

Developers should liaise with the Environment Agency, Internal Drainage Board, Anglian Water and the City Council at an early stage regarding development that may impact upon watercourses and waterbodies.

- 4.15 Where development proposals adjoin a watercourse which has been culverted, the restoration of an open watercourse with natural bank profiles will normally be sought.

#### 4/4 Trees

Development will not be permitted which would involve the felling, significant surgery<sup>1</sup> or potential root damage to trees of amenity or other value unless there are demonstrable public benefits accruing from the proposal which outweigh the current and future amenity value of the trees. When felling is permitted, appropriate replacement planting will be sought wherever possible.

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<sup>1</sup> Either now or in the foreseeable future

- 4.16 Trees on, or affected by, development sites are a material consideration in the determination of applications. They are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social and microclimate benefits.
- 4.17 When assessing development close to trees, not only the current but also the likely future effect on the health of the trees will be important. For example, providing habitable rooms close to maturing trees may result in a need for significant surgery to the trees in the future which would have been obviated if the building had been located to give the tree room to grow at the outset.



- 4.18 The maintenance of trees requires great care. Consequently, the City Council will produce a Supplementary Planning Document on tree protection. This will explain the principles of tree care during the design and construction of buildings and engineering works in more detail and will advise developers how to satisfy the requirements of policy.

- 4.19 There are occasions where felling, or significant surgery to trees, is acceptable. In such cases the amenity value of the tree, its condition and potential life will be weighted against the safety from its removal, the protection of other important site features or any more general benefits of a new development. When felling is approved, the replanting of an appropriate tree species in the vicinity will normally be required unless this is impractical due for example to the restricted nature of a site.

