



## Trafford's Trees and Hedges

### Policy GI7: Trees, Woodland and Hedgerows

- A. Trees, woodlands and hedgerows will be protected and enhanced. The Council will seek to significantly increase tree canopy cover to support biodiversity net gain and build resilience to climate change.
- B. For major development:
- i. A Tree Canopy Cover Assessment must be provided that demonstrates how the development will incorporate trees on-site, and:
- where there is no existing tree canopy cover, provide a minimum of 20% tree canopy cover (upon maturity) across the whole site area; or
  - where there is existing tree canopy cover, provide a minimum increase of 10% tree canopy cover (upon maturity over the existing onsite tree canopy cover); or
  - where there are existing ecological, historical, landscape or operational reasons that justify not meeting the canopy requirements (as applicable), provide evidence to support this and agree an alternative percentage of canopy cover with the Council; and
  - Where new streets form part of the proposal, tree lined streets must be integrated into the design, considering key constraints such as highway safety, street furniture, lighting and underground services. Planning applications will need to provide clear, justifiable and compelling reasons where this cannot be achieved.
- C. Development proposals will be supported where:
- i. they have been informed and influenced by the presence of trees and hedgerows on the site, through considerate careful siting and design, which avoids overshadowing of development, and with particular regard to any Tree Preservation Order designations; and



- ii. It can be demonstrated satisfactorily that the need for and benefits of the development clearly outweigh any loss or deterioration of woodlands, hedgerows or trees of high amenity value.
- D. The Council will resist the loss of mature trees, trees of high amenity value (as identified in an Arboricultural Impact Assessment) or a tree, group of trees, area of woodland and/or vegetation of significant ecological, amenity, historic, and/or cultural value on, or adjacent to, a development site. The Council will also resist proposals which may threaten the continued wellbeing of such trees as specified above.
- E. Trees and woodland must be protected during the construction phase of development in accordance with an approved site-wide Arboricultural Impact Assessment, which includes a proposed Tree Removal, Replacement and Retention Plan and Tree Protection Plan that protects the trees of highest value.

#### **Places for Everyone Links**

Policy JP-G7; JP-G2; JP-G6; JP-G8.

#### **Relevant Strategic Objectives**

SO3; SO7.

- 8.36. Planning applications must include an accurate survey of the location, size, condition and species of all trees on the site and whether the trees are used by bats or breeding birds. It is advised to not fell trees before a planning application has been determined in order to fully consider the retention of trees and the policy aim. Consideration should be given to the most appropriate species of tree for the location, with regard to their key purpose, i.e. air quality, climate regulation – urban cooling, enhancing wildlife and habitat, improved health outcome, improved place, water quality and flood management
- 8.37. Where trees and/or hedgerows are to be retained on a development site, buildings must be located at a sufficient distance to preserve levels of amenity for future users of the property, particularly in the case of



residential development, and rear gardens must not be unduly overshadowed. It will be a planning requirement, secured by condition, that adequate measures are taken to protect trees during construction.

#### Street trees

- 8.38. National planning policy sets out that policy and decisions should ensure new streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate. Landscaping proposals including proposals for tree-lined streets should be integrated with the strategy for sustainable surface water management.
- 8.39. Developers will be required to work with the Council to ensure the right trees are planted in the right places, in line with national planning policy. With regard to planting sizes, the preference is for planting sizes of 'heavy standards' or 'standards', rather than 'extra heavy standards'.

#### Arboricultural Impact Assessment

- 8.40. Arboricultural Impact Assessments (AIA) will be required where there is a potential impact on trees from a proposed development. The key components of an AIA include a tree survey; tree constraint plans; tree protection plans; and arboricultural method statement.

### **Consultation Question 8-7**

Do you support Policy GI7? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.