

---

<b>REPORT TO:</b>	<b>ENVIRONMENT AND DEVELOPMENT SERVICES COMMITTEE</b>	<b>AGENDA ITEM:</b> 12
<b>DATE OF MEETING:</b>		<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>DEPUTY CHIEF EXECUTIVE</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Tony Sylvester (Ext. 5743)</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>Trees and Development (Supplementary Planning Guidance)</b>	<b>REF:</b>
<b>WARDS AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: EDS 03</b>

---

### **1.0 Recommendations**

- (i) the draft supplementary planning guidance note relating to Trees and Development be circulated for public consultation to such parties as deemed appropriate, and,
- (ii) the results of this consultation exercise be reported to the Environment and Development Services Committee as soon as possible following the completion of the consultation exercise.

### **2.0 Purpose of Report**

- 2.1 The purpose of this report is to seek members' approval to consult appropriate parties concerning a draft revised supplementary planning guidance (SPG) note relating to the integration of trees into new development. A copy of the draft SPG is attached at Appendix A.

### **3.0 Detail**

- 3.1 Supplementary Planning Guidance (SPG) is employed by Local Planning Authorities to add detail to, and aid in the application of, policies contained in the Local Plan. The Council is required to consult widely as to the format and content of such guidance prior to adoption, in order to ensure that the guidance will carry weight when applied either in the determination of planning applications or as a material consideration set before inspectors on appeal. SPG's are a material consideration when applications are considered.
- 3.2 The purpose of the draft SPG is to ensure that trees are afforded due consideration in the planning process so that they can be effectively integrated into new development. The SPG provides information to the key participants in the development process on the standards that the Council will expect from new development proposals. To continue to promote the benefits of trees throughout the District it states that planning permission will not normally be granted for:

- Developments which directly or indirectly threaten trees and woodlands of high amenity value.
- Developments which have adequate or inappropriate landscape proposals that fail to provide measures to conserve, or where appropriate, enhance the character of the landscape.
- Developments which directly or indirectly threaten 'important' hedgerows (Hedgerows Regulations 1997).

3.3 The SPG will provide developers with the technical information to guide them towards providing housing layouts that avoid direct damage to existing trees and avoid future conflicts with householders. It also provides the necessary information for avoiding conflict with new tree planting. The SPG requires developers to provide accurate site and tree survey information to inform the design process and to submit with a planning application all relevant information pertaining to the assessment of trees and landscaping.

3.4 Consultation on the SPG would take place over a 6-week period and it is proposed to report the results of the consultation exercise to the next available Planning and Economic Development Committee after the completion of that period.

#### **4.0 Financial Implications**

4.1 Financial Implications relate to staff costs associated with the consultation exercise. These costs will be absorbed into the existing work programme.

#### **5.0 Corporate Implications**

5.1 None

#### **6.0 Community Implications**

6.1 None

#### **7.0 Conclusions**

7.1 The Council is committed to the continuous updating and improvement of all its SPG in accord with the Best Value Improvement Plan for Development Control.

The attached Supplementary Planning Guidance seeks to update the current guidance and simplify the text to make it more accessible generally. After the consultation period any comments will be brought back to the committee with a view to approval.

#### **8.0 Background Papers**

8.1 APPENDIX A: attached