



JENNA SAMENGO

LANDSCAPES

PLANNING PERMISSION RELATING TO LANDSCAPE/GARDEN DESIGN

In a UK planning application, **landscape issues** are about how a proposal affects the *character, appearance, and experience of the place*—not just what it looks like on the site plan. What's required depends on scale and sensitivity, but these are the main things planners expect to see addressed 📌

1. Landscape & Visual Impact

Core question: *How will this change the look and feel of the area?*

You'll usually need to cover:

- Impact on **local landscape character** (e.g. rural, suburban, historic, coastal)
- Effects on **key views** *to* and *from* the site
- Visual prominence (height, massing, skylines)
- Whether the development sits comfortably in its surroundings

For larger or sensitive sites, this is often formalised in a **Landscape and Visual Impact Assessment (LVIA)**.

2. Landscape Design & Layout

Core question: *Is the scheme well designed in landscape terms?*

Planners look for:

- How buildings, spaces, and routes relate to each other
- Integration of **hard landscape** (paths, walls, parking)
- Quality and usability of **public and private spaces**
- Whether landscaping feels like an afterthought or integral to the design

A **Landscape Strategy** or **Landscape Masterplan** is common.

3. Trees & Hedgerows 🌳

Very important in UK planning.

You'll need to address:

- Existing trees and hedges on or near the site
- Whether any are protected by:
 - **Tree Preservation Orders (TPOs)**
 - **Conservation Area** controls
- Root Protection Areas (RPAs)
- Tree loss vs retention
- Replacement planting

This often requires:

- **Tree Survey (BS5837)**
- **Arboricultural Impact Assessment**
- **Tree Protection Plan**



4. Ecology & Biodiversity (Landscape-linked)

Landscape and ecology overlap heavily.

Expect to cover:

- Habitat loss or enhancement
- Biodiversity Net Gain (BNG) - now mandatory for most developments
- Native vs ornamental planting
- Wildlife corridors and green connectivity
- SuDS features doubling as landscape elements

Even small schemes may need:

- Ecological appraisal
- Planting proposals showing biodiversity gains

5. Green Infrastructure & Open Space

Especially for larger or residential schemes

Planners will consider:

- Amount and quality of green space
- Access to open space
- Play space (where relevant)
- Links to existing footpaths, greenways, or countryside
- Long-term usability, not just aesthetics

6. Heritage & Landscape Setting

If near:

- Listed buildings
- Conservation areas
- Scheduled monuments
- Registered parks or gardens

Then you must assess:

- Impact on **setting**, not just direct effects
- Historic landscape patterns (field boundaries, walls, tree lines)
- Whether the proposal preserves or enhances character

7. Levels, Landform & Drainage

Landscape isn't flat 🏔️

You'll need to address:

- Cut and fill
- Retaining structures
- Changes to natural landform
- Surface water drainage and SuDS integration
- Flood risk interfaces with landscape design



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8. Lighting (Often Overlooked)

Planners increasingly care about:

- Light spill into countryside or neighbouring properties
- Impact on dark skies and wildlife
- Integration of lighting into landscape design

A **Lighting Strategy** may be required.

9. Boundary Treatments

This sounds minor but planners care a lot:

- Walls, fences, hedges
- Relationship to streets and neighbours
- Rural vs urban character
- Security vs openness

10. Maintenance & Management

Key question: *Will this still look good in 10 years?*

You may need:

- Landscape Management Plan
- Maintenance responsibilities (especially for communal spaces)
- Replacement strategy for failed planting

What You'll Usually Submit

Depending on scale:

- Landscape plan(s)
- Planting schedule
- Tree survey & protection details
- Landscape Design & Access Statement section
- LVIA (for larger schemes)
- Management/Maintenance Plan

If you want...

If you tell me:

- The **type of development** (house, barn conversion, residential scheme, etc.)
- **Location context** (rural, village, town, protected area?)
- Rough **scale**

...I can tell you **exactly** what landscape documents your application is likely to need—and where planners tend to push back hardest.