

POLICY EN25

THE GRANTING OF DETAILED PLANNING PERMISSION FOR A PROPOSAL WILL BE DEPENDANT ON THE SUBMISSION OF A COMPREHENSIVE LANDSCAPING SCHEME. SUCH SCHEMES SHOULD PROVIDE FOR THE PROTECTION AND INCORPORATION OF EXISTING TREES, HEDGES AND OTHER FEATURES OF THE SITE TOGETHER WITH PROPOSALS FOR NEW PLANTING, RESPECT THE UNIQUE DISTINCTIVENESS OF THE SITE, BE DESIGNED TO SOFTEN AND ENHANCE THE PERMITTED DEVELOPMENT AND HAVE REGARD TO THE FOLLOWING PROVISIONS:

- A ON INDUSTRIAL SITES, IN ADDITION TO THE LANDSCAPING PROPOSALS, HEDGING OR BOUNDARY PLANTING NOT LESS THAN 2.0 METRES WIDE SHOULD BE PROVIDED**
- B BUNDING OR MOUNDING WILL BE PERMITTED ONLY WHERE IT IS APPROPRIATE TO THE DEVELOPMENT SITE OR ITS SURROUNDS.**
- C BLOCK SCREENING WILL BE PERMITTED ONLY WHERE IT IS APPROPRIATE TO THE DEVELOPMENT SITE OR ITS SURROUNDS. TREE AND SHRUB PLANTING SHOULD BE VARIED BOTH IN HEIGHT RANGE AND IN SPECIES, WHICH SHOULD BE PREDOMINANTLY OF NATIVE ORIGIN.**
- D OFF SITE PLANTING SHOULD BE PROVIDED WHERE POSSIBLE AND APPROPRIATE.**
- E EXISTING TREES, HEDGEROWS AND WOODLANDS SHOULD BE RETAINED WHERE POSSIBLE AND MEASURES FOR THEIR PROTECTION SHOULD BE INCORPORATED IN THE SCHEME.**
- F SCHEMES SHOULD SET OUT APPROPRIATE MEASURES FOR THE FUTURE MAINTENANCE OF THE PLANTING.**

- 3.72 The District Council considers that appropriate landscaping is an integral part of most development proposals. A detailed and comprehensive landscaping scheme to the satisfaction of the council should be submitted as part of the full planning application and will be considered as part of the development. This requirement may not apply to smaller proposals such as domestic extensions, or to outline planning applications, where indicative landscaping schemes will suffice.
- 3.73 Landscaping schemes should soften development, minimising impact and enhancing the area. Landmark developments or buildings should be framed rather than hidden. Structural landscaping should be composed of native species, and where possible should take place in advance of development. Consideration should be given to the future maintenance of new landscaping, and areas which are to be adopted by the Council, the Highways Authority or Parish Council should comply with the requirements of the adopting body.
- 3.74 Developers should refer to supplementary planning guidance on landscaping which is being prepared by the Council.