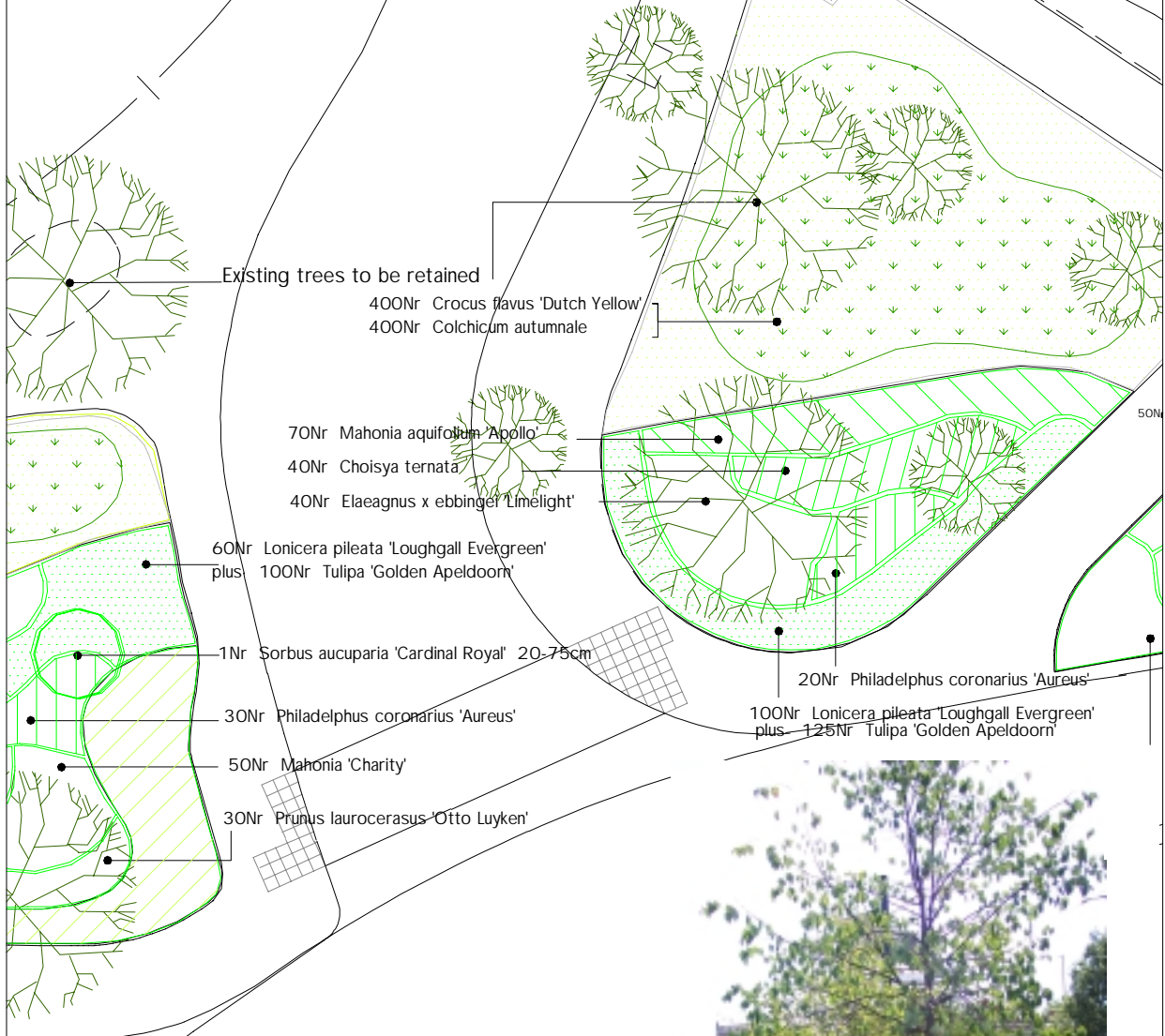


LANDSCAPE DESIGN

Supplementary Planning Guidance No.12



Class	Nr	Plant Name	Plant Size
Trees	1	Acer saccharinum	40-45cm
	2	Alnus cordata	25-30cm
	1	Juglans regia	40-45cm
	2	Quercus palustris	40-45cm
	2	Sorbus aucuparia 'Cardinal Royal'	25-30cm



LONDON BOROUGH OF CROYDON

Landscape Design

Supplementary Planning Guidance No.12

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This guidance is non-statutory planning guidance and is supplementary to the Croydon Unitary Development Plan (UDP), which sets out the council's policies and proposals for the use of the land in the Borough. The UDP was adopted on 30 January 1997. The Second Deposit Draft Replacement Plan (the Croydon Plan) was published on 30 October 2002. This SPG supplements both the Urban Design Policies (UD2, 10, 11, 13, SP1, 2,3), Urban Conservation and Archaeology (SP4), Environmental Improvement (SP5), Open Land and Recreation (SP6, 7, 8), Nature Conservation (SP9), Environmental Protection (SP11-15) and Planning Obligations

Introduction

1.1 The aim of this Supplementary Planning Guidance:

The main aim of this guidance is to promote higher standards in landscape design in planning applications submitted to the London Borough of Croydon. The guidance can also be applied to schemes that do not require planning permission.

The SPG advises on aspects to consider when planning a development or designing an improvement scheme. It is not intended to be a 'short course' in landscape design and on some schemes it may be advisable to employ a qualified landscape architect.

The main design aspects and practicalities of hard and soft landscape elements that should be considered when producing landscape proposals are listed in the following three sections. Checklists of items to include in landscape proposals submitted as part of a planning application are detailed in Appendices 1 and 2.

1.2 The definition of landscape:

In this guidance 'hard' landscape refers to paving, walls, railings, fences, retaining structures and street furniture such as lighting, seats, bollards, adverts and signs. The 'soft' landscape includes trees, plants, grass, water and earth modelling. Hard and soft landscape should be considered together and as an integral part of any proposal to create or improve external spaces.

1.3 The importance of landscape:

A well conceived landscape can help integrate a development into an area, make a positive contribution to the street scene and add to the market value of the site. The character of the place can be significantly affected by the quality of the landscape and the way it is maintained. Sensitively designed landscape can enrich and reinforce existing wildlife habitats and improve the ecological value of sites and their surroundings.

(Refer to SPG5-Nature Conservation Strategy, Aim5)



Landscape should not be relied upon to mask design weaknesses in other aspects of a scheme.

Landscape Design: General Considerations

2.0 Site planning:

A successful and lasting landscape scheme is more likely to be achieved when landscape is considered at the earliest stage of site planning. Landscape should always be planned in conjunction with the positioning of any buildings within and adjacent to the site, rather than as a means of filling in the gaps left over.

Consideration should be given to the form and use of the space when planning the site and the design should take into account all aspects of safety. The vehicular and pedestrian access to and circulation within the site, including the routes taken to bin stores and parking areas, should be incorporated in the design at an early stage.

2.1 Existing features and vegetation:

Incorporating existing healthy vegetation, screening shrubs, natural habitats or features within landscape proposals will give schemes an instant maturity and assist their integration into the local area.



2 . 2

Topography :

Level information should be gathered early in the planning process. Sloping ground can pose problems for site development but it can also provide opportunities to create landscape interest through the use of earth modelling, retaining walls, steps and ramps.

2.3 Allowing for growth:

Ensure that sufficient space is provided for any proposed and/or existing trees or shrubs to grow fully and freely without the need for pruning. Accessibility for the maintenance of landscape elements should be considered at the design stage. (Refer to section 4.0-4.2)

2.4 Surface drainage:

The opportunity to incorporate sustainable drainage measures should be explored wherever possible to accommodate surface water run off from buildings and hard landscape areas.

2.5 Planning of the works on site:

The site should be planned in such a way as to ensure that any items to be retained such as vegetation, walls, gates, lighting, along with underground services, will be protected during construction works.

Detailed considerations

3.0 Materials selection:

The selection of types and details of hard and soft landscape materials should be influenced by the character and location of the site. Security issues and the likelihood of vandalism should be taken into account along with the proposed maintenance regime, (refer to section 4.0-4.2). Materials made from recycled matter or from other sustainable sources should always be considered.

3.1 Hard landscape:

Consideration should be given to the specification of robust and sustainable materials that reflect the local character of the area and the use for which they are intended. Art in the form of sculpture, walls, railings, gates, murals, mosaics, etc. can enhance the appeal of a space and should be planned as an integral part of the landscape design.



3.2 Changes in level:

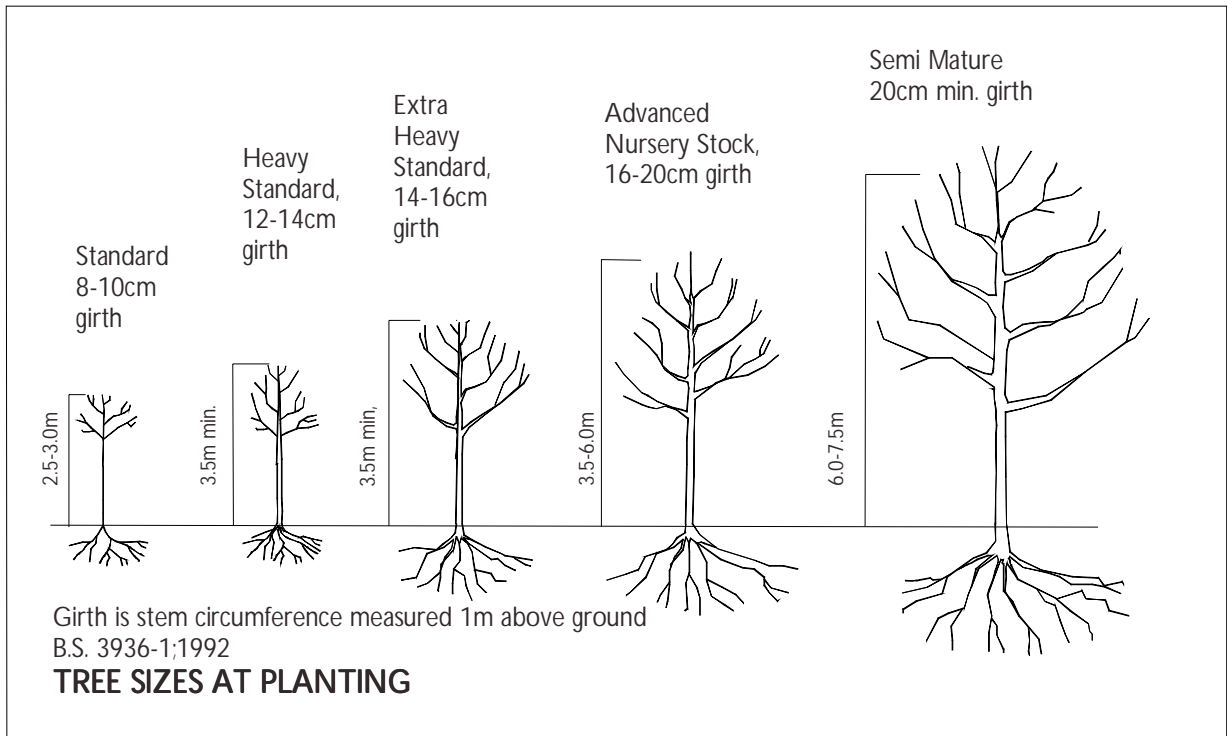
Where changes in level are proposed steps and ramps should be designed and materials chosen to satisfy the requirements of people with impaired mobility. (Refer to SPG.10– ‘Design For Accessibility’)

3.3 Soft landscape:

The type and spacing of proposed planting will vary depending on the design functions of the planting (e.g. screening, instant impact, framing a view, colour, smell etc.). The context, location and consideration of biodiversity should also influence the selection of plants. Species thriving locally could be taken as a clue to those more likely to survive.

3.4 **Planting in areas where damage is likely:**

Small (standard) trees may be suitable in private gardens, but for public areas, trees should be planted at larger sizes (14-16cm girth upwards) to reduce their vulnerability to the snapping of their trunks or other acts of vandalism.



3.5 **Protection of planting:**

Where planting is vulnerable to pedestrian and/or vehicular damage, railings, fencing or other forms of barriers should be considered to provide protection.



3.6 **Planting for instant impact:**

An increase in the size specified for trees and shrubs along with closer planting distances will create a more instant effect.

(Refer to section 4.0-4.2).



3.7 **Growing conditions:**

Plants need to be given enough space, both above and below ground to establish and perform their intended function. The creation of narrow and tapered planting beds that have insufficient soil, food and moisture to support healthy plant growth should be avoided.

Planting requires good quality topsoil and where this needs to be imported, should comply with B.S. 3882.

Recommended topsoil depths:

150mm for grass areas

400mm for shrub and whip areas

600mm x 600mm x 600mm minimum pits for standard trees

1000mm x 100mm x 800mm minimum pits for semi-mature trees

There should be adequate preparation of the subsoil prior to the topsoil being placed. Topsoil may be enriched with soil improvers and composted materials, but the use of non-sustainable resources such as peat should be avoided.

3.8 **Programming of planting:**

Planting should be generally carried out between October and March, when less watering will be required and plants are more likely to establish.

Maintenance and Management

4.0 **Clarification of responsibilities:**

Any quantity of landscape will require a continuing commitment. If responsibility for future ownership and maintenance is unclear, it is unrealistic to propose large expanses of landscape.

4.1 **Maintenance:**

The standard of aftercare is a key consideration in determining the types and respective proportions of any landscape elements used.

The maintenance programme should consider the regimes required to keep the hard landscape in a good and safe condition. These should include processes to keep paving, walls etc. free of chewing gum and graffiti.

Maintenance should be appropriate for the type of planting and habitat which is being created and the desired appearance. Inappropriate maintenance at the wrong time of year can seriously damage or kill planting.

Where trees and shrubs are planted at larger sizes more care is needed, especially watering, in the initial stages of maintenance. The larger size planting, however could help suppress weed growth.

A mulch of composted or shredded bark, when laid on well watered planting beds and regularly topped up to a depth of 75mm will reduce the number of follow-up visits required for weeding and watering in the first year of planting.

4.2 **Management:**

Long term care should be considered and management plans prepared to take into account the growth and life expectancy of the planting, including possible replanting, the wear and tear on the hard landscape elements and replacements in the future. This is particularly important where the responsibility will rest with a different party after the works are complete. The management plan should be understood by the recipients prior to the handing over of responsibility.

Appendix 1

Initial Checklist for use with Outline Planning Applications

To be used by Development Control officers when assessing applications

		<i>tick if supplied</i>
1)	North point	
2)	Site boundary	
3)	Background history, current land use: Areas of site covered by any planning legislation, including Sites of Special Scientific Interest, Conservation Areas, Local Areas of Special Character, Sites of Major Nature Conservation Interest, Tree Preservation Orders, Hedgerows Regulations 1997 and Contaminated Land Regulations 2000.	
Existing Features (show what is to be retained/removed):		
4)	Buildings and features (including walls, steps and boundary details	
5)	Trees species and location- size, height and spread, condition	
6)	Large shrubs, hedgerows- species, location	
7)	Levels	
Proposed Features		
8)	Ground modelling	
9)	Areas of hard and soft landscape	
10)	Means of access	
11)	Indicative lists of hard materials and plant species to be used	
12)	Boundary treatment if known	
13)	Location and species of proposed tree planting	

Appendix 2 - Detailed Checklist for use with Full Planning Applications

To be used by Development Control officers when assessing applications.

*tick if
supplied*

1)	The information as listed in Outline Requirements nos. 1) to 15)	
2)	A design statement (as required by U.D.P, policy UD1, in accordance with PPG1): must include details of the landscape proposals adopted in the proposal. Sustainability statements will be required for larger scale developments.	
3)	Sections through the site indicating relationship of proposed scheme, including boundary treatments, to adjacent properties.	
4)	Proposed levels including levels on adjacent sites, roads, paving as required.	
5)	Drainage proposals.	
6)	Detailed plan of underground services.	
7)	Proposed ground preparation including soil ameliorants, additives, mulches and topsoil depths for trees, shrubs and grass, in compliance with B.S 5551, and 3882	
8)	Proposals to deal with land contamination issues and pernicious weeds e.g. Japanese Knotweed, (listed in the Wildlife and Countryside Act 1981).	
SITE WORKS AND PROTECTION OF FEATURES AND VEGETATION:-		
9)	Protection of existing vegetation/ trees during construction works.	
10)	Location of spoil heaps, any topsoil storage and site huts etc., during construction works.	
HARD LANDSCAPE DETAILS: A PLAN AT 1:100, OR 1:200 INDICATING THE FOLLOWING:-		
11a)	Paving, boundary treatments – fences, railings, walls, and gates. Street furniture- seats, tree grills, guards, bollards, cycle stands, lighting, public art, and signs. Surveillance equipment.	
11b)	Types, location, surface finish, colours, sizes, heights and manufacturer of the hard landscape items.	
PLANTING DETAILS: A DETAILED PLANTING PLAN AT 1:100 OR 1:200 SCALE - INDICATING THE FOLLOWING:-		
12a)	Trees, whips, shrubs, herbaceous species, areas of grass and wild flowers, bulb planting.	
12b)	Species- botanical (Latin) name, numbers and location, size at planting, height/pot size, girth of trees, areas of grass mix percentages, and spacing or planting distance. Planting in compliance with BS 3936.	
MANAGEMENT PLANS AND MAINTENANCE PROPOSALS:-		
13	Details of proposals for initial maintenance and +5 years, +10 years	

Appendix 3 Guidance on Related Issues

Residential Alterations (Parking in front gardens, refuse storage)	SPG No. 3
Lighting- (Light strategy, pollution, security, adverts)	SPG No. 4
Nature Conservation Strategy	SPG No. 5
Residential Conversions - (Amenity space, access and car parking)	SPG No. 7
Advertisement Hoardings and Other Advertisements	SPG No. 8
Designing For Accessibility - (Entrances, steps, ramps, street furniture, car parking)	SPG. No. 10
Central Croydon /Vision 2020 - (Guidance on design within Croydon's town centre)	SPG No. 11

Appendix 4 Contact List

Council Contacts

Planning & Transportation Department
London Borough of Croydon
Taberner House
Park Lane
Croydon
CR9 1JT

Tel: 020 8686 4433
Website: www.croydon.gov.uk
Email: corp_info@croydon.gov.uk

Urban Design Team- Landscape Architects

Tel: 020 8686 4433 x62197

Development Services and Management Systems Division- Tree Preservation Orders

North Area Tel: 020 8760 5403 x62048
South Area Tel: 020 8760 5404 x64966

In person-

The Planning and Building Control Desk
One Stop Reception Area
Ground floor of Taberner House
8.45am-4.45pm Mon-Fri

Other Contacts

Landscape Institute
Directory of registered landscape architects
Tel. 020 7350 5200
fax. 0207350 5201
Email: mail@l-i.org.uk

Arboricultural Association-
Directory of consultants and contractors
Tel: 01794 368717
Fax: 01794 368978
Email: admi@trees.org.uk

British Association of Landscape Industries
(BALI)
Tel: 0247669 0333
Email: membership@bali.co.uk