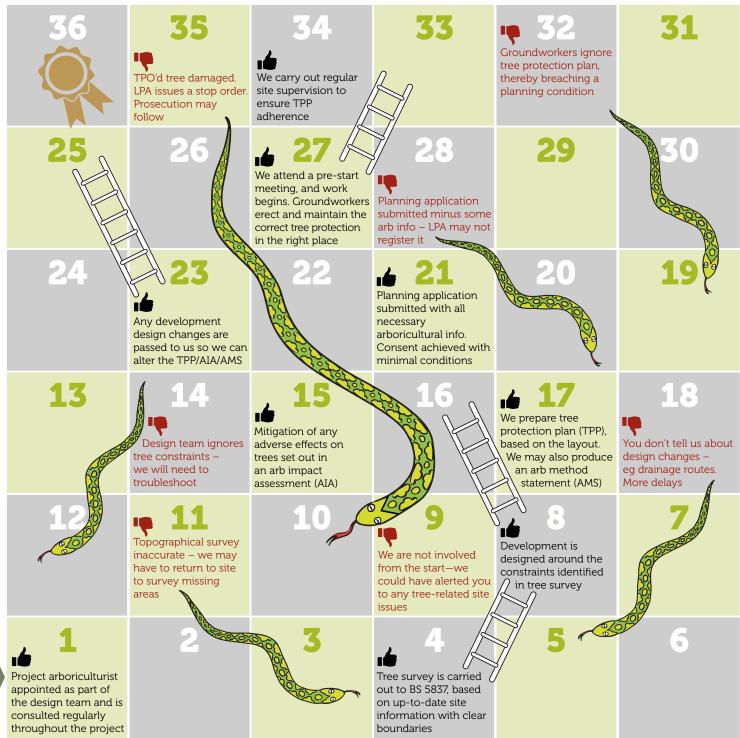


## How to win the trees & development game



## Winners!

Your development is an example of best practice. The housing has been placed sympathetically around retained trees which are able to thrive and make it an attractive place to live. The houses are easier to sell and may command a higher price. You have helped to maintain vital urban trees in line with Trees and Design Action Group (TDAG) guidance.



## Losers •

Your development gets consent but with lots of conditions. It is eventually completed but delays caused by not treating trees as a material consideration in development may have cost you £000s. You may have damaged one or more valuable trees irreparably and suffered adverse publicity as a consequence. Some houses are badly shaded by retained trees and could be a problem to sell. Those trees may cause residents issues for years to come and there may be pressure for the trees to be felled.