

Trees and Development

1. Trees and the planning system. – Planning applications will include the main considerations on which the decisions are determined. Plans should seek to reconcile the demand for development and the protection of the natural built environment, and therefore these will be important in contributing to the Government's strategy for sustainable development. The effect of any proposed development on trees and other landscaping features is a material consideration in determining planning applications.
2. Local Planning Authorities may prepare separate guidance for potential developers which give an indication of the LPA's design expectations for the layout of buildings in relation to the trees on the site. The LPA, may in certain circumstances, consider protecting trees by placing a Tree Preservation Order on the important amenity trees on the site. Due consideration should be given to the protection of the landscaping and the trees on the site. Good design should be the aim of all those involved in the planning process, and the appearance and treatment of spaces between buildings and around buildings can be as important as the appearance and layout of the buildings themselves.
3. Once planning permission has been granted, it is important to protect the trees and landscaping which is present on the site. The Local Authority has prepared a protected tree notice which is displayed on development sites, to help give advice on how to protect trees whilst development is in progress on sites.
4. see pdf of trees on development sites file
5. The Local Planning Authority also produces a landscape check list which gives information for developers on landscaping and trees which are to be considered before a planning application is submitted.
6. see pdf for landscape checklist.
7. Under changes introduced from 10th August 2006 before certain applications can be registered it is necessary to submit a Design and Access Statement with planning applications. The applicant will be required to identify details on landscaping and trees on proposed planning sites, making it important for applicants to recognise the importance of trees and landscaping in development.

