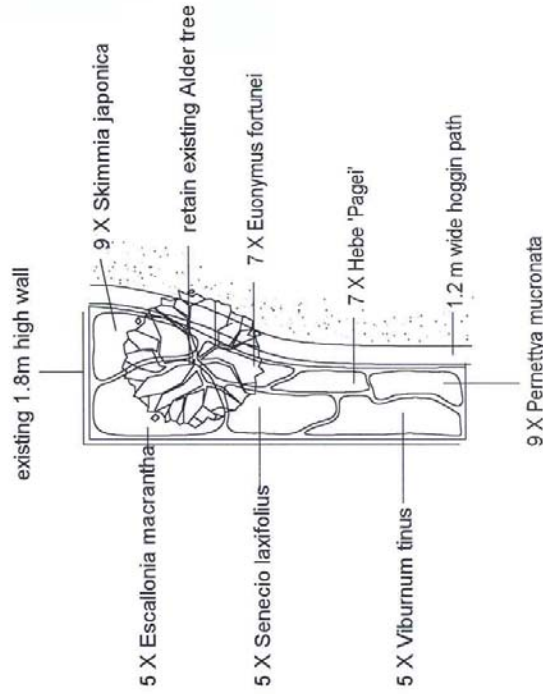


Close Mown Grass



Rough Mown Grass

All parts of a landscape plan should have a defined purpose  
- there should be no 'white' areas left on the plan.



**LANDSCAPE GUIDELINES**

**APPENDIX 4**

The following checklist is intended to serve as an aide-memoire for developers, agents and development control case officers, on the kinds of landscape related information that needs to be borne in mind when considering developments.

**Landscape Design Checklist**

**Siting / Location**

Setting

Is development likely to affect townscapes or landscapes of local significance as illustrated in the Landscape Strategy Part 1?

Does the development affect green belt, Conservation Area, TPO, SSSI, District Wildlife Site, Local Nature Reserve?

Will the development be on a skyline?

Will the development be in an area liable to flooding?

Will the development be on a sunny aspect or is it on a north facing slope?

Will the development be compatible with the scale, massing, form and density of the surrounding area?

Can waste products from the development be disposed of or treated within the site, or otherwise, without any adverse impact on the local environment?


**Survey Information**

Context

Is there supporting information illustrating how the development will be compatible with the Landscape / Townscape of the local area?

Ground Levels / Contour Map

Is there a plan showing levels across the whole site?

Drainage

Are there details showing how the existing site is drained?

Existing Vegetation

Are there trees or other significant vegetation growing on the site?

Is there any detailed information on the Location, Size & Species of Trees and/or


## Proposals

	Shrubs?	
Access / Pathways	Are all access points and formal / informal or worn paths entering or crossing the site shown?	
Site Features	Is there information on the location and descriptions of Walls / Fences / Water courses, etc?	
Services	Is there information on Water / Gas / Electricity / Telephone / Sewerage entering or crossing the site?	
Design Statement	Is there a statement or notes on the plans illustrating how the landscape proposals will help the development key into, maintain, restore or enhance the surrounding landscape / townscape, and the design philosophy or objectives of the individual elements of the landscape plan?	
Security	Has consideration been given to aspects of site safety and security?	
Sustainability	Do the landscape plan proposals - <ul style="list-style-type: none"> <li>· Entail the use of materials from sustainable sources and optimise energy efficiency by the location, orientation and design of buildings and the use of plant material,</li> <li>· retain existing areas of trees, vegetation, open space, or wildlife habitat,</li> <li>· minimise the use of hard surfacing and maximise the use of natural and permeable materials,</li> <li>· deal with surface water drainage in conformity with SUDS?</li> </ul>	
Ground Level Changes	Is information provided on the excavation, upbuilding, filling or regrading of ground?	
	Are any slopes steeper than 1 in 3?	

<b>Construction</b>	Landscaping Details	<p><b>Hard</b> Are details of hard standings / paths / kerbs &amp; edgings / walls / lighting / furniture / signage provided?</p> <p><b>Soft</b> Are details of species / distribution / sizes / density / grouping arrangements of all trees and shrubs, and any areas of grass seeding, shown?</p>	
	Open Space	Where necessary, do the proposals accommodate –	
		a) Functional Public Open Space?	
		b) Private garden / useable open space?	
		c) Incidental Amenity Space / Structural Landscaping treatment?	
		d) Wildlife enhancement?	
		e) Play Equipment?	
	Car Parking	f) Room for expansion or building extension?	
		Do the proposals show –	
		a) Surface treatment and bay demarcation?	
b) Internal landscaping, or use of vertical divisions or barriers			
	c) External Screening and Peripheral Boundary Treatments?		
	d) that the car parking element does not dominate the open space element?		
	Siting of Building Compound / Site huts	Do the plans clearly show where temporary buildings, building storage, and parking are intended to go?	
	Storage of topsoil / Spoil / Building materials / Workers Parking		
	Tree protection	Does the site construction accommodation for offices, parking and storage avoid proximity to existing trees	

**Post  
Construction**

Landscape  
Management

and proposed planting areas?

Have the methods for tree protection been clearly given?

Will all trees be protected from physical impacts / fires / spillage?

Will natural drainage be maintained?

Do the proposals cover establishment & post establishment maintenance; are there effective means of carrying it out or enforcing it; and is there a single identifiable body established for future management?

a) City Council Adoption

b) Private Factor

c) Residents Association

Has a Legal Agreement / Financial Bond been arranged?
