

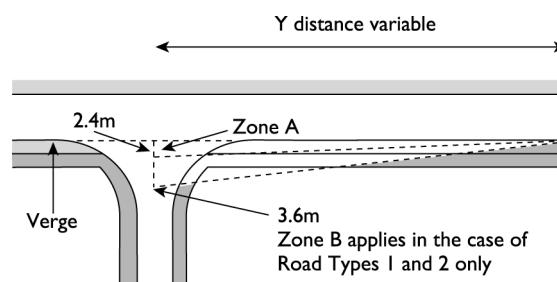
Landscaping

9.1 Before applying for planning permission the wishes of the Local Planning Authority (LPA) with regard to landscape design and retention of existing landscape features should be ascertained. It is essential that an accurate tree and hedgerow survey be carried out in order to plot the position and condition of these features. The survey should include details of species, heights, condition, spread of the canopy and girth of all trees. (Girth to be measured at a height of 1.0m above ground level.)

9.2 The retention of landscape features of amenity value must be taken into account and therefore the preliminary design of residential access roads, footpaths and cycleways to serve the development should, as far as possible, be sympathetic with the LPA's wishes - for example if a visibility splay requires removal of a tree worthy of retention then the access should be resited if a safe alternative is available (although relaxation of the design standards set out in the road type descriptions may not always be possible).

9.3 **In residential areas the Highway Authority will normally only adopt the paved surfaces (carriageway, footways, footpaths and cycleways), and/or 3 metre verges either side which are essential to the functioning of the highway - this will include visibility splays.**

9.4 Planting within visibility splays should follow the principles set out in the following diagram and table.



Planting Zone A

Existing Trees	Normally no trees permitted. However in exceptional cases trees may be retained. Final decision to be made on site in consultation with the local highway and planning authorities.
New Trees	No trees permitted.
Ground Cover	Permitted providing the plants do not generally exceed 600mm in height when mature.

Zone B

Existing Trees	Trees may be retained. Final decision to be made on site in consultation with local highway and planning authorities.
New Trees	Trees may be permitted. The precise location will be agreed with the highway authority.
Ground Cover	As for Zone A.

9.5 All new trees should be of slender girth when mature and the trunk should be clear of side shoots/branches etc. to a height of 1.8m.

9.6 Grass may be used in visibility splays subject to the size of the area and a satisfactory layout for future maintenance.

9.7 Within forward visibility splays, ground cover to a height of 600mm is acceptable as an alternative to grass. Trees may be allowed in such areas subject to on site agreement with the Highway Authority.

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- 9.8 Such planting will be the subject of a commuted lump sum for the future maintenance of the planted areas. Details of this payment will be provided by the Engineer after approval of any planting scheme.
- 9.9 See Appendix 4 of the Design Guide for schedule of suitable trees and shrubs for planting in the highway.
- 9.10 It is most important to design landscaped areas in such a way as to reduce to a minimum future maintenance costs. Designs should be simple and should avoid the use of small and isolated shrub beds, grass areas and split ownerships.
- 9.11 Where a higher standard of landscape design and maintenance is desirable (such as amenity grass cutting), the developer will need to reach agreement with the District Council for the area, to make provision for maintenance to such higher standards.
- 9.12 In all instances there will be a requirement for the developer to pay a commuted sum to cover future maintenance costs.

Retention of Existing Trees

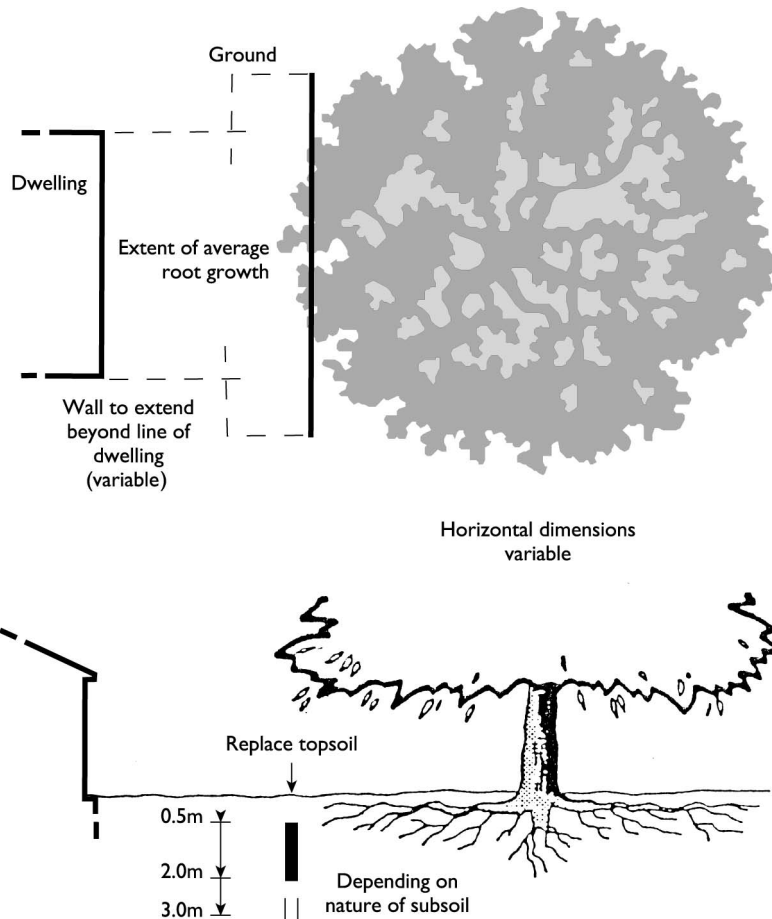
- 9.13 The protection and preservation of trees should be one of the major factors taken into consideration when designing a layout, the development being carefully sited to retain as many of these as possible.
- 9.14 In deciding which trees will be retained, it is essential to consider their compatibility with the development - for example, it is not always the largest trees which are most suitable for retention - they can be less adaptable to change in site conditions, and the length of their useful life may often be less than that of some smaller, less impressive ones. Some trees with poisonous fruits or exceptionally large leaves might be undesirable in certain situations. Also, certain apparently sound trees can on further expert inspection prove to be potentially dangerous.
- 9.15 The minimum clearance between any existing tree and the edge of carriageway to new road construction shall be 1.0 metre. However, the Highway Authority reserves the right to refuse to allow retention where the tree would obstruct visibility, where root growth could damage carriageway or footway construction or drains, where the natural tree canopy could obstruct the passage of vehicles, or visibility impaired people, or where there is a tendency to branch fall which could cause damage to vehicles.
- 9.16 Retention of existing trees within potential highway will be subject to their having sufficient future life expectancy and could involve the payment of a commuted sum to cover future maintenance costs. The County Council's Landscape and Environment Officer should be consulted in all such cases.

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Root Protection

Ground Wall Arrangement

- 9.17 Ground walls should be provided where a building is within a distance, less than twice the potential tree canopy of any tree.
- 9.18 Any queries regarding root protection for buildings should be referred to the relevant District Council's Tree Officers. For advice on root protection for verges/footways and carriageways/structures refer to the County Council's Landscape and Environment Officer, see appendix 7 for contact details.
- 9.19 Notes: Depth of wall below surface to be determined by the composition of the sub-soil. Width of trench and thickness of wall should be that of the narrowest available excavator bucket. The length of wall depends upon the width of the property to be produced and the location of the tree. If situated towards a corner, the wall may be angular in plan. The distance of the wall from the property depends upon the space available and the location of drains, services, etc., and it is best sited just beyond the range of feeder roots or the edge of the canopy overhang.



- 9.20 All landscaping proposals in potentially adoptable highway MUST be approved by the County Council's Landscape and Environment Officer See appendix 7 for contact details.