

Policy DM17: Development Involving Existing Green Infrastructure

2.17.1 The Core Strategy seeks to conserve existing green infrastructure assets. This policy sets out the detailed approach to this where further detail to support the Core Strategy is required.

2.17.2 The impact of development on green infrastructure assets with a nature conservation role is considered under policy DM19. Development involving existing private gardens is covered by policy DM21. Waterways, as a green infrastructure asset, are considered in policy DM22.

Important Open Spaces

Development on part, or all, of an **Important Open Space** as designated on the Policies Map will not be permitted unless the development is ancillary to the open space use.

Unidentified Open Spaces

Development which would result in the loss of open space which is locally important for recreation, leisure and community use, townscape and visual amenity will not be permitted.

Urban landscape

Proposals which would harm important features such as green hillsides, promontories, ridges, valleys, gorges, areas of substantial tree cover and distinctive manmade landscapes will not be permitted.

Trees

All new development should integrate important existing trees.

Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted.

Where tree loss or damage is essential to allow for appropriate development, replacement trees of an appropriate species should be provided, in accordance with the tree compensation standard below:

Trunk Diameter of tree lost to development (cm measured at 1.5 m)	Number of replacement trees
<15	0-1
15-19.9	1
20-29.9	2
30-39.9	3
40-49.9	4
50-59.9	5
60-69.9	6
70-79.9	7
80+	8

Important Open Spaces

2.17.3 Important open spaces with a role and value for recreation, leisure, community use, townscape, landscape or visual amenity quality are designated and shown on the Policies Map and protected from development.

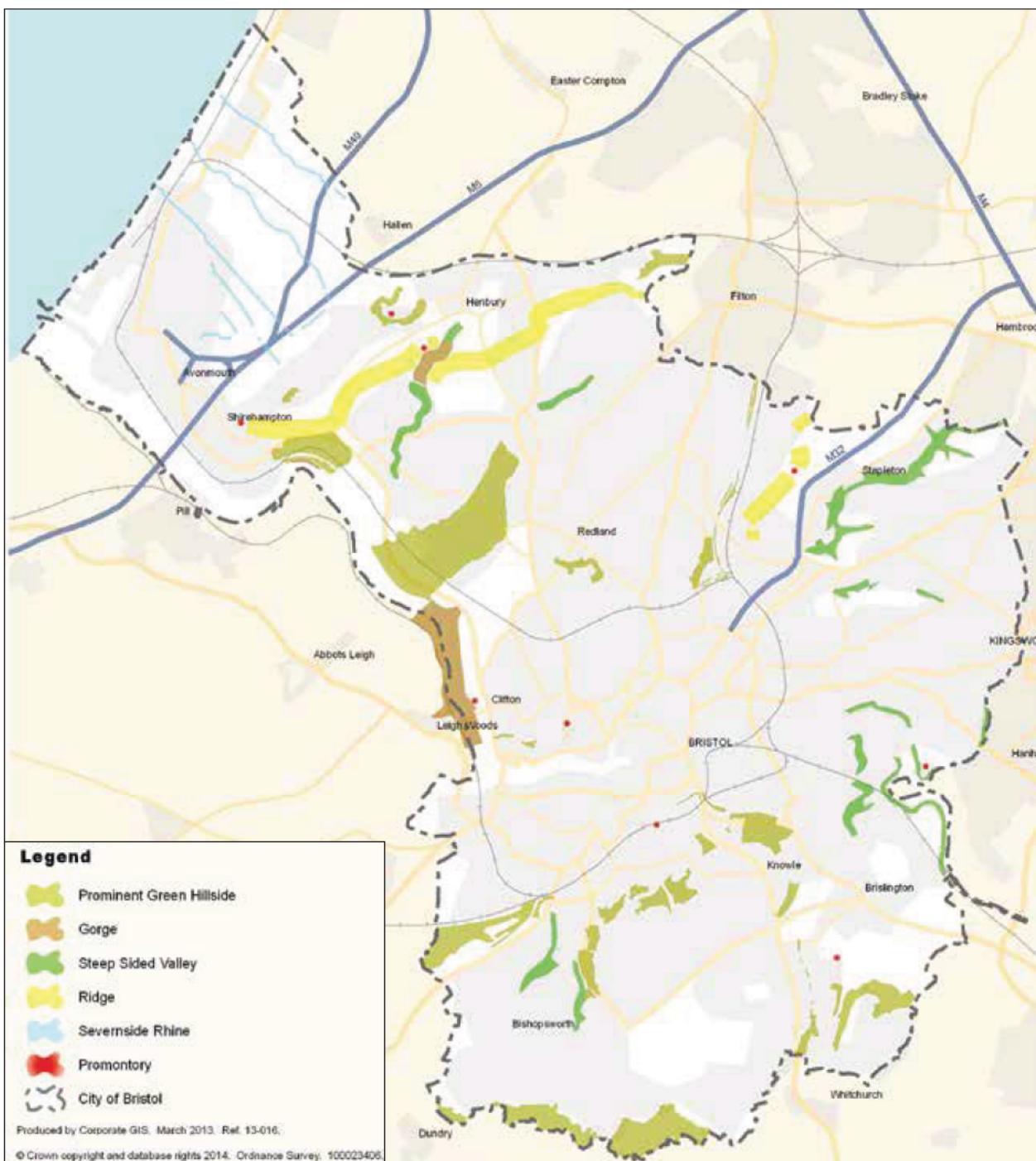
Unidentified Open Spaces

2.17.4 In addition to the important open spaces identified on the Policies Map, Bristol contains a range of smaller open spaces which often have localised importance for a particular open space role. These are often too small to be shown on the Policies Map, or are integrated into existing developments. However, many of these spaces can have an important role and value for recreation, leisure, community use, townscape, landscape and visual amenity quality.

Urban Landscapes

2.17.5 The location of the main valuable urban landscapes within Bristol are shown below on Map 4.

Map 4: Valuable urban landscapes within Bristol



Trees

2.17.6 Due to their characteristics and value, Aged and Veteran trees are considered to be of relatively greater importance than other trees and even trees of a similar species. Aged trees, by definition, have developed characteristics associated with great age and often have particular landscape and townscape value. Veteran trees are considered to have particularly important nature conservation value. Both will often have significant visual amenity, and potentially historic and cultural importance. As such their loss or harm will not be permitted, and the design and layout of development will be expected to integrate them into development.

2.17.7 Trees are considered valuable multifunctional green infrastructure assets. The policy seeks to protect the most valuable trees and in line with the Core Strategy approach to green infrastructure assets, mitigate for the loss of other important trees by securing replacement trees on-site or in the public realm. The tree compensation standard set out in this policy provides a suitable mechanism to determine the appropriate level of mitigation where loss of trees is proposed as part of development.

2.17.8 The council's Planning Obligations Supplementary Planning Document sets out the circumstances when off-site tree provision will be necessary. Where trees are to be provided off-site, planning obligations will be sought to provide the appropriate number of replacement trees, utilising the approach set out in the Supplementary Planning Document.

Policy Links

Bristol Local Plan Core Strategy – Lead Policy

■ BCS9: Green Infrastructure

Other key Core Strategy policies

■ BCS5: Housing Provision

■ BCS10: Transport and Access Improvements

■ BCS16: Flood Risk and Water Management

■ BCS21: Quality Urban Design

■ BCS23: Pollution

Application Information

Trees

Where trees are present on a development site a British Standard 5837 Tree Survey 'Trees in relation to Construction survey' and related survey information should be submitted along with an application for planning permission.

Policy DM18: Avonmouth and Kingsweston Levels

2.18.1 To the north of the city's built-up area, on both sides of the M5 motorway and extending to the Severn Estuary, there are extensive areas of undeveloped land. These areas include a range of uses including grazing land and recreation areas. Most of the areas are affected by significant levels of flood risk. There are areas which contribute to biodiversity, some of which are designated for their importance at local, national and international level or which help to support the species associated with the Severn Estuary Special Protection Area. There are also important archaeological remains, including complex prehistoric landscapes. Parts of the undeveloped land, particularly