

APPENDIX 13 TREES, WOODLANDS, HEDGEROWS AND LANDSCAPING

Appendix 13 - Trees, Woodlands, Hedgerows and Landscaping

13.1 This policy demonstrates the Council's commitment to meet the relevant national requirements to conserve and protect trees, woodlands and hedgerows and promote appropriate landscaping.

13.2 Woodlands, trees and hedgerows are important contributors to biodiversity, contribute to carbon sequestration, reduce noise and pollution, provide shade and reduce extremes of heat and wind. Trees, Woodlands and Hedgerows may be protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations. It is important that those not covered by designations are retained, protected and wherever possible added to, since pressure for development will increasingly threaten trees woodlands and hedgerows.

Trees, Woodlands, Hedgerows and Landscaping

- 1) Proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Landscaping proposals should also include new trees and other planting, create tree lined streets and enhance the landscape and habitats of the site and its surroundings as appropriate.
- 2) Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the criteria of the Hedgerow Regulations 1997.
- 3) Development proposals should demonstrate that existing trees, hedgerows and woodlands will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 4) Development should be designed in such a way as to allow trees and hedgerows to grow to maturity without causing undue problems of visibility, shading or damage. Development likely to result in future requests for significant topping, lopping or felling will be refused.
- 5) Planning permission will be refused for any development resulting in the loss or deterioration to protected woodland (including ancient woodland), protected trees (including aged or veteran trees) and hedgerows, unless conditions can be imposed to secure their protection.
- 6) Where the felling of a tree or removal of a hedgerow is permitted, a replacement tree or hedge of an appropriate number, species, size and in a suitable location will be required, taking account of issues such as landscape and biodiversity.

- 7) Areas forming part of development proposals which are to be transferred to the local authority for maintenance should be designed for ease of access and low cost maintenance overheads and management regimes.

Reasoned Justification

13.3 Woodland, trees and hedgerows are important contributors to biodiversity and vital to moderating our climate, and may be protected by wildlife or conservation designations, Tree Preservation Orders or the Hedgerow Regulations. The NPPF ensures that they remain a planning consideration in all development proposals. Further, ancient woodland and trees are considered '*irreplaceable*' and the Natural England/Forestry Commission [Standing Advice](#) makes clear the loss of ancient trees/woodlands is not permitted unless there are '*wholly exceptional reasons*' and that '*a suitable compensation strategy is in place*'.

13.4 Whilst reiterating the nature conservation importance of ancient trees and woodlands, their cultural and societal benefits are also set out Defra's [Keepers of Time](#) policy.

13.5 In addition, all woodlands contribute to carbon sequestration, reduce noise and pollution, provide shade, reduce extremes of heat and wind, provide places to relax and reduce flood risk. Further, new or existing woodlands can play an important role in Green Infrastructure networks and the Local Nature Recovery Network

13.6 Whilst the protection of the most important woodlands may be achieved via the biodiversity policies elsewhere in this Plan, it is important that all woodlands are suitably protected, retained (where possible), managed for the long term and wherever appropriate, added to, since pressure for development will increasingly threaten trees, woodlands, hedgerows and their surrounding habitat.

13.7 In addition, mature trees on development sites can make a major contribution to the quality of finished development, provided they are given the space and protection they need.

13.8 Developers should have regard to the potential impact of development proposals trees and woodlands from the outset. Applications should be accompanied by sufficient information to assess the impact of the proposed development on any trees or woodlands. Arboricultural reports, Impact Assessments and Tree Protection Method Statements submitted in support of applications should comply with guidance set out in the British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and any future editions of the standard.

13.9 For sites with significant tree cover, and which include trees protected by a Tree Preservation Order or located within a Conservation Area, a planning application should be accompanied by a Tree Survey and an Arboricultural Impact Assessment. The advice of an arboriculturalist should be sought to identify all relevant trees to be included in a Tree Survey.

13.10 Landscaping of new development should be considered as an integral part of the design process. Landscaping refers to both soft landscaping (planting and/or retention of trees, shrubs and other plants and earth contouring) and hard landscaping (paths, walls, seats, planters, kerbing etc.).

13.11 Landscaping proposals should address:

- The incorporation of visually obtrusive elements of development such as car parks, bank elevations and electricity sub-stations
- The setting of buildings within the site, and the setting of the site within the locality
- The creation of views into and out of buildings and the site as a whole and the creation and enhancement of visual focal points
- The conservation of existing local landscape character and enhance natural features.