

## Bristol Tree Forum

### Planting and replacing Bristol's street trees with Section 106 money

Section 106 agreements are private agreements made between local authorities and developers.<sup>1</sup> Some Section 106 agreements are specifically made to replace trees lost because of development. In Bristol, these agreements are made under the **Bristol Tree Replacement Standard**.<sup>2</sup> They often also require that trees be planted within a one-mile radius of a development site.<sup>3</sup> The current total value of these funds is more than **£400,000**.

There are also another **27** agreements that relate to 'Parks & Open Spaces' valued at more than **£450,000**, some of which might also be used to plant trees, but subject always to agreement with Bristol Parks Forum and other local 'green space' community groups.

Here is a summary of the current tree-specific agreements grouped by Ward and the new BCC Administration Areas:<sup>4</sup>

Ward	Area	Tree Sites	S. 106 Funds Available	
			Ward Total	Area Total
Avonmouth and Lawrence Weston	1	79	£53,158.94	
Clifton	1	19	£35,268.11	
Clifton Down	1	6	£20,371.49	
Hotwells and Harbourside	1	27	£6,527.63	
Stoke Bishop	1	73	£129.94	
Westbury-on-Trym and Henleaze	1	159	£10,682.43	<b>£121,986.86</b>
Bishopston and Ashley Down	2	26	£0.00	

<sup>1</sup> Section 106 of the Town & Country Planning Act 1990.

<sup>2</sup> Source - <https://www.bristol.gov.uk/documents/20182/34520/SPD%20Final%20Doc%20Dec2012.pdf/daf75908-50fd-4138-afed-770310a6a431> pages 21 & 22 and [https://www.bristol.gov.uk/en\\_US/planning-and-building-regulations/supplementary-planning-documents](https://www.bristol.gov.uk/en_US/planning-and-building-regulations/supplementary-planning-documents).

<sup>3</sup> Now that the new Area Committees have been formed and the old Neighbourhood Partnerships no longer exist, is this condition any longer appropriate?

<sup>4</sup> Section 106 Agreements source - [https://www.bristol.gov.uk/en\\_US/council-spending-performance/section-106-money](https://www.bristol.gov.uk/en_US/council-spending-performance/section-106-money).

Ward	Area	Tree Sites	S.106 Funds Available	
			Ward Total	Area Total
Cotham	2	15	£4,596.32	
Henbury and Brentry	2	4	£0.00	
Horfield	2	1	£0.00	
Redland	2	62	£0.00	
Southmead	2	44	£0.00	<b>£4,596.32</b>
Eastville	3	5	£0.00	
Frome Vale	3	41	£28,716.28	
Hillfield	3	28	£0.00	
Lockleaze	3	0	£6,964.27	<b>£35,680.558</b>
Ashley	4	26	£4,269.26	
Central	4	34	£137,587.30	
Easton	4	16	£0.00	
Lawrence Hill	4	33	£0.00	
St George Central	4	12	£10,229.37	
St George Troopers Hill	4	5	£0.00	
St George West	4	28	£0.00	<b>£152,085.93</b>
Bedminster	5	36	£0.00	
Brislington East	5	29	£11,018.42	
Brislington West	5	28	£6,743.55	
Knowle	5	51	£45,511.40	

Ward	Area	Tree Sites	S.106 Funds Available	
			Ward Total	Area Total
Southville	5	47	£26,874.36	
Windmill Hill	5	10	£0.00	<b>£90,147.73</b>
Bishopsworth	6	2	£0.00	
Filwood	6	39	£0.00	
Hartcliffe and Withywood	6	98	£0.00	
Hengrove and Whitchurch Park	6	93	£3,880.79	
Stockwood	6	21	£4,591.26	<b>£8,472.05</b>
<b>Totals</b>		<b>1,197</b>		<b>£417,121.12</b>

## Background Notes

Of the **52,017**<sup>5</sup> public trees and tree sites managed by the council, a third are street trees.<sup>6</sup> Across the city there are **944** vacant tree sites, **542** of which are places where street trees once grew.<sup>7</sup> The remainder of these tree sites are in housing estates, parks, cemeteries, amenity areas and many other green spaces.

None of these sites is currently available to sponsor but there are currently another **707**<sup>8</sup> sponsorship sites, of which **246** are in streets. These sites could also be funded by Section 106 money. This makes **1,651** sites across the city where trees could, potentially, be replanted. Of these some **1,198** lie within one or more of the areas specified by these Section 106 agreements and **417** of them are on streets.

Replacing all Bristol's lost trees using only Section 106 agreement monies would cost £765.21 per tree. Planting trees in new sites (sites where there was never any tree) may be more expensive: £3,318.88 per site if the pavement must be lifted, services are disturbed, and a specially designed tree pit installed. If all Section 106 agreement funds were used to replace just lost trees, then some **540** trees could be replaced - 45 per cent of the total number of sites available.

Figures available for tree planting on streets show that **608** street trees were planted between 2013 and 2018, an average of **122** per annum.<sup>9</sup>

Period	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total	Average
Highways - Trees Planted	188	57	128	70	165	<b>608</b>	122

We have not yet been able to find out how many street trees are felled year-on-year, though anecdotal evidence suggests that the number is greater than those replaced.

<sup>5</sup> This figure constantly changes. As trees are felled, they are removed from the main BCC asset register. The site disappears until a new tree replaces (if it ever does) the one lost. Trees are usually planted during the winter months when most trees are dormant.

<sup>6</sup> Open Data Bristol (<https://opendata.bristol.gov.uk/pages/homepage/>) - 'Trees' Dataset filtered by 'ZZ'.

<sup>7</sup> Bristol Tree Forum is negotiating to have these sites made available for sponsorship.

<sup>8</sup> This figure constantly changes as trees felled are added and sites sponsored are removed. Figures for sponsorships sites where a sponsor has come forward, but the tree has not yet been planted are not published.

<sup>9</sup> BTF can provide the reports and data upon which this table is based on request.