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Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
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Additional Documents

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Main Issues Report

Consultation Response

Question 17 – Natural Environment

Policy NE5: Trees and Woodland

Supplementary Guidance: Trees and Woodland

The zone of influence should not be continued in the new LDP as it is having a materially negative impact on development.

The existing Supplementary Guidance goes beyond the requirements of the Policy and takes a far more restrictive approach. Of particular concern in this regard is paragraph 8.4.2, in which it is stated that buildings and associated infrastructure (including garden ground) should generally be located outwith the "zone of influence" of existing or proposed trees. A tree's zone of influence is defined as the distance equal to its mature height, measured from the base of the tree. In applying a blanket restriction on development within the zone of influence of all trees, regardless of the value of those trees, the Supplementary Guidance is at odds with the approach advocated in Policy NE5 imposing additional restrictions over and above those set out in the Policy itself. At the same time, this is also contrary to other existing guidance on tree protection measures referenced in the Supplementary Guidance.

The zone of influence concept is making development sites unnecessarily non-viable which will have a major knock-on effect on economic development.

Additional Files

If you have further information you would like to provide you may upload it here.:

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