

**From:** Owen Jones [REDACTED]  
**Sent:** 05 March 2025 13:12  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Cc:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** RE: 25/10551/PINS - S62A/2025/0079 515-517 Stockwood Road, Brislington, Bristol

Hi Leanne,

I have received a comment from the Arboricultural Officer – please see the following:

“I have reviewed the information available in support of this pre-application.

The proposed building is near a mature tree. The submitted arboriculture information needs to be reviewed as the survey was undertaken in July 2021

For us to fully assess the potential arboricultural impact of the proposals we require supporting arboricultural information produced by an arboriculturalist in accordance with BS5837: 2012 Trees in relation to design, demolition and construction (or an equivalent British Standard if replaced) – Recommendations including:

- Tree survey of all trees on and adjacent to the site that could be adversely impacted by the proposals
- Arboricultural impact assessment detailing the potential impact of the proposals on trees on and adjacent to the site including Bristol Tree Replacement Standard (BTRS) calculations for any trees proposed for removal, tree planting proposals for replacement trees on site if required, including species, location, planting stock size and aftercare regime
- Arboricultural method statement including a clear specification for all tree protection measures for any retained trees
- A scale tree protection plan clearly identifying protection measures for retained trees
- Futureproofing the development from pressure on the trees – gutter guards to prevent leaf build up, easy roof access, non-slip hardstanding to avoid autumn leaf fall slip etc.

This information needs to be provided for us to consider the arboricultural impact of the proposals, and to assess proposed tree protection measures, in accordance with planning policy prior to consent.

DM15: Green infrastructure provision “Green infrastructure provision facilitates a positive effect on people’s health by providing space and opportunities for sport, play, and social interaction”

The provision of additional and/or improved management of existing trees will be expected as part of the landscape treatment of new development. The design, size, species and placement of trees provided as part of the landscape treatment will be expected to take practicable opportunities to:

- i. Connect the development site to the Strategic Green Infrastructure Network, and/or Bristol Wildlife Network; and
- ii. Assist in reducing or mitigating run-off and flood risk on the development site; and
- iii. Assist in providing shade and shelter to address urban cooling; and
- iv. Create a strong framework of street trees to enclose or mitigate the visual impact of a development.

DM17: Development Involving Existing Green Infrastructure.

- i. All new development should integrate important existing trees
- ii. Development which would result in the loss of ancient woodland, aged trees or veteran trees will not be permitted.

Landscape information.

Prior to commencement of the development hereby approved; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing:
  - a. all existing vegetation and landscape features to be retained
  - b. Planting schedule of trees species and stock sizes
- 2) location, type and materials to be used.
- 3) Stockholm tree pit specifications for all areas of new tree planting in hard standing to include:
  - a. permeable paving
  - b. underground modular systems
  - c. Soil aeration vents
  - d. Aeration layer composition.
  - e. Soil composition, 7.5% nutrient rich biochar, 7.5% compost & 85% 32-63mm clean crushed stone
  - f. Sustainable urban drainage integration, utilizing rainwater runoff to supplement tree planting pits.
  - g. use within tree Root Protection Areas (RPAs);
- 4) A table illustrating the following details:
  - a. The soil volume available for each tree.
  - b. The soil volume required for each tree at maturity.

- 5) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 6) types and dimensions of all boundary treatments
- 7) Stockholm specification for retrofitted planting beds around retained trees.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with DM15 and DM17.

Informative:

The following British Standards should be referred to:

- a. BS: 3882:2015 Specification for topsoil
- b. BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs
- c. BS: 3998:2010 Tree work – Recommendations
- d. BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces)
- e. BS: 4043:1989 Recommendations for Transplanting root-balled trees
- f. BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations
- g. BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf).
- h. BS: 8545:2014 Trees: from nursery to independence in the landscape – Recommendations
- i. BS: 8601:2013 Specification for subsoil and requirements for use”

Kind Regards,

**Owen Jones**



*Senior Planning Officer*

*Development Management*

*Bristol City Council*

