

### **3 ENVIRONMENTAL SUSTAINABILITY (ES)**

This is a new chapter. It was formerly part of the Urban Renaissance chapter.

#### **ENVIRONMENTAL SUSTAINABILITY CONTEXT**

In meeting the reasonable social and economic needs of our communities for development, it is essential that we minimise any adverse environmental impacts.

Government makes it clear in Planning Policy Guidance Note 22 (PPG22), that planning decisions have to recognise the need for development with the importance of conserving the environment.

There are several links between Environmental Sustainability and other policies of the local plan and these include the following :

- C policies            Countryside
- NC policies        Nature Conservation
- BE policies        Built Environment
- H policies         Housing
- E policies         Economic Development and Employment
- T policies         Transport

#### **Environmental Impact Assessments**

- 3.1 Development proposals which could have significant environmental consequences may necessitate an Environmental Impact Assessment (EIA), as set out in DETR; Environmental Impact Assessment Regulations, 1999. EIA's are mandatory for some forms of development (Schedule 1 schemes) and discretionary for others (Schedule 2 schemes). If an applicant disputes a request for an EIA in respect of a Schedule 2 scheme, the Secretary of State may be requested to direct whether such an assessment is required or not. An environmental statement will need to accompany the relevant planning application.
- 3.2 The Borough Council will require an environmental impact assessment for schedule 2 scheme proposals which fall into the following categories:
- proposals which are of more than local importance, for example in terms of size, function, catchment served or traffic generated;

- proposals which give rise to particularly complex or adverse effects, for example the discharge of pollutants, the extraction of minerals or the reduction of the water table;
  - proposals in or near to sensitive sites such as Sites of Special Scientific Interest; or
  - proposals for development of a site previously subject to a contaminative use.
- 3.3 If an applicant disputes a request for an EIA in respect of a schedule 2 scheme, or should the Borough Council fail to determine whether or not an EIA is required, the Secretary of State may be requested to make a direction on the matter.

#### Waste Collection And Recycling

- 3.4 The Borough Council achieves one of the highest rates of recycling of domestic refuse in the country and wishes to ensure that this success is maintained and enhanced. The collection of domestic waste and recyclable materials requires the storage of two wheeled bins at every property. Developers will accordingly be required to ensure that the layout and design of all residential property can accommodate these bins conveniently and unobtrusively and that they can be accessed by collection vehicles.
- 3.5 In addition the council will seek to negotiate with developers for provision to be made in new development for neighbourhood recycling facilities for the collection of glass, to secure the development concerned. The Council has adopted a Supplementary Planning Document on the storage and collection of domestic waste and recyclable materials.

28.ES Provision should be made in the design and layout of housing developments for the storage and collection of domestic waste and recyclable materials. These facilities must be sited in locations that would not give rise to disturbance to the occupiers of residential property.

#### Noise and Vibration

- 3.6 The adverse effects of exposure to excessive levels of noise and vibration are well documented, generally accepted and have been recognised for many years as a material planning consideration. The advice in PPG.24: Planning and Noise must be considered when determining planning applications and identifying the suitability of a proposed end use.

- 3.7 The responsibility for providing the necessary information in support of a planning application, for example, noise impact studies, lies with the applicant. Early consultation with the Borough Council's Environmental Health Service and the Development Control Unit is advised, particularly as some construction and layout designs intended to deal with noise may not meet other planning requirements.
- 3.8 As part of the corporate strategy one of the Council's priorities is to protect and improve the Borough for the benefit of local people, now and in the future. To achieve this the Council will control new development so as to prevent unacceptable conflicts arising between noisy development and noise-sensitive developments and limit the continuing increase in background noise levels.
- 3.9 The following sections cover in more detail the two scenarios where either potentially noisy development is proposed close to existing noise-sensitive premises or where noise-sensitive development is proposed close to an existing source of noise.

#### Industrial/Commercial Noise

- 3.10 The Council will expect proposals for industrial or commercial development to take account of the noise impact of the development on any noise sensitive premises.
- 3.11 Where appropriate, a noise impact assessment will be required prior to consideration of an application for industrial or commercial development. The noise impact assessment will be expected to:
- identify all significant sources of noise resulting from the development and potential conflicts between the proposed use and neighbouring uses;
  - assess the likely impact both in the short and long term;
  - present recommendations for noise protection measures; and
  - make a statement of how the requirements of the Local Plan have been met.

|   |
|---|
| 29.ES Industrial or commercial development which would result in any noise-sensitive premises being subject to a loss of amenity by means of an excessive increase in noise and/or vibration exposure, will not be permitted. |
|---|

#### Noise-Sensitive Development

- 3.12 In assessing a proposal for a new noise-sensitive development, the Borough Council will expect the proposal to take account of the existing noise climate and any change to noise levels which may be

reasonably foreseen. Where appropriate, a noise assessment will be required prior to consideration of an application for noise-sensitive development. The noise impact assessment will be expected to:

- identify all significant sources of noise to which the proposed noise-sensitive premises will be exposed and potential conflicts between the proposed use and neighbouring uses;
- determine into which PPG24 Noise Exposure Category the development falls (where applicable);
- assess the likely impact both in the short and long term;
- present recommendations for protecting the noise-sensitive premises from noise; and
- make a statement of how the requirements of the Local Plan have been met.

3.13 Where it is necessary to mitigate the effects of noise on a development then this should primarily be achieved through careful site layout and internal layout design. Where adequate mitigation cannot be achieved in this way then noise insulation measures and other controls, such as barriers, may be appropriate. The applicant will be expected to demonstrate to the Council that the principles of protecting noise-sensitive development from unacceptable noise levels have been followed in accordance with the planning and design advice contained within BS8233:1999. When considering the acceptability of proposals for noise mitigation reference will be made, in particular, to guidance contained in BS8233, BS4142 and World Health Organisation publications.

|  |
|--|
| 30.ES Proposals for noise-sensitive development which would result in the occupiers of such development being exposed to unacceptably high levels of noise and/or vibration will not be permitted. |
|--|

3.14 The Council recognises the need to follow planning policy guidance with respect to the development of previously developed land and Urban Renaissance. Where residential development is proposed where noise exposure would normally be considered unacceptable, the following policy applies.

|  |
|--|
| 31.ES In circumstances where the Council considers that the merits of a proposal for residential development outweigh the desirability of locating it away from an unsuitable location by virtue of noise, development will be permitted if the applicant can demonstrate that the design, layout and sound insulation meet the appropriate standards. Where permission is to be |
|--|

granted, conditions may be imposed to secure an adequate level of protection against noise.

**Standards For Maximum Ambient Noise Levels (In Spaces When They Are Unoccupied) For Dwellings Subject To Transport-Related Noise**

| Living Area  | Night-Time (2300-0700)<br>LAeq, 8hr | Daytime (0700-2300)<br>LAeq, 16hr | Additional Requirements  |
|--------------|-------------------------------------|-----------------------------------|--|
| Bedrooms     | 30a                                 | 35b                               | 1. Individual noise events must not normally exceed 45 dB LAmax (measured with fast time-weighting) during the night time.<br>2. Provision of suitable means of sound attenuating ventilation to allow for the fact that opening windows will render noise insulation ineffective. |
| Living Rooms | -                                   | 35b                               | Provision of suitable means of sound attenuating ventilation to allow for the fact that opening windows will render noise insulation ineffective.  |
| Gardens d    | -                                   | 55c                               | Balconies will need to meet the same standard unless it is clear that they are not intended to be an outdoor living area, for example due to their small size.   |

a – Based on the relevant WHO 1999 Community Noise guideline value and the 'good' BS8233: 1999 value.

b – Based on the relevant WHO 1999 Community Noise guideline value and a midpoint between the 'good' and the 'reasonable' BS8233: 1999 living room values.

c – Based on the relevant WHO 1999 Community Noise guideline value and advice contained in BS8233:1999.

d – This standard applies to main gardens (usually rear gardens) only, but not communal gardens. More than 50% of the main garden area must comply.

Construction Noise

- 3.15 Where construction works associated with the development are likely to have a substantial impact in terms of noise and/or vibration on noise sensitive premises then, in order to reduce the impact, the Council will require the works to be carried out in accordance with BS5228 and other relevant best practice guidance. A suitable scheme of noise and/or vibration control measures may be required for approval prior to works commencing.

Pollution Control

- 3.16 The Borough Council will attach considerable weight to ensuring that

new development does not give rise to unacceptable levels of pollution. Similarly appropriate controls will be used in relation to proposals in the vicinity of existing sources of pollution. Government advice in PPS23: Planning and Pollution Control (2004) makes it clear that the protection of the environment and the prevention of pollution are legitimate concerns for the Council.

32.ES Proposals for uses which may generate air, land or water pollution, will only be permitted if the Borough Council is satisfied that they have been designed to control their impact to an acceptable level.

- 3.17 The responsibility for providing the necessary information lies with the applicant. Early consultation with the Environment Agency and the Council's Environmental Health Service is advised, particularly as some construction and layout designs intended to deal with pollution control may not meet other planning requirements.
- 3.18 The Borough Council has a broad commitment to the principles of sustainable development. They are an important foundation for the Council's corporate strategy priorities for the environment, health and prosperity. Every aspect of development has a bearing on this issue and the policies and proposals in this plan address many relevant objectives:
- the provision of mixed use development has the potential to reduce the need to travel;
  - a higher density of development will reduce the greenfield land-take and will mean services and facilities are within easier reach and will increase the viability of commercially provided facilities including public transport and shops.

#### Local Air Quality Management

- 3.19 The Council has an ongoing duty to review and assess local air quality. Where a statutory air quality objective is likely to be exceeded then an Air Quality Management Area must be declared and an action plan developed to improve air quality. Within the Borough the main source of poor air quality is road traffic.
- 3.20 Air quality considerations will be taken into account in any of the following cases:
- where the development is proposed within, or adjacent to, an Air Quality Management Area;
  - where the development, or the associated traffic, could result in the designation of an Air Quality Management Area or the

extension of an existing Air Quality Management Area; and

- where the granting of planning permission would conflict with, or render unworkable, elements of any local air quality action plan or strategy.

33.ES Where new development appears likely to have a significant impact on air quality in the locality, or future occupiers of the development may be subject to unacceptable air quality, the Council will require a suitable air quality assessment to be carried out prior to consideration of the application.

### Energy and Climate Change

- 3.21 The ever-increasing production and use of energy from fossil fuels (coal, oil and gas) is nationally and internationally the most fundamental environmental concern. About half of the UK's emissions of 'greenhouse gases' are attributable to the construction and use of buildings and 15% of the total arises from domestic energy consumption. The government is committed to achieving a 20% reduction in the 1990 level of carbon dioxide (the main greenhouse gas) emissions by 2010. The Council is determined to ensure that further development in the Borough places the least practicable demands on the environment.

34.ES Planning permission will only be granted for proposals which make an appropriate contribution towards the Government's target to reduce levels of carbon dioxide and other greenhouse gases in the atmosphere by:

- i. ensuring the use of the most sustainable construction materials and construction methods;
- ii. minimising the energy demands associated with the occupation of the development by using energy efficient equipment and incorporating high levels of insulation; and
- iii. maximising the proportion of energy that is generated from renewable sources.

- 3.22 The Council understands and supports the Government's aim of bringing brownfield land back into use and for redeveloping land with a former use ahead of previously undeveloped, or "Greenfield", land. The development of land affected by contamination must be balanced against the potential for harm to human health, the environment, property and/or pollution of controlled waters. It should be noted that

in certain circumstances sites with no former use can pose a risk due to the presence of naturally occurring contaminants. Where a development site is known or suspected to be affected by contamination or a sensitive 'end use' is proposed then the responsibility lies with the applicant to demonstrate that the land can and will be made suitable for the proposed use. This means that the applicant must provide sufficient information to satisfy the Council regarding the characterisation of the site that there is no unacceptable short or long term risk of harm to human health, the environment, property and/or pollution of controlled waters. Some sites may not be suitable for certain types of sensitive use due to the nature and/or extent of the contamination.

- 3.23 Pre-application discussions between the applicant and the Council are encouraged to allow for the clarification and identification of any implications of land contamination. This will allow for the exchange of information held by the respective parties to be considered, and for timescales to be agreed for the provision of additional information. When considering whether the risks have been adequately addressed the Council will have regard to the latest technical and procedural guidance issued by the Government to Local Authorities under Part IIA of the Environmental Protection Act 1990. Where appropriate, the applicant will be required to ensure that remediation is supervised by a competent person and certification provided by that person as evidence that remediation has been carried out in accordance with the proposed scheme.
- 3.24 Where development is proposed on, or adjacent to, sites where contamination risks are known, or strongly suspected to be significant eg. landfill sites, then the Council would normally require site characterisation and remediation scheme details, as outlined in the following section, prior to consideration of the application.
- 3.25 The information normally required by the Council to adequately consider an application for development on, or adjacent to, land either known or suspected to be contaminated, to have had a former contaminative use, or for a proposed sensitive 'end use', will include all or some of the following:
- Site Characterisation – Desk study and/or site investigations that allow for the previous use, contaminant, pathway and receptor linkages to be identified;
  - Risk Assessment – Characterisation of the risks posed to receptors from the hazards identified, and quantified as necessary; and
  - Remediation Scheme – identification of appropriate remedial works or protective measures to mitigate unacceptable risks. This will include appropriate verification, validation and



certification to ensure compliance with the scheme.

35.ES Planning permission will only be granted on land which is known or suspected to be contaminated if the applicant can provide sufficient information to adequately demonstrate that the land can and will be remediated to a standard suitable for the proposed end use and will ensure that the risk of pollution of controlled waters is minimised.

### Lighting

- 3.26 Lighting can have a significant impact on people's perception of their environment, especially at night. Building facades can be altered quite dramatically by different lighting and, at night, the principal distinction between urban and rural areas is often that one is lit and the other not. The perception of our physical environment can, therefore, be altered very significantly by the ways in which it is lit, or indeed by whether it is lit at all.
- 3.27 Light spillage can be considered to be a form of pollution and an annoyance because it obscures the night sky and can cause discomfort and loss of privacy. Well designed lighting appropriately sited, on the other hand, can clearly improve public safety and improve people's perception of their environment. Whilst many forms of lighting do not constitute development requiring planning permission, there are numerous land uses such as sports pitches and car parks for which lighting is an essential element.

36.ES Permission will be refused for proposals which do not incorporate well designed lighting, where lighting is necessary. Lighting should be concentrated in those areas where it is required and spillage, either horizontally or vertically, should be minimised. The size and design of the lighting columns should not detract from the character of the locality.

### Renewable Energy and the Efficient Use of Resources

- 3.28 Government policy on renewable energy is set out in Department of Energy Paper 55 – “Renewable Energy in the UK: The Way Forward”, in brief its policy is to stimulate the exploitation and development of renewable energy sources whenever they have prospects of being economically attractive and environmentally acceptable.
- 3.29 In February 2000 the Government published, “New and Renewable Energy Prospects for the 21<sup>st</sup> Century – conclusions in response to the public consultation”. This confirms that the Government’s current

target is to see 5% of UK electricity requirements being met from renewables by the end of 2003, with 10% being achieved by 2010.

- 3.30 PPS22: Renewable Energy sets out the government's planning policy position on renewable energy. Each local authority should consider the contribution their area can make to meeting need (for renewable energy resources) on a local, regional and national basis.
- 3.31 The PPS recognises a number of specific sources of renewable energy; wind, wood-fuel, hydro-electric waste combustion, anaerobic digestion and active solar systems. No requirements have been identified for large scale, strategic facilities in the Borough, but the Council would, in principle, support the provision of facilities which generate heat and power from renewable resources, provided that such proposals meet the requirements of the policies in this Plan. The Council will promote renewable energy generators and/or combined heat and power (CHP) on all new developments where it is considered likely to be economically attractive and environmentally acceptable.
- 3.32 In order to achieve sustainable development it is important that the best use of resources is achieved. Not only should sustainable patterns of development and land uses be sought but the design of individual developments should also reflect the need for sustainability.

#### Water Consumption

- 3.33 The adverse environmental impact of increasing water consumption on the ecology of Hampshire's rivers is also a major concern arising from the scale of new development. The Environment Agency has been pressing for measures to reduce water consumption in residential and commercial property. The Council will therefore be seeking to ensure that measures to reduce water consumption are incorporated in new buildings.

37.ES Permission will be granted for development, provided the Borough Council is satisfied that where appropriate consideration has been given to all the following issues:

- (i) the need to maximise energy efficiency, including opportunities for passive solar gain, in the layout, siting and landscaping of development;
- (ii) the need to reduce water consumption;
- (iii) the need to minimise waste during construction and in terms of materials;
- (iv) opportunities for linking the development to

renewable energy schemes; and

- (v) opportunities to extend the useful life of buildings and ensure that they are adaptable to other uses.

38.ES Proposals for renewable energy schemes will be permitted provided they meet all the following criteria:

- (i) they are appropriately designed, sited and located and do not cause unacceptable visual intrusion;
- (ii) the benefits of the scheme for the environment, economy and local community outweigh any harmful effects;
- (iii) they make use of the best available technology; and
- (iv) they are accompanied by a thorough analysis of the scheme which satisfactorily demonstrates their viability.

#### River Corridors

- 3.34 It is considered important that the wildlife and landscape qualities of river corridors are safeguarded and enhanced. The tidal stretch of the Rivers Itchen and Hamble are generally well protected by nature conservation designations.
- 3.35 A detailed ecological, landscape and environmental assessment of the rivers Itchen and Hamble and the coastal plain has been undertaken, in order to accurately delineate the area of the river corridors to which this policy will be applied (Landscape Assessment of Eastleigh Borough: Chris Blandford Associates: 1997).

39.ES In all the river corridors (as shown on the Proposals Map) development including reclamation, will be refused if it:

- i. reduces the capacity of flood water storage areas;
- ii. adversely affects scenic, ecological, historical or archaeological interest;
- iii. adversely affects water quality;

- iv. adversely affects fisheries;
- v. would lead to an over abstraction of water;
- vi. jeopardises safety and ease of navigation or has a detrimental impact on the regime of a watercourse; or
- vii. results in the establishment of additional houseboats.

### Southampton Water and River Hamble Estuary

- 3.36 Southampton Water coastline is well protected by general nature conservation and countryside designations (see policies 1.CO and 21.NC). However, there are several locations which are subject to cliff retreat or tidal flooding.
- 3.37 The 'Standing Conference on Problems Associated with the Coastline' (SCOPAC) commissioned research by Halcrow Fox to review the latest climate predictions and the implications for the south coast, including Southampton Water. The study considered changes in climate over the next 80 years.
- 3.38 It is estimated that by 2080, there will be a temperature rise of 4.7° Celsius and a sea level rise of 84cm. In addition the Shoreline Management Plan, (March 1997), prepared by the 'Western Solent and Southampton Coastal Group', identifies several locations which are subject to cliff retreat and tidal flooding.

40.ES Proposals for development along the coastline of Southampton Water and the estuary of the River Hamble should include an assessment of the shoreline characteristics of the site. Proposals which cannot satisfactorily overcome problems of cliff retreat or tidal flooding in a sustainable way, will be refused.

### Development Affecting Water Courses or Sea Defences

- 3.39 It is important that the consequences of development on sea defences and water courses and wetlands are assessed. Uncontrolled works may lead to effects such as an increased risk of flooding, erosion of the water course, increased danger to the public, restricted access for maintenance purposes and damage to the landscape and wildlife of the water environment. Issues of sustainability will be given considerable weight.

41.ES The Borough Council, in consultation with the Environment Agency, will refuse proposals in, under, over and adjacent to

watercourses, wetlands, the coast tidal defences and sea defences which would have an adverse impact on the drainage regime of watercourses and wetlands or the structural integrity of sea defences or which would have a detrimental effect on areas of wildlife or landscape importance. There will be a presumption against the diversion, culverting or canalisation of watercourses.

42.ES Proposals for development within the catchment of a watercourse or affecting wetlands will be refused unless it can be demonstrated to the satisfaction of the Borough Council that:

- i. adequate provision for the storage of water can be made on site, or on the watercourse(s) and/or wetlands can cater for the increased flows arising from the development without the need for hard-engineering 'improvements' and without increasing floodrisk downstream; and
- ii. the development will not hinder the effective maintenance of the watercourse.

### Flooding and Erosion

3.40 The Borough Council will liaise with the Environment Agency on proposals which include flood prevention measures or which are located in areas at risk from flooding. Within the Borough there are a number of areas at risk from tidal or river flooding. Also important are the problems of erosion, pollution and flooding which can be caused by increased surface water run off from new development or the infilling of river floodplains. In low lying areas behind sea and tidal defences there could be a risk of flooding in the event of a breach or overtopping of defences.

43.ES Development will only be permitted within areas at risk of flooding as shown on the proposals map where the following criteria are met:

- i. it is demonstrated that the site is adequately defended from flooding, or
- ii. a flood risk assessment satisfactorily demonstrates that measures incorporated into the scheme would prevent either life being

endangered or an unacceptable likelihood of damage to property; and

- iii. it does not harm the integrity or maintenance of a flood defence structure, or inhibit the maintenance of a watercourse for the purpose of minimising flood risk, or increase flood risks elsewhere.

44.ES Proposals for extensions, replacement dwellings and changes of use within areas at risk of flooding, as shown on the proposals map, will be refused where they would increase the number of people at risk of flooding or would result in an unacceptable loss of floodplain storage.

- 3.41 The Environment Agency has recently published a series of floodplain maps and these have been used to identify the floodplain on the Proposals Map. These maps show the indicative floodplain based upon best available information. It is advised that the Environment Agency are contacted prior to any development proposal being submitted in or near the indicative floodplain, as further investigation is required as to the extent, risk and nature of the flooding.
- 3.42 Government guidance is PPG25, 'Development and Flood Risk' recognises the need for effective management of surface water in flood prevention, including the use of sustainable drainage systems (SUDS). The approval of SUDS in new development will be subject to appropriate location; standards for design; maintenance and legal responsibility, to the satisfaction of the Local Planning Authority, as advised by the Environment Agency. Guidelines for such standards are the subject of national multi-agency discussions, and any approval of SUDS systems will be consistent with these guidelines when available. It is important that developers consult with the Council and the Environment Agency about the future operation and maintenance of a proposed SUDS scheme early in the design and planning process.
- 3.43 The Environment Agency can advise where SUDS would be appropriate. SUDS are also a means of achieving some of the Eastleigh Biodiversity Action Plan objectives.

45.ES Development proposals must incorporate adequate measures for the disposal of surface water from the development including, where practicable, source control techniques and sustainable drainage systems, incorporating

defined arrangements for the future maintenance of the system.

### Trees and Development

- 3.44 Trees play an important role within the environment be it urban or rural. Their presence provides a number of benefits including screening, reductions in noise and dust, a habitat for wildlife, minor climatic benefits, shelter and reduction of soil erosion. The Borough Council as local planning authority has a duty to secure the preservation and planting of trees.
- 3.45 The Borough Council will take into account the distance between proposed development and the canopies and trunks of existing healthy trees when considering planning applications. The advice given in BS.5837:1991 'Trees in relation to Construction' will also be taken into account.
- 3.46 The effects of trees on buildings (where physical damage can be demonstrated) is a legitimate reason for a householder to wish to remove a tree. They may be obliged by their insurance company to do so. Arboricultural and structural advice from suitably qualified individuals should normally be supplied as part of an application to remove trees which are subject to a Tree Preservation Order. Demonstrable damage to a building as a result of the proximity of a tree shall normally be sufficient reason to permit felling of the tree although there may well be exceptions. Damage to underground services, boundary walls and other structures will only justify felling in exceptional circumstances, where no other reasonable solution is available.
- 3.47 The desire to remove a tree because of the normal seasonal shedding of leaves, seeds or twigs or due to the obscuring of direct sunlight, interference with radio/TV signals or similar inconvenience is common. Tree surgery may provide an alternative to felling of a protected tree. This will need to be a specific operation to alleviate a specific problem.

46.ES The felling or pruning of a protected tree because it sheds leaves, seeds, fruits, flowers or small twigs or because it reduces the amount of daylight reaching the property or adversely affects transmitted signals or where the justification for the works are considered insufficient, will not be permitted.

### Tree Preservation Orders

- 3.48 The Borough Council may make tree preservation orders on any woodland or trees in private ownership which are of public amenity value, if their removal would have a significant impact on the environment and its enjoyment by the public and if the Council

considers the trees to be under threat.

47.ES Permission will not be granted for development which would involve the loss of trees which are the subject of a Tree Preservation Order.

#### Tree Surgery for Protected Trees

3.49 The necessity for tree surgery has to be very carefully considered. Very heavy pruning or uncontrolled lopping may not be tolerated by many species. Trees subject to such treatment may become diseased, dangerously weakened or even die as the result of inappropriate works. For an explanation of the terms used please see the glossary.

48.ES The removal of branches from protected trees by crown lifting or crown thinning will only be permitted if carried out in line with good arboricultural practice and on appropriate species.

49.ES Reduction of protected trees will only be permitted on mature trees which are showing clear signs of dieback or on those which are significantly storm damaged, to renew vigour and permit the establishment of a replacement in anticipation of the need to fell.

50.ES Topping or lopping of protected trees will not be permitted unless it is part of a traditionally established programme of management and will not harm the health or appearance of the tree(s).

51.ES All tree works must be carried out in accordance with BS3998: Recommendations for Tree Works and other current good arboricultural practice.

#### Replacement Planting

3.50 Plans for replacement planting should be submitted to the Borough Council at the time of the original application, or later if so agreed. Replacement trees, of a species to be agreed by the Council, should be planted for those necessarily removed from a building site to accommodate development at a ratio of a minimum of three new trees to every one removed, where space permits. This is intended to ensure that at least some of the replacements attain a degree of maturity and compensate for the loss of the original tree(s).