

contribution made by a particular building to a conservation area, reference will be made to the current relevant Historic England Guidance. The Council will from time to time review Conservation Area Designations. A list of the Borough's Conservation Areas can be found in Appendix 10.16.

Policy 42

Development Adjacent To a Conservation Area

A development proposal adjacent to a conservation area will be expected to preserve or enhance its setting and not detract from views into or out of the area.

Supporting Text

5.1.7 A Conservation Area is a designated heritage asset and therefore its setting is a consideration in the determination of planning applications that occur outside its designated boundaries.

Policy 43

Trees in Conservation Areas

Development will not be permitted if it will damage or lead to the loss of one or more significant and/ or important trees in a Conservation Area, unless:

- a) Removal of the tree/s is necessary in the interest of good arboriculture practice, or
- b) The benefit of the development outweighs the amenity value of the tree/s.

In granting permission for the development, one or more appropriate replacement trees of a native species will be sought on site through the use of conditions or planning obligations.

Supporting Text

5.1.8 The Council recognises that trees often make an important and valuable contribution to the conservation area and will resist proposals where their health or visual amenity is threatened. When consent is given for a tree to be felled, an appropriate replacement will usually be required as a condition of that consent. Native species and local provenance will be sought as appropriate. Trees over 7.5cm in diameter measured at 1.5m from ground level in Conservation Areas are protected under the Town and Country Planning Act 1990 even where they are not covered by TPOs.