



**23/04650/X | Application for variation of Condition Nos. 39 (Landscaping (Tree Planting) works), 45 (Use Class Restriction) and 50 (List of approved plans) following grant of planning permission 21/06878/F | Land At Corner Of York Road And St Lukes Road Bedminster Bristol BS3 4AD**

Under SDAMP DM17,<sup>1</sup> the applicant is required to replace all those trees lost to development according to a table that requires up to eight new trees to be planted for each tree lost. There were 11 trees on site. All were removed in February 2022, when the site was cleared in anticipation of this application being made.

This table sets out our calculation of the number of trees that will have to be planted, either within the development or outside of it - 37 replacements are required:

Totals		11	11		37
Tree ID	Tree Category	Tree Count	Trees Removed	DBH (cm)	Trees x Trees Removed
T01	B2	1	1	53	5
T02	B2	1	1	40	4
T03	C2	1	1	26	2
T04	C2	1	1	52	5
T05	B2	1	1	29	2
T06	C2	1	1	47	4
T07	C2	1	1	42	4
T08	C2	1	1	27	2
T09	U	1	1	45	0
T10	B2	1	1	31	3
T11	C2	1	1	62	6

It is proposed to plant 38 trees as part of the development. However, 18 of the trees proposed are outside the redline boundary of the development site and will be, in fact, street trees planted on the public highway, as this plan dated 23.11.2023 shows:<sup>2</sup>

<sup>1</sup> <https://www.bristol.gov.uk/files/documents/2235-site-allocations-bd5605/file> - page 36.

<sup>2</sup> 23\_04650\_X-LANDSCAPE\_GENERAL\_PLAN-3579939



In light of this, these trees will be the responsibility of the Bristol City Council as the Highway Authority to plant and maintain, and so fall to be compensated under the Bristol Tree Replacement Standard (BTRS) so that only 20 of the 38 trees proposed will be the responsibility of the applicant to plant.

Given the conditions, and assuming that it is even possible to plant eight of these proposed trees on a National Highway - the A370 - all 18 trees will have to be planted in tree pits in hard standing. Under BTRS, trees planted in hard standing are charged at £3,318.88 per tree. On this basis, the cost will be £59,739.84. However, this figure is indexed to the date of payment using this formula:

Indexation shall be calculated using the following formula:

$$C = \text{£Y} \times (B / A)$$

Where:

- A is the value of the Index for January 2013 in respect of Contributions relating to Tree Planting Fire Hydrants Traffic Regulation Orders and Removing barriers to Employment but is the value of the Index for the month immediately preceding the date of this Deed in respect of all other Contributions
- B is the value of the Index for the month immediately preceding payment of a Contribution pursuant to the provisions of this Deed
- £Y is the Contribution
- C is the level of the Contribution after the application of the Indexation formula



## BTF Further Comments - 05 March 2024

As of today's date, this would be £91,870.06 at £5.103.89 per tree, where 'B' in the above formula is taken from the ONS RPI All Items Index (Jan 1987=100).<sup>3</sup> However, this value is likely to change between now and any payment being made.

The obligation to plant these trees as proposed and to make this payment under BTRS needs to be made a condition of any grant should this application be approved.

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<sup>3</sup> <https://www.ons.gov.uk/economy/inflationandpriceindices/timeseries/chaw/mm23>