

	0	1	2	3	4	5	6	7	
Project Phases	Scope and Strategic Assessment	Concept and Feasibility	Options Selection	Landscape Design and Evaluation	Statutory Processes	Enabling and Procurement	Construction and Implementation	Closeout and Review	
Involvement of Landscape Professional	RECOMMENDED		TO BE CONFIRMED WITH RELEVANT AUTHORITY	MANDATORY					
Stage Outcome		As required by Project Manager, Landscape Professional may produce a Landscape Constraints and Opportunities Report or may input into the Project Feasibility Report. <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	Typical output for Phase 2 will vary depending on the specific project, and the scale of the analysis and development. It may include Landscape Character Analysis/Streetscape analysis and Landscape constraints and opportunities analysis in graphic or report form as instructed by the Project Manager. <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	A full set of landscape drawings to an appropriate scale, landscape details, outline specification (see Section 3 in GE-ENV-03001) and Landscape Report to accompany Planning/Part 8 Application (see OTD GE-ENV-03002 Appendix A). Soft Landscape Management and Maintenance Plans (see OTD GE-ENV-03002 Appendix A) Landscape Designer's Risk Assessment, as required by the Project Manager. <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	As required by Project Manager. <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	A revised set of landscape drawings to an appropriate scale (no less than 1:500). Landscape specification for construction and minimum 36-month maintenance of works. An itemised pricing document, forming the basis of a Schedule of Quantities (see OTD GE-ENV-03002 Appendix A). <i>Any other deliverables as required by Project Manager.</i> <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	Pre-Tender / Site Works: A set of landscape drawings to an appropriate scale. See Section 2 of GE-ENV-03001 for details. Soft Landscape Specifications, including a specified maintenance period and management plan (see OTD GE-ENV-03002 Appendix A). During Construction & Implementation: Site Inspection Reports; Landscape Audit Reports <i>Any other deliverables as required by Project Manager.</i>	A maintenance and long terms management plan, adapted as needs be following maintenance period. To be handed over to the local authority and any relevant community groups who will have an input into the long terms' maintenance and management of the soft landscape areas <i>Any other deliverables as required by Project Manager.</i> <i>Note: The output will vary depending on the specific project and at the direction of the Project Manager.</i>	
Core Tasks During this phase	Project Manager may seek input from a Landscape Professional at Phase 0: Scope and Pre-Appraisal to ensure the project aligns with current TII Strategic Programmes and Plans with regard to Landscape and Biodiversity.	Project Manager may consult a Landscape Professional at Phase 1: Concept and Feasibility, when investigating the feasibility of the project in further detail, with regard to landscape specific issues and opportunities relating to the project and its particular landscape or streetscape setting. If such consultation is required, Landscape Professional may produce a Landscape Constraints and Opportunities Report.	Examine the Landscape Context and develop existing Landscape Baseline. Review all statutory and non-statutory policy including TII Strategic Programmes and Plans, County/Local Development Plans, nearby developments that may be related to the landscape environment. Identify landscape constraints and opportunities including conflicts with the existing trees. Coordinate with the design team to ensure integrated design solutions are achieved. If required, engage with internal and external stakeholders. Identify outcomes and functions delivered and enabled by soft landscape treatments.	Design Development: Landscape Analysis, if not carried out in Phase 2. Develop outline plans / sketch proposals and options for Landscape Treatments and integrate it within the wider design strategy. Drawings shall be appropriate for consultation. Develop SuDS Strategy in coordination with the multidisciplinary team and agreed with TII. Consider Maintenance and Management actions in the design process and clearly articulate these within the drawing package and design statement. If required, be involved in the Stakeholder engagement. Detailed Resolution: Contribute to the design, drawings development and the project team meetings to ensure effective multi-disciplinary design solutions are achieved. Attention should be paid to: Root Protection Areas (RPAs) and SuDS, recommendations from all environmental studies and assessments, feedback from the relevant stakeholders. For Statutory Processes: Produce Landscape Strategy and ensure all maintenance and management actions are clearly articulated. Advise on the required location of photomontages. If EIAR is applicable, ensure Landscape Design and Maintenance and Management Plans are assessed and reviewed for environmental impacts.	Supply relevant documentation for Landscape proposals. As required by or to support the Statutory Processes, participate in planning presentations or Oral Hearing.	During this Project Phase, the proposal reaches a stage where all elements within it are fully coordinated and resolved, enabling contractors to price it for construction. There are three critical parts of the soft landscape construction package which, once the Project contract is awarded to contractor, will form part of that form of contract. These are: Detailed soft landscape plans, including construction and planting details, Specification (See Section 3.3 GE-ENV-03001); Schedule of Quantities (See OTD GE-ENV-03002 Appendix A). Design Resolution: To finalise the three key documents listed above, the Landscape Professional will need to resolve the detailed design and specification of the soft landscape proposal and work together within a multi-disciplinary team to ensure those proposals are fully coordinated. Across all detailed design stages and beyond, the Landscape Professional and design team shall consider the Schedule of Environmental Commitments (National Roads Authority, 2007) Tender Review: Landscape Professionals may be involved in the review of tender submissions and must do so in accordance with relevant legislation (Office of Government Procurement, 2022).	If applicable, the Schedule of Environmental Commitments or planning conditions from the statutory process to be considered across all soft landscape treatment documentation and designs, including the maintenance, management, and end of life plans. Issue Final Set of Construction drawings. Meet on-site to agree construction design site layout and amend drawings as required. Carry out inspections and site monitoring. See GE-ENV-03001 Section 2 for a list of inspections. Complete all snagging reports. Issue compliance certifications. Conduct Maintenance visits and produce Landscape Audit Reports over a three-year establishment period (maintenance period covering the time required by plants to be established). Landscape Audit Reports: Together with the Contractor, carry-out a joint site audit and inspection during each growing season (June - September).	Carry out and record final inspections. Complete a defects report. Issue of final certification. Produce handover maintenance, management and end-of-life plans for the scheme as required. Agree and undertake ongoing monitoring and reviews.	
Information Exchange During this phase			Internal Stakeholder Engagement Arborist Survey Ecological Studies Existing Utilities	External Stakeholder Engagement Drainage Strategy Lighting Plan Road Layouts					
LVIA/LCA Outputs*	As stated in PE-ENV-01102, Phase 0 and 1 are carried out by the Project Manager.		HIGH LEVEL LCA & LVIA - Baseline Landscape Character and Visual Appraisal. Visual Constraints. For detailed LVIA output follow PE-ENV-01102.	Detailed Level LCA & LVIA - Drafting of Landscape Design Mitigation & Schedule of Commitments. For detailed LVIA output follow PE-ENV-01102.		Implementation of mitigation - Implementation of landscape design mitigation & schedule of commitments, Monitor effectiveness of mitigation. For detailed LVIA output follow PE-ENV-01102.			

* Landscape and Visual Impact Assessment (LVIA) is required within EIAR. If EIAR is required, a suitably qualified Landscape Professional will prepare the LVIA. LVIA is a separate process to the Landscape Design and it may be the case that the same Landscape Professional may undertake both LVIA and the Landscape Design. EIA Screening and Scoping will be required to assess if the EIAR is required and will inform the requirement for the LVIA. Deliverables outlined in the above table refer to the Landscape Design only and will depend on a specific project and the direction of a Project Manager. If LVIA is required, a reference is made separately here to the LVIA outputs for Landscape Professional per each Project Phase. For detail refer to PE-ENV-01102.