

2.14 Landscaping

The retention of existing landscape features of value must be taken into account and therefore the preliminary design of residential access roads, cycleways and footpaths to serve the development should as far as possible be sympathetic to the Authority's wishes. So, for example, if a tree of value was situated within the visibility splay, all attempts should be made to reposition the access if this can be done safely.

In residential areas the Highway Authority will normally only adopt the paved surfaces and verges which are key to the functioning of the highway.

Small areas of grass should be avoided, as they are likely to produce future maintenance problems.

Trees must not be planted near structures or services.

Existing trees, which will become maintainable at public expense, shall be the subject of condition survey to ascertain their health and may be subject to commuted sum payments to cover their future maintenance costs.

New highway trees should be of slender girth and modest canopy. The trunk should be maintained free of side shoots and branches to a height of 2.1m. Tree grids, planting details and root barriers are shown in Appendix E of the Specification. The developer may be required to pay commuted sums for the future maintenance of highway trees.



Highway trees can enhance the built environment

The Planning Authority normally requires the Developer to maintain the landscape for 5 years. Prior to adoption The Developer should submit for approval proposals for the soft landscaped and planted areas, to include such things as weeding, watering, pruning, replacement and use of chemicals.

Thorned species shall not be accepted immediately adjacent to footways and cycle tracks. If existing hedges contain thorned species, cycle tracks shall be positioned at least 3 metres from the extremities of the hedge to prevent problems with hedge-cutting debris. Existing hedges adjacent to the existing highway shall be transferred to frontagers for maintenance.

Any new carriageway should be outside the canopy (or reduced canopy if reduction is deemed suitable) of any existing tree to prevent damage to the new construction by the tree roots. Any work under the canopy of deciduous trees or within a radius of half of the height of coniferous species shall comply with BS 5837: 1991.

UDP Reference
S2 Development Requirements
DR4 Environment
LA6 Landscaping Scheme