## Contents

1 **Introduction** .................................................................................................................. 1
   - Why do we need landscaping guidance? ................................................................. 1
   - Purpose of this document ....................................................................................... 1
   - Status ....................................................................................................................... 1
   - How this SPD fits within the Havering Local Development Framework .......... 2
   - Policy context ......................................................................................................... 2

2 **Planning submission requirements** ..................................................................... 5
   - When is a landscape scheme required? ................................................................. 5
   - What issues should the scheme consider? ............................................................ 6
   - Submitting a planning application ....................................................................... 6

3 **Delivering high quality landscape** ................................................................ 9
   - Respecting and enhancing landscape character .................................................. 9
   - Appropriate design ............................................................................................... 10
   - Supporting biodiversity ......................................................................................... 12
   - Incorporating sustainability .................................................................................. 13

4 **The landscaping scheme** .................................................................................. 15
   - Soft landscaping ................................................................................................... 15
   - Hard landscaping .................................................................................................. 18
   - Boundary treatments ............................................................................................ 20

References and further guidance ................................................................................. 21

Glossary ......................................................................................................................... 22

Appendices ................................................................................................................... 23
   - Appendix 1 Sample site survey and landscape proposals plan ...................... 23
   - Appendix 2 Indicative list of trees common to Havering................................. 25
   - Appendix 3 Tree size classifications ................................................................... 28
1 Introduction

Why do we need landscaping guidance?

1.1 Landscape refers to the character and appearance of land, and encompasses all of the spaces outside buildings, from narrow urban walkways to private gardens to the open countryside. Havering is one of the greenest boroughs in London, with an attractive suburban character and over half the borough covered by protected countryside, parkland and nature reserves. Landscape therefore makes a valuable contribution to Havering’s character and new development should build on this asset.

1.2 To sustain this character and ensure that new development both integrates with and enhances its surroundings, it is essential that the design of the spaces around buildings is given equal consideration to the design of the buildings themselves. A well designed landscape is an integral part of successful developments of all types, whether individual dwellings, large residential schemes, or retail/commercial sites.

1.3 High quality landscaping contributes positively to the streetscape and local character of an area, and can help to create pleasant, safe and attractive environments. Trees and planting have a softening effect on the appearance of the hard materials of buildings and streets, and can help to better integrate new buildings into the surrounding area and reinforce local distinctiveness.

1.4 Soft landscaping can improve the quality of life of residents in the borough through providing opportunities for leisure, recreation and relaxation. In addition, soft landscaping provides valuable habitats for local wildlife and can have significant benefits in terms of climate change adaptation.

Purpose of this document

1.5 Havering’s 20 year vision, ‘Living Ambition’, seeks to provide the highest quality of life in London, with thriving towns, villages and neighbourhoods set in, and studded with, beautiful green open spaces.

1.6 The Landscaping Supplementary Planning Document (SPD) aims to ensure that all matters to do with landscaping are fully integrated into the planning and design process from the outset by providing clear guidance to developers, applicants, landscape architects and other parties involved in bringing forward development proposals regarding the Council’s expectations for landscape schemes and the issues to be considered therein for various scales of development.

1.7 It provides guidance on the implementation of those Core Strategy and Development Control policies of the Havering Local Development Framework (LDF) which seek to promote and facilitate the creation of high quality landscapes as part of all developments and conserve and enhance the quality of Havering’s landscape. The SPD focuses on the following key areas:

- Planning submission requirements
- Delivering high quality landscape
- Elements of the landscaping scheme

Status

1.8 This SPD forms part of Havering’s Local Development Framework (LDF) and it supplements the policies contained within the LDF and the London Plan (consolidated with alterations since 2004) which together form the Development Plan
Introduction

for the borough. This guidance is therefore a material consideration for decisions on planning applications. It has been prepared in line with the requirements of the Planning and Compulsory Purchase Act 2004 and associated regulations and guidance on SPDs.

How this SPD fits within the Havering Local Development Framework

1.9 This SPD is one of a suite of documents which provide further guidance on the implementation of those Development Plan Document (DPD) policies contained within Havering’s LDF which collectively contribute to the conservation and enhancement of landscape character.

1.10 It provides further detail on the implementation of Development Control Policy DC61 (Urban Design), specifically the requirement for development to harness the topographical and ecological character of the site, including the retention of existing trees and landscape features while providing appropriate landscaping. In addition, it provides further detail on the implementation of Development Control Policies DC21 (Major Developments and Open Space, Recreation and Leisure Facilities), DC59 (Biodiversity and New Developments) and DC60 (Trees and Woodland).

1.11 It should be used alongside other adopted and future SPDs:
- Emerson Park Policy Area, February 2009
- Hall Lane Policy Area, February 2009
- Protection of Trees during Development, April 2009
- Sustainable Design and Construction, April 2009
- Protecting and Enhancing the Borough’s Biodiversity, May 2009
- Designing Safer Places, February 2010
- Residential Design, April 2010
- Residential Extensions and Alterations, March 2011
- Heritage, April 2011
- Gidea Park (future)

Policy context

1.12 This SPD takes account of current national and regional planning policy and guidance relating to design and landscaping. Relevant policies are signposted in Table 1.

Table 1 Relevant planning policy and guidance

<table>
<thead>
<tr>
<th>Key Issue</th>
<th>Information</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Design</td>
<td>Planning permission will only be granted for development which maintains,</td>
<td>DC61 Urban Design</td>
</tr>
<tr>
<td></td>
<td>enhances or improves the character and appearance of the local area.</td>
<td>Residential Design SPD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Residential Extensions and Alterations SPD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Draft Replacement London Plan: Policy 7.4 Local Character</td>
</tr>
<tr>
<td>Key Issue</td>
<td>Information</td>
<td>Source</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tbody>
</table>
| **Biodiversity**                  | The areas around or on buildings, including front and back gardens, public and communal spaces, trees, landscape features and green roofs can provide valuable habitats.                                           | DC58 Biodiversity and Geodiversity  
DC 59 Biodiversity in New Developments  
Protecting and Enhancing the Borough’s Biodiversity SPD  
PPS9 Biodiversity and Geological Conservation                                                                                         |
| Protection of existing trees / Tree Preservation Orders | Aged or ‘veteran’ trees found outside ancient woodland are particularly valuable for biodiversity and their loss should be avoided.  
The conservation of such trees should be encouraged as part of development proposals.  
Protect maintain and enhance trees and woodland in support of the London Tree and Woodland Framework.                                           | Protection of Trees during Development SPD  
Draft Replacement London Plan: Policy 7.2 Trees and Woodlands  
Connecting Londoners with Trees and Woodlands: A Tree and Woodland Framework for London  
PPS9 Biodiversity and Geological Conservation  
British Standard 5837:2005                                                                                                               |
| New and replacement planting      | Important to ensure the planting of appropriate trees in the appropriate location                                                                                                                          | Draft Replacement London Plan: Policy 7.2 Trees and Woodlands  
Connecting Londoners with Trees and Woodlands: A Tree and Woodland Framework for London                                                                                                           |
| Effects on wildlife               | Potential development sites may be important habitats and/or function as habitats for protected species, i.e. birds, bats and water voles.                                                                  | Protecting and Enhancing the Borough’s Biodiversity SPD  
Havering Biodiversity Action Plan  
Thames River Basin Management Plan  
London Biodiversity Action Plan  
UK Biodiversity Action Plan                                                                                                                |
| Climate change                    | Urban greening to help with both mitigation of and adaptation to climate change                                                                                                                           | Havering Climate Change Strategy  
Draft Replacement London Plan: Policy 5.1 Climate Change Mitigation  
All London Green Grid                                                                                                                     |
| Water drainage                    | Sustainable Urban Drainage Systems (SUDS)                                                                                                                                                                   | Sustainable Design and Construction SPD  
Draft Replacement London Plan; Policy 5.13 Sustainable Drainage  
http://www.ciria.com/suds/                                                                                                                |
<table>
<thead>
<tr>
<th>Key Issue</th>
<th>Information</th>
<th>Source</th>
</tr>
</thead>
</table>
| **Materials** | Specification of sustainable materials should be considered at the earliest opportunity in the design of all new development. | DC41 Re-use and recycling of aggregates  
DC49 Sustainable Design and Construction  
Sustainable Design and Construction SPD  
Draft Replacement London Plan: Policy 5.3 Sustainable Design and Construction |
| **Energy** | The need for active cooling systems should be reduced as far as possible through passive design including ventilation, appropriate use of thermal mass, external summer shading and vegetation on and adjacent to developments. | DC50 Renewable Energy  
Sustainable Design and Construction SPD (paragraph 5.37)  
Draft Replacement London Plan: Policy 5.7 Renewable Energy |
| **Water use** | The Council encourages the use of grey water and rainwater recycling to help reduce water consumption in all development types. | DC51 Water Supply, Drainage and Quality  
Sustainable Design and Construction SPD (paragraph 5.45)  
Draft Replacement London Plan: Policy 5.15 Water Use and Supplies |
2 Planning submission requirements

When is a landscape scheme required?

2.1 Detailed landscape schemes will be required for all new residential development of one or more dwellings. They will also be required for new commercial, industrial and mixed use development schemes.

2.2 Landscape schemes are especially important on sites that occupy a prominent position along main road frontages, on redevelopment sites and in areas of high townscape or landscape quality such as conservation areas and sites with high ecological value. In all cases, landscape proposals must be considered in the context of existing townscape and landscape features and the layout and location of the development.

2.3 The level of detail required for a landscape scheme will be dependent on the size, type and location of the new development, and its impact on the local area. For example, for applications for individual dwellings it will generally be sufficient to demonstrate that relevant landscape issues have been considered, whereas large developments will need to produce detailed design and management plans.

2.4 Table 2 details the key points to be considered for individual dwellings, minor and major developments; however the Council encourages applicants to seek advice regarding the level of detail required prior to submission of a formal application. For example, minor applications in areas of high townscape/landscape quality may require a higher level of detail.

Table 2 Indicative level of detail required in landscaping schemes

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Level of detail in landscape design submission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual dwelling</td>
<td>• Basic plan showing design of the planting scheme and hard landscaping</td>
</tr>
<tr>
<td></td>
<td>• If development is within a Conservation Area, a Design and Access Statement is required with landscaping included</td>
</tr>
<tr>
<td>Minor residential (&lt; 10 units)</td>
<td>• Plan showing design of the planting scheme, plant schedule, hard landscaping and materials</td>
</tr>
<tr>
<td></td>
<td>• Landscaping included as part of the Design and Access Statement</td>
</tr>
<tr>
<td>Major residential (+10 units)</td>
<td>• For full planning permission, a detailed landscaping scheme including a maintenance/management plan is required</td>
</tr>
<tr>
<td></td>
<td>• For outline planning permission a landscape appraisal and strategy may be sufficient; where the site layout is part of the outline application, indicative landscape proposals should be provided</td>
</tr>
<tr>
<td></td>
<td>• Landscaping included as part of the Design and Access Statement</td>
</tr>
<tr>
<td>Mixed use/Commercial/Industrial</td>
<td>• As for major residential</td>
</tr>
</tbody>
</table>
What issues should the scheme consider?

All proposed development should be designed in sympathy with the character of the surrounding landscape. Therefore most schemes are likely to consider a number of issues. Typically these would include:

- Development context and local character
- Site layout, access and sight lines
- Links to surrounding development and landscape features
- Impact on neighbouring properties
- Biodiversity issues
- Hard and soft landscaping
- Boundary treatment
- Existing and proposed buildings on or close to the site
- Community safety and crime prevention
- Landscape management and aftercare
- Landscape requirements for design and access statement
- Compliance with local, regional and national government policy and guidance

This guidance does not provide detailed instructions for developers and is not intended to be a substitute for professional advice. The Council recommends that in addition to using the guidance in this document, developers should use a professionally qualified landscape architect to prepare a landscaping scheme; the Landscape Institute maintains a directory of registered practices. In certain instances, the developer/architect may also need to seek the advice of a qualified arboriculturalist, ecologist or other appropriately qualified professional person.

In all cases, applicants should check for environmental designations applicable to the development site which must be taken into account, e.g. conservation areas, listed buildings, tree preservation orders, sites of biological importance, flood zones.

Submitting a planning application

The sections below set out the information that is typically expected in support of a planning application. All plans should include a north point, a complete key, clear boundary lines and a scale bar. Samples of a site survey and landscape proposals plan with the appropriate level of detail for a minor development are included in Appendix 1.

When assessing the landscaping proposals associated with a development, the Council will consider the site context, local character, proposed layout, maintenance and potential future uses.

Site Location Plan

All applications for planning permission must include a site location plan at a scale of 1:1250 with the proposal site boundary outlined in red and any other land also owned by the applicant marked in blue.

Site Survey

A site survey is required to demonstrate that a site appraisal has been undertaken. A scale of 1:250/500/1000/1250 is generally appropriate. The site survey should indicate all main existing site features including: levels; ground conditions; water features; drainage; vegetation including trees, shrubs and hedgerows; wildlife
Planning submission requirements

habitats; utilities/services; boundary treatments/fencing; and existing buildings and land use.

Tree survey

2.12 Where trees exist on, or immediately adjacent to, the application site, a detailed tree survey must be carried out and submitted with every planning application, with the exception of householder applications and applications for change of use. Surveys must be carried out in accordance with British Standard 5837:2005 (or any subsequent updates to it). Full information can be obtained from the Council’s Protection of Trees during Development SPD.

Landscape proposals plan

2.13 The landscape proposals plan must show the specific detailing of the hard and soft landscaping in context with the proposed development. Applicants should also have regard to Development Control Policy DC21 which sets out the Council’s requirements for provision of adequate open space in major developments.

2.14 Drawings will need to be appropriately scaled and be accurate, unambiguous and clearly convey the design’s intentions. For most residential projects, hard landscaping details and planting plans will be required at a scale of between 1:100 and 1:500. On larger sites larger scales would be appropriate.

2.15 The landscape drawing(s) should contain accurate and precise information on the following:
- existing and proposed finished levels - contoured or showing spot heights
- the location of all water features existing and / or proposed
- location of existing vegetation to be retained or removed, including trees, shrubs and hedgerows and if they are protected by a tree preservation order, their TPO reference number(s)
- tree protection measures (location and dimensions and reference to any appropriate British Standards)
- proposed plant and tree species, size on planting, total numbers, planting density, and exact locations
- layout, type and extent of grassed areas and other open spaces
- boundary treatments, hard landscaping details and utilities and services
- details of street furniture and lighting, if part of the scheme
- clearly defined areas of hard and soft landscaping

2.16 Any drawing submitted without the above details shown as part of the drawing or attached as a schedule is unlikely to receive consideration. Section 4 of the document contains detailed guidance on what the landscape proposals plan should consider.

Design and Access Statement

2.17 The Design and Access Statement should explain and justify the landscape design objectives for all external spaces within the development, including how the proposed landscape treatment will work with all other design decisions. Consideration must also be given to the establishment and long-term management and maintenance requirements of the landscaping to ensure its success.

2.18 If an outline application is submitted with landscaping as a reserved matter, specific information on the landscaping scheme is not required; however the Design and
Access Statement must include an explanation and justification of the principles that will inform any future landscaping scheme.

**Specialist surveys**

2.19 In some cases the Council will require the submission of specialist surveys to help address specific issues arising from a development proposal. These might include tree surveys and biodiversity surveys. Advice will be given on the scope of the survey work required.

**Management plans and aftercare**

2.20 On major developments, applicants are required to demonstrate that adequate arrangements have been made for future maintenance. This applies whether responsibility for future maintenance remains with the developer or is transferred to a private management company or the Council.

2.21 Maintenance proposals should usually form part of a written landscape specification, together with the supporting plan, and include details on the work to be carried out, the standards required, the frequency of maintenance visits and the quantity of the landscape to be maintained. The design of the landscape scheme should take account of the practicalities of maintenance requirements by ensuring sufficient access for maintenance operations is incorporated into the design.

2.22 A comprehensive management plan will be sought for all privately owned major residential, commercial industrial and mixed-use schemes. In addition to the ongoing maintenance tasks, the management plan should describe the long-term goals of the landscape scheme and how these will be achieved, typically covering the establishment (e.g. first 5 years), maturation (e.g. years 6 to 15) and long-term mature (e.g. year 16 onwards) periods.

2.23 The Council may attach conditions to the planning application or enter into a Section 106 agreement with the developer/landowner to ensure the long-term management and maintenance of the landscaping on the site. Generally, the approved landscape scheme will be required to be maintained for a minimum of five years with replacement of plants/trees which fail to survive.

2.24 Management plans for sites expected to be adopted by the Council will be determined on a case-by-case basis. However, discussions should be initiated early in the process so that negotiations and agreements with the Council’s maintenance and highways departments can be incorporated into the submitted plan and assist in the overall design of the landscaping scheme. If adoption is proposed the scheme must meet the Council’s standards and it is therefore vital that applicants engage with Street Care and other relevant Council departments at the earliest practicable stage.
3 Delivering high quality landscape

3.1 The importance of landscaping in recognised in a number of objectives in Havering’s Core Strategy. This SPD promotes high quality landscape as an integral part of any development for the benefit of residents, visitors and the wider community.

3.2 High quality landscapes can achieve a variety of benefits:
- Improvement and enhancement of the landscape character of the wider area
- Promotion of a ‘sense of place’ to make a development distinct and memorable, with links to the local area
- Improvement of the appearance and living conditions of the development for the benefit of the users
- Softening or reduction of the impact of the development on surrounding uses
- Adding maturity to the development so that it integrates with the local area
- Enhancing the sustainability of the development
- Providing opportunities for biodiversity enhancement and linking of habitats
- Providing opportunities for recreation, relaxation and leisure activities

3.3 The delivery of a high quality landscape to achieve these benefits depends on several factors being addressed when developing and implementing the landscape proposals.

Respecting and enhancing landscape character

3.4 All applications should be based on a clear understanding of the landscape character of the site and its wider setting (context). Havering is one of the greenest boroughs in London, with an attractive suburban character and over half the borough covered by protected countryside, parkland and nature reserves. Schemes should make the most of the borough’s heritage and landscape assets by drawing out and building on this existing natural signature to contribute to sense of place and local distinctiveness.

Havering is one of the greenest boroughs in London.
Delivering high quality landscape

3.5 New development should take account of this wider established character, and build on key features of the local area through careful design and selection of landscaping elements. Opportunities to enhance the landscape character or appearance of an area through, for example, planting locally native species, harnessing the topographical character of the site and retaining existing landscape features and trees are encouraged.

3.6 Areas of the borough with an undistinguished or poorly defined landscape character provide the opportunity to bring forward landscape schemes with their own distinct character which improve the amenity and appearance of the wider area through, for example, the planting of ornamental trees and shrubs and use of high quality contemporary hard landscaping.

Landscape proposals in undistinguished areas should make the most of the potential to enhance the character and appearance of the wider area.

Appropriate design

3.7 The creation of a high quality landscape depends on a design process that systematically considers the existing landscape character, the built form of the proposed development and the requirements of the intended users to create a scheme that is both visually pleasing and functional.

3.8 Wherever possible, existing landscape features such as mature trees should be incorporated into the design of the scheme. However, in certain cases the removal of existing landscape features may be acceptable, based on the differing biodiversity value of species. For example, the removal of less desirable tree species such as sycamore, which can out-compete native species, or leylandii conifers which are often the source of high hedge disputes, may be permitted.

3.9 Boundary treatments are particularly important for the integration of new development into the local area, and should be sympathetic to the local landscape character and street scene.

3.10 Landscape design should be integrated with the building design from the earliest stage. The scale of the landscape elements within the scheme should be appropriate to the development as a whole. For example, trees selected for a large industrial site would generally be much larger than those included in small urban rear gardens. Landscape elements should be appropriate to the space actually available, and elements should not be forced into areas where they do not fit or are overly crowded.
Two examples showing appropriate scale and clear integration with building design, and an example of landscaping elements being too small for the scale of surrounding development.

3.11 It is an accepted principle of landscape design that users feel more comfortable, function better and feel more secure in a landscape with proportions compatible to human scale. Therefore the landscape design for larger developments should create a logical hierarchy of spaces that are easy to read and navigate through, and all designs should include at least one area of space at a human scale.

3.12 All areas within the landscape scheme should have a clearly defined purpose, with the design reflecting this purpose. For example, the design of an area intended for use as a children’s play area will be distinctly different from an area intended to act as a buffer zone. The design of all spaces should be of appropriate size and layout for their intended use, with appropriate materials used.

Design should reflect intended use (play area, buffer zone); spaces lack usability if their design is based only on aesthetics without consideration for function (ornamental garden).

3.13 Overall, the design of landscape schemes should focus on creating places that everyone can use and enjoy. To ensure that landscapes are of benefit to all residents and visitors to the borough, the principles of inclusive design should be evident within the proposed landscaping scheme from the outset. Refer to The Principles of Inclusive Design (CABE 2006) for further guidance.

Accessibility should be integral to the design of landscape scheme; provision of informal seating within an industrial park provides space at a human scale.
Delivering high quality landscape

Creating safe open spaces

3.14 Landscape design must take account of any community safety issues, and avoid creating potential opportunities for crime and vandalism such as areas that are unobserved, poorly lit or under-utilised, which can feel threatening to users and attract anti-social behaviour. Landscape schemes should demonstrate how community safety and crime prevention measures have been considered. Further information is contained in the Designing Safer Places SPD.

Supporting biodiversity

3.15 Landscaping schemes should demonstrate a commitment to promoting biodiversity. Every site, however small, is an eco-system and is therefore important. Even small gardens provide valuable habitats and therefore hedges, mature trees and grasses and features such as ponds should be retained. Where such features do not exist, their establishment is encouraged.

3.16 Wherever possible, the opportunity to create new areas of wildlife habitat should be taken. Biodiversity can be incorporated into development through wildlife-friendly landscapes, careful choice of plant and tree species, installation of Sustainable Urban Drainage Schemes (SUDS), and features such as green walls, balconies and roofs, and nesting and roosting spaces. Such measures also contribute to the protection and promotion of habitat links with adjacent areas to extend wildlife corridors.

Areas of new wildlife habitat can be created in urban areas through the use of vertical and roof planting; trees and hedges add colour and can provide habitat links; wildflower meadows are low maintenance and have a higher biodiversity value than grassed areas.

3.17 New development should avoid building on or damaging important sites or populations of species as a first principle. However, where damage and disruption to or removal of habitat is unavoidable, the proposals should provide for mitigation against the damage or provide compensation measures where the development results in loss or permanent damage to the habitat. Compensation measures will normally be required to be like for like and located on the development site.

3.18 When developing proposals, regard should be had to national, regional and local Biodiversity Action Plans (BAP) and the best practice guidance in Design for Biodiversity’ prepared by the London Development Agency. Detailed guidance on measures to enhance biodiversity in development schemes is outlined in the Protecting and Enhancing the Borough’s Biodiversity SPD. It is important to note that BAP priority species and habitats are not confined to designated sites, for example private gardens are classified as a regional (London) priority habitat.
Developments incorporating watercourses

3.19 Havering has many watercourses running through the borough. Some are in good condition, but others are aesthetically poor, buried underground or artificially straightened and reinforced with concrete. In addition to provision of valuable wildlife habitat, enhancements to watercourses have the capacity to reduce flood risk, provide recreational resources and contribute to an Improved public realm and wider regeneration opportunities.

3.20 Where developments are close to or incorporate watercourses, landscaping schemes should build on the ecological and landscape value of the watercourse. Schemes close to a watercourse should take the opportunity to enhance and protect the natural character of the Borough’s existing waterways and riparian areas, and create new areas of habitat and floodplain where none exists. Refer to The London Plan for further guidance on how schemes can support the wider Blue Ribbon Network.

All types of development near watercourses should capitalise on their value.

Incorporating sustainability

3.21 The design of the places surrounding buildings is just as important for sustainability as the design of the buildings themselves. The landscape scheme should incorporate sustainability into the design by using measures such as SUDS, green roofs, renewable energy and choosing hard and soft landscaping materials with a low environmental impact.

3.22 The choice of materials in the landscape scheme should consider their lifetime environmental impact, including the resource and energy impacts of their manufacture, use and disposal. Wherever possible, materials should be chosen that are produced in a sustainable manner and procured using local suppliers to minimise transport requirements.

3.23 During the implementation of the landscaping scheme, care should be taken to ensure that construction methods do not cause damage to the environment and the amount of waste produced is minimised.

3.24 Sustainable Urban Drainage Systems (SUDS) is the preferred method of managing runoff from buildings and hard standings. SUDS reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems which is a contributory factor in flooding incidents and affects the biological quality of waterways.

3.25 SUDS can include permeable pavements, permeable and porous hard landscaping, filter drains and strips, swales, temporary basins, ponds, wetlands, rainwater harvesting, and green/brown roofs. Where the landscape scheme does not incorporate SUDS, the applicant must demonstrate why it is not feasible and discuss
with the Council alternative options available. The Sustainable Design and Construction SPD provides further advice.

3.26 The use of green roofs is strongly encouraged as a method of achieving sustainable urban drainage, and the Council promotes their inclusion as part of all landscaping schemes. In addition to reducing the risk of flooding, green roofs support biodiversity, improve the thermal performance of the building, and help to counter the urban heat island effect.

3.27 Where solar or wind energy is proposed as part of the development, the landscape scheme must be laid out with the mature size of the planting in mind so that the ability of the solar panels and/or wind turbines to function to their maximum efficiency is not compromised.

3.28 The provision of an area/areas within the landscape scheme for residential developments that provide an opportunity to grow food are strongly encouraged. Examples of features which could be included in landscape schemes to promote food growing include:
- Traditional allotment plots
- Roof gardens
- Raised beds and container areas
- Temporary allotments on land parcels awaiting development – particularly suitable for large, phased schemes.

3.29 Non-residential developments such as schools, hospitals and care homes are also encouraged to provide areas suitable for food growing.

Green roofs can be used on a variety of building types; SUDS integrated with building design; the use of grow bags to create temporary allotments on a land parcel awaiting development.
4 The landscaping scheme

4.1 Any proposed scheme is likely to consist of a number of major interconnected elements: the trees, shrubs, other plants and grasses which form the soft landscaping; and the use of paving, bricks, timber and other materials to form paths, parking areas, driveways, patios, boundary walls which form the hard landscaping. Drainage is also likely to be an important consideration.

4.2 Proposals for all the landscaping elements should be combined into one drawing. In assessing the various elements of the scheme and how they come together, the Council will expect applicants to demonstrate that areas allocated for planting or other treatments have a clear purpose, and are not simply leftover space.

Soft landscaping

4.3 The developer should propose a planting scheme which shows the retention of existing trees and established plants (where appropriate) and demonstrates that proposed new trees, shrubs, plants and bulbs and grasses will be able to grow on without causing undue problems in the future e.g. to pedestrians, buildings, traffic sight lines, the field of view of CCTV cameras, renewable energy installations, drains and other essential services.

Bamboo as a fast growing species is not appropriate for a decorative border; tree growth can cause difficulties with, for example, access to essential services and visibility of road signs.

4.4 The scheme should also be designed to ensure that it requires low maintenance wherever possible so as to reduce the risk of it becoming unkempt and unsightly in the future, especially where the scheme abuts the highway or any public open space. Significant grassed areas require frequent maintenance, and where these have no clear purpose they will be discouraged.

The use of perennial flowers and shrubs in schemes visible from the public realm is preferred to add colour throughout the year; annual flowering plants have significant maintenance requirements and can create bare areas between planting periods.
The landscaping scheme

4.5 The proposed planting should be designed so that it fills out and become more attractive and interesting and provides greater wildlife value as it ages. Species selection is very important in order to achieve this. Correspondingly, care should be taken to ensure that the impact of maturing landscape features is understood, particularly is it will safeguard existing habitat interests or result in a loss of habitat. For example, tree growth may have a negative impact on light and ground flora growth, or drainage in the vicinity.

When to plant trees and shrubs

4.6 Although most trees and shrubs can be obtained as pot grown plants which can be planted out throughout the year, their establishment if planted in the summer months is likely to be considerably more difficult than if they were planted in late autumn or early winter. However this is not always a practicable option and planting may have to be done on the warmer and drier months of the year.

4.7 Applicants should therefore be mindful of the need to provide adequate watering and weed control if they want to plant up a site from March to November. This is in their direct financial interest as any plants which die within the stipulated period of the appropriate planning consent (usually five years) are required to be replaced. The Council recommends that planting be carried out in accordance with British Standard BS4428:1989 on General Landscape Operations.

Species selection

4.8 The Council welcomes innovative and inspiring landscape schemes, and encourages architects and designers to bring creative schemes forward for consideration. Therefore this guidance is not prescriptive about which species of trees and shrubs should be used; in general schemes should reflect the character of the local areas wherever they are in the borough. Appendix 2 highlights those trees which are common to Havering and that applicants may wish to consider incorporating into proposed schemes.

4.9 Native species trees and shrubs are beneficial to wildlife and therefore encouraged; native species will be expected in schemes close to wooded parts of the Metropolitan Green Belt. In other areas, more ornamental trees and shrubs may be appropriate as there are many non-native trees and shrubs which provide habitats and food to native insects and bird life and are therefore of value.

4.10 Particular species of tree or shrub will have particular merits and disadvantages depending where they are place within a landscaping scheme and therefore require careful use. The following species-specific considerations should be taken into account:
• Prickly, thorny plants can be used to restrict access and help make properties safer and more secure; such plants would not be appropriate planted near to the highway or other areas of public access.

• Trees that have a lot of spring blossom, but subsequently produce a large amount of fruit, can create a slip hazard when the fruit falls. Such trees need to be avoided in lawns and adjacent to parking areas, pathways and the highway.

• Trees that are very vigorous growers and have a very high water demand, for example poplars, willows and eucalyptus, should be avoided almost completely in residential landscaping schemes on clay soils (which predominate in Havering).

• Trees that produce a large number of roots near to the surface, for example cherry trees, can both damage paved surfaces and driveways and cause significant trip hazards and should not be planted in lawns or near to driveways or pavements.

• Some trees and shrubs tend be relatively fast growing but are also short lived, for example birch and cherry trees. On larger sites, slower growing trees and shrubs will be expected to be shown so that the planting will exist for a considerable time without the need for renewal.
The landscaping scheme

**Size of trees**

4.11 Large trees are harder to establish and very small trees have little impact for many years. On large sites a combination of planting sizes are likely to be appropriate; on smaller sites larger trees in combination with hedge plants may be appropriate. Appendix 3 provides details of trees sizes and definitions to be used when detailing any landscaping scheme so as to avoid any confusion over what is to be planted.

**Orientation of planting**

4.12 The landscaping scheme should provide for correct placement of trees and plants to ensure their healthy growth. Sun-loving plants will not thrive close to the north side of walls or buildings. Shade-loving plants should not be proposed at the base of south facing walls.

4.13 Trees which cast dense shade should not be planted near to rooms where sunlight is important. Trees and hedges can be planted to the north and west of buildings to form windbreaks in order to improve comfort levels and reduce building heat loss. Trees which could grow tall need to be planted so that when they mature they do not reduce the efficiency of roof mounted photo voltaic panels.

**Invasive weeds**

4.14 Under the Countryside and Wildlife Act 1981 and its subsequent amendments, listed plants such as Japanese Knotweed and Giant Hogweed need to be controlled. Developers should ensure that all invasive weed species are appropriately eradicated prior to development commencing. Where there are invasive weeds present, a detailed method statement should be provided to demonstrate how it is intended to deal with them. Care must be taken to ensure that these species are not reintroduced during landscaping works, for example through the importation of contaminated soil.

4.15 Japanese Knotweed in particular is a very invasive and damaging plant that requires meticulous control, to strict guidelines, which if not followed can result in damage to structures, pavements, roads and walls, which is often costly to repair. In addition, under the Environmental Protection Act 1990, Japanese Knotweed is classed as controlled waste and as such cut Knotweed material and soil containing rhizomes must be disposed of to a licensed landfill site according to the EPA (Duty of Care) Regulations 1991, and must not be reused. The control of other weeds, including Yellow Ragwort, is governed by the Weeds Act 1949.

**Hard landscaping**

4.16 When selecting hard landscaping materials, several factors should be taken into account:

- Appropriateness for context: Materials should contribute to local distinctiveness, and complement the surrounding streetscene
- Fitness for purpose: The material should be adequately designed for any demands placed on it
- Maintainability: Materials should be chosen and constructed to minimise the need for future maintenance, and consideration given to repair and replacement requirements
- Quality of workmanship: Good quality materials can quickly become worn or broken if installation and repair is not carried out to a high standard
- Overall construction cost: Consider both the cost of the material and the required sub-base
The landscaping scheme

- Environmental Impact; The resource and energy impacts of materials’ manufacture, use and disposal should be considered

4.17 In general, the Council encourages a simple design using a limited range of quality, robust materials to address functional and aesthetic considerations. The landscaping scheme should provide details on the proposed materials, including colour and permeability for paving.

Simple designs using a limited range of quality, robust materials are preferred; however good quality materials can wear quickly if installation is not carried out to a high standard.

4.18 Where development takes place in an area of high townscape or landscape quality, for example a conservation area or town centre, special attention should be given to ensure a landscape design that is sympathetic to and takes account of the elements of existing heritage value and that traditional materials and construction techniques are used.

4.19 The Council encourages the reuse or retention of existing materials, such as railings and local bricks/stone, which contribute to the local landscape character while providing a sustainable source of materials.

While reuse of existing materials is encouraged, particularly in areas of high townscape quality, the availability of suitable replacement materials should be considered (right). Use of traditional materials and construction techniques, rather than reuse, may be preferable to achieve a high quality result that is maintainable over the long term (left).

Driveways and parking

4.20 Driveways and parking areas must be designed so as not to shed water on to the highway or neighbouring properties and so cause local flooding. New driveways and parking areas either have to be designed to shed water onto land which is capable of absorbing the expected volume of water or to be constructed with both a permeable surface and sub-base to the current national standards. More information is contained in the Residential Extensions and Alterations SPD.

Materials selection

4.21 The choice of materials should reflect both the degree of intensity and character of use of the scheme, as well as the local context. While it is understood that cost is an issue in any development, the use of poor quality materials should always be
avoided. In particular paved areas should be sympathetic to the type of development they are within, so it is unlikely to be acceptable to use materials commonly found on industrial or commercial premises around a residential property. For example, street scale paving slabs would not be appropriate as a treatment around residential properties.

**Boundary treatments**

4.22 Boundary treatments are key to the successful integration of new development with its surroundings. Proposed boundary treatments should be compatible with neighbouring properties, and front boundary treatments in particular should reinforce the prevailing character of streetscape. Where appropriate, hedges are encouraged over boundary fencing to soften the street scene and support biodiversity.

4.23 Boundary treatments are also important in defining public, private and communal spaces, and the landscaping scheme should provide for clear boundaries between these spaces to provide clear ownership and safeguard the privacy and security of residents.

Front boundary treatments are particularly important in residential schemes for defining public and private space; a lack of boundary treatment creates confusion around ownership of space and leads to an incoherent street scene.

4.24 Care needs to be taken to ensure that no ground is left between the development and adopted highway and that where the scheme abuts the highway measures are taken to ensure that soil, gravel or other materials do not move from the site onto the highway. For example, gravel drives must have measures installed to ensure that gravel is not able to roll or be pushed out of the site. Sloping ground needs to be retained behind suitably sized banks, retaining walls or kerbs.

A grass verge and hedging ensures that materials do not move onto the public highway and creates a continuous street scene; leftover space can create maintenance and safety issues.
References and further guidance

BS 4428 1989 Code of Practice for General Landscape Operations


UK Biodiversity Action Plan, UK Biodiversity Partnership

Design and Access Statements: How to write, read and use them, CABE (2006)


Guidance on the permeable surfacing of front gardens, DCLG/Environment Agency (2009)

The London Plan, Mayor of London, Consolidated with Alterations since 2004 (2008)

The Draft Replacement London Plan, Mayor of London, October 2009


London Biodiversity Action Plan, London Biodiversity Partnership

Havering Biodiversity Action Plan, London Borough of Havering

Useful Websites

British Association of Landscape Industries www.bali.co.uk

Design Council CABE www.designcouncil.org.uk

Greater London Authority (GLA) - http://www.london.gov.uk/

Havering Council - http://www.havering.gov.uk/

Landscape Institute – http://www.landscapeinstitute.org/


Planning Portal www.planningportal.gov.uk

Glossary

**Accessibility:** The ability of people to move round an area and to reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

**Biodiversity:** The variety of all life forms (animals, plants and living things), the genes they contain and the ecosystems they form part of.

**Context:** The setting of a site or area, including factors such as traffic, activities and land uses as well as landscape and built form.

**Density:** The floorspace of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these.

**Design and Access Statement:** A statement that is submitted with a planning application which demonstrates how the guidance set out in Circular 1/2006 has been met.

**Landscape:** The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these components combine. Landscape character can be expressed through landscape appraisal, and maps or plans. In towns ‘townscape’ describes the same concept.

**Layout:** The way buildings, routes and open spaces are placed in relation to each other.

**Local distinctiveness:** The positive features of a place and its communities which contribute to its special character and sense of place.

**Major development** A major development is one of 10 dwellings or more or 1,000 sqm and above.

**Mixed uses:** A mix of uses within a building, on a site or within a particular area. ‘Horizontal’ mixed uses are side by side, usually in different buildings. ‘Vertical’ mixed uses are on different floors of the same building.

**Urban design:** The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.
Appendices

Appendix 1: Sample site survey and landscape proposals plan
Appendix 2: Indicative list of trees common to Havering

The following lists include trees common to Havering suitable for various situations. The list is not exhaustive and should be used as suggestions; actual species chosen should be based on the site analysis to ensure that they are suitable to the local character, site conditions, and intended use of the scheme.

Trees native to Havering

- Bay willow (Salix pentandra)
- Beech (Fagus sylvatica)
- Bird Cherry (Prunus padus)
- Common Alder (Alnus glutinosa)
- Common Oak (Quercus robur)
- Field Maple (Acer campestre)
- Hornbeam (Carpinus betulus)
- Hawthorn (Crataegus monogyna)
- Hazel (Corylus avellana)
- Holly (Ilex aquifolium)
- Large leaved lime (Tilia platyphyllos)
- Midland Hawthorn (Crataegus laevigata)
- Rowan (Sorbus aucuparia)
- Scots Pine (Pinus sylvestris)
- Silver Birch (Betula pendula)
- Small leaved lime (Tilia cordata)
- Wild Cherry (Prunus avium)
- White willow (Salix alba)
- Whitebeam (Sorbus aria)
- Yew (Taxus baccata)

Trees appropriate for inclusion in garden/urban planting schemes

- Bay willow (Salix pentandra)
- Box Elder (Acer negundo)
- Bull Bay (Magnolia grandiflora)
- Cherry (Prunus pandora)
- Cherry (Prunus sargentii)
- Chinese birch (Betula albosinensis)
- Cornelian Cherry (Cornus mas)
- Crab apple (Malus baccata)
- Crab apple (Malus hupehensis)
- Crab apple (Malus John Downie)
- Crab apple (Malus Golden Hornet)
- Hawthorn (Crataegus laevigata 'Paul's Scarlet')
- Hawthorn (Crataegus x Prunifolia Splendens)
- Himalayan birch (Betula Utilis Jacquemontii)
- Hupeh Rowan (Sorbus hupehensis)
• Judas tree (Cercis siliquastrum)
• Kashmir Rowan (Sorbus cashmiriana)
• Lobels Maple (Acer Lobelii)
• Maidenhair tree (Gingko biloba)
• Magnolia (Magnolia × soulangeana)
• Ornamental Pear (Pyrus Calleryana Chanticleer)
• Paperbark Maple (Acer griseum)
• Persian Ironwood (Parrotia persica)
• Pride of India (Koelreuteria paniculata)
• Rowan (Sorbus Leonard Messel)
• Rowan (Sorbus Shearwater Seedling)
• Snowy Mespilus (Amelanchier arborea)
• Snowdrop Tree (Halesia Carolina)
• Strawberry tree (Arbutus unedo)
• Swedish Whitebeam (Sorbus intermedia)
• Sweet Gum (liquidambar styraciflua)
• Whitebeam (Sorbus aria lutescens)
• Whitebeam (Sorbus Latifolia Atrovirens)
• Willow leaf pear (pyrus salicifolia pendula)
• Youngs weeping birch (Betula youngii)

Trees appropriate for use when larger specimen trees are needed
• Atlas Cedar (Cedrus atlantica)
• Austrian Pine (Pinus Nigra Austriaca)
• Beech (Fagus sylvatica)
• Black Tupelo (Nyssa Sylvatica)
• Blue Spruce (Picea pungens)
• Bull Bay (Magnolia grandiflora)
• Caucasian Elm (Zelkova carpinifolia)
• Chinese birch (Betula albosinensis)
• Common Oak (Quercus robur)
• Cypress Oak (Quecus robur fastigata ‘Koster’)
• Himalayan birch (Betula Utilis Jacquemontii)
• Holm Oak (Quercus ilex)
• Hungarian Oak (Quercus frainetto)
• Indian Bean Tree (Catalpa bignonioides and var ‘aurea’)
• Kaiser Linden (Tilia x Europaea Pallida)
• Keaki (Zelkova serrata)
• Lebanese Cedar (Cedrus libani)
• London Plane (Platanus X Hispanica)
• Maidenhair tree (Gingko biloba)
• Red Oak (Quecus rubra)
• Serbian Spruce (Picea omorika)
• Scots Pine (Pinus sylvestris)
• Shagbark Hickory (Carya ovata)
- Swedish Birch (Betula pendula dalecarlica)
- Sweet Chestnut (Castanea sativa)
- Sweet Gum (Liquidambar styraciflua)
- Tulip tree (Liriodendron tulipifera)
- Turkish hazel (Corylus columna)
- Walnut (Juglans Regia)
Appendix 3: Tree size classifications

The following terms are used to describe different sizes of trees:

**Transplant:** A young tree of the smallest size available and between 1 and 40cm tall.

**Whip:** A single stemmed tree between 40 and 120cm tall and one of the most common sizes used in hedgerow planting and native planting schemes.

**Feathered:** Has a single main stem with many side twigs. Many sizes are available but are most commonly between 120 and 270cm tall. Some trees at the lower end of this size range may be described as whips or feathered trees.

**Standard:** Have branchless stems and well-defined crowns, achieved through pruning by the nursery. Many sizes are available with size generally being defined by stem girth rather than height. The main types of standard tree required to be planted by the Council in any approved landscaping scheme will be trees with a girth of 12-14cm and 14-16cm. Occasionally bigger trees are required but they need more aftercare in order to become established, therefore smaller trees of 12-16cm girth are more often stipulated.