

1 Homestead Gardens, Bristol BS16 1PH

Details pursuant to discharging Condition 3

Planning consent ref P20/17252/RVC dated 25th June 2021



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1. INTRODUCTION

Following the decision by the South Gloucestershire Council DOC21/00228 dated 17th June 2022, Mr and Mrs Smith instructed Barton Hyatt Associates to submit an appeal to the Planning Inspectorate.

The Inspectorate validated the application on 21st April 2023 and issued their decision on 10th Jan 2024 (Ref APP/P0119/W/22/3310734) following a site visit a few days prior.

This document is prepared in response to the above decision.

2. **COMMENTARY**

The inspector took the view that the submitted landscape plan lacked clarity. We respond to the following in particular :

2.1. **LOCATION**

'8. ...approximate location for these trees does not give sufficient clarity, and there is no reason why accurate locations could not be given...'

Historical planning documents show the presence of poor quality trees / overgrown shrubs along the front boundary of the property. These will have been removed by stump grinding, but root systems invariably will remain.

Professional landscape contractors appreciate a certain degree of flexibility in planting locations where subsequent excavations during tree installation are likely to reveal underground obstructions or conditions that are not conducive for the long-term establishment and health of the new trees. Practical sense must prevail.

It is clear from the submitted Soft Landscaping Plan that the new trees should be planted along the inside of the new boundary wall (inspector's comment at point 8 of the appeal decision).

2.2. **CANOPY & VISUAL IMPACT**

'10. ...are mostly narrow ornamental varieties that have been deliberately grown for constrained urban environments... at odds with the mix of tree species in the area...'

We do not make the presumption that this was the sole intent of the tree breeders. The list of trees suggested in the Soft Landscaping Plan are suitable for this residential suburban environment. The visual impact of the new dwelling's main roof slope from the west (along Malmain Road) can be improved by the planting of several new trees. There is no reason to rely on a single tree with a broad canopy.

From a biodiversity point of view, one must consider the entire neighbourhood as a whole rather than the new dwelling in isolation. In any case, the revised Soft Landscaping Plan now shows a mix of tree species.

3. TREE PIT DESIGN

It is widely recognised that planting tree too deep is a major cause for premature decline, commonly due to the creation of inappropriate tree pits.*

90% of tree roots are found within the top 600mm of soil, where they can access water and oxygen more readily.

The table below gives an indication of approximate nursery sizes and the weight of the overall containerised specimen tree.

Tree Size	Girth/cm	Rootball Ø x Depth cm	Weight Kg	Container Ø x Depth cm	Weight Kg
Standard	8-10				
Selected Standard	10-12				
Heavy Standard	12-14	40x40cm	50	50x50cm	75
Extra Heavy Standard	14-16	50x50cm	100	60x50cm	125
Semi mature	16-18	50x50cm	150	60x50cm	175
Semi mature	18-20	60x60cm	200	70x60cm	250
Semi mature	20-25	70x60cm	250	80x60cm	350
Semi mature	25-30	80x60cm	350	90x60cm	500
Semi mature	30-35	90x60cm	500	100x60cm	650

Newly planted trees will settle into any disturbed soil, particularly if pulled down by the force the root anchors.

Anchoring systems (such as the ever popular Platypus Anchoring Systems) are a necessity for those wanting 'instant impact' trees, as tree stakes will be akin to using matchsticks to stabilise larger specimen trees.

Tree pits should therefore ideally be 1.5 times the diameter of and **no deeper than** the existing rootball.

* Day, Watson, Wiseman & Harris : 'Causes and Consequences of Deep Structural Roots in Urban Trees: From Nursery Production to Landscape Establishment' (2019, International Society of Arboriculture)

4. LIMITATIONS

This report has been prepared with all reasonable skill, care and diligence, taking into account the manpower and resources available to it by agreement with the client. Any information here is based on the interpretation of data collected and has been accepted as being in good faith, accurate and valid.

This report is for the exclusive use of the client; no warranties or guarantees are expressed or should be inferred by any third parties. Any such party relies on the report at its own risk. Jason Loh Designs Limited disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

APPENDIX 1 (cont'd)

Tag	Min. Girth (cm)	Binomial	Cultivar
T1	16-18	<i>Catalpa bignonioides</i>	
T2	18-20	<i>Fagus sylvatica</i>	'Dawvyk Purple'
T3 & T4	20-25	<i>Carpinus betulus</i>	'Fastigiata'
T5	12-14	<i>Crataegus laevigata</i>	'Crimson Cloud'
T6	12-14	<i>Prunus cerasifera</i>	'Nigra'
T7 & T9	18-20	<i>Sorbus aria</i>	'Lutescens'
T8	16-18	<i>Crataegus laevigata</i>	'Crimson Cloud'

APPENDIX 2 - TREE SPECIFICATION

4.1.SOILS : Subgrade / subsoil to be prepared in accordance with BS 8601 and BS 4428 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS3882: 2007 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS3882: 2007 specification. Evenly incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth.

4.2.SEASONAL PLANTING : Should planting be required outside of the planting season (Oct - Mar) any bare root / rootballed stock specified is to be replaced with containerised stock to a similar specification.

4.3.TREE PIT DESIGN

- a. Tree pits to be at least 1.5 times the diameter of and no deeper than existing rootball.
- b. For trees larger than Heavy Standards, the rootball shall be secured underground by means of the Platypus Anchoring System or similar.
- c. When planted, the top of the root collar will be level with the surrounding soil surface and the ground around the plant will be firmed in by treading, taking care to avoid scuffing or damage. The completed planting pit will be either at ground level or slightly domed to prevent water-logging. On no account will any roots be left exposed (to prevent desiccation) or bent.
- d. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Ornamental' Bark Mulch or similar to 1.0 metre diameter and kept weed free.

4.3.2.Trees must be watered well for the next 3 or 4 years after planting, even when the weather is damp. This will ensure that any slow-growing tree roots will not desiccate during dry spells before they are sufficiently established.