

**CS3 BATH & NORTH EAST SOMERSET
CORE STRATEGY
PRELIMINARY ARBORICULTURAL ASSESSMENT
KEYNSHAM EAST – MANOR ROAD**



CS3 ARBORICULTURAL ASSESSMENT

Introduction

CS3.1 This chapter has been prepared by Hillside Trees Ltd.

CS3.2 A site survey was undertaken on 14th May 2013.

CS3.3 The Keynsham (East) Core Strategy Area is located to the east of Keynsham. The boundaries are loosely defined by Manor road to the south, River Avon to the North and the western fringe of Saltford to the east.

There is a strongly defined boundary between the houses on the eastern margin of Keynsham (Hurn Lane, Minsmere Road, Witham Road and Trevol Road) and the rural buffer to the east.

The topography of this area is gently undulating with a matrix of established hedgerows bordering fields of grass pasture (TN3, TN4 – see Sections CS3.9, CS3.10, CS3.10 below). The hedgerows are not particularly diverse and are generally structurally poor having been subjected to repeated mechanical cutting.

Mature trees in this landscape are scarce and those present are not of good form and do not have long term useful life expectancy.

The evolving dominant landscape feature in this section of the CS area is Manor Road Community Woodland (TN2). It is well used by local residents for passive recreation – dog walking in particular.

The woodland already provides an effective screen and physical buffer and it would be feasible to create links to new development to the north and north-west.

Within the woodland there is an extensive area of grassland known as Plaiшет's Field. It would be possible to increase woodland cover within this field without compromising its value but at the same time provide extended woodland area for prospective users of the facility (TN2 – see Section CS3.8 below).

There are far-reaching views from the section of CS3 south of the A4 Bath Road towards the Cotswold escarpment and Kelston Round Hill (see Section CS3.11 below). The undulating topography could reasonably absorb new development without compromising views to or from the distant landscape. This could be achieved by strategic new tree planting integrated within any proposed design.

The section of CS3 to the north of the A4 Bath Road towards the River Avon is largely flat, bisected only by the mainline railway embankment (TN5).

The land is predominantly agricultural with occasional light industrial units. Prominent mature tree features are scarce and there are only occasional pockets of mature landscape planting (see Section CS3.12 below). Any future development in this section should present an opportunity for limited new planting to provide landscape diversity and improved visual amenity.

Baseline information

CS3.4 The table below shows a summary of the baseline arboricultural information obtained for each Target Note Area. A total of 5 'Target Note' areas were identified. For each Target Note Area the following information was noted:

- Target Note Reference
- Location
- Key Species
- Age Class
- Site Notes
- Assessment of Visual Amenity

Table CS3.1- Baseline Arboricultural Information					
Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN1	ST 665 672	-	-	<ul style="list-style-type: none"> • Currently pasture • The field presents a critical buffer between the current housing to the west and the maturing community woodland to the east. • Limited development into the western fringe of the area could be acceptable provided the buffer was defended by extending the existing plantation to the north and establishing an area of informal passive recreation to the east. 	Moderate but potentially high if developed.
TN2 (Plaishet's Field)	ST 666 674	-	-	<ul style="list-style-type: none"> • Currently an area of open grassland that appears to have limited floristic diversity. • Sensitive extension of the surrounding maturing broadleaf woodland would provide a more diverse landscape and assist in creating links to other woodland blocks 	Moderate. Potentially high if woodland is extended.
TN3	ST 665 676	-	-	<ul style="list-style-type: none"> • Similar to TN1. • The existing hedgerow along the northern fringe and the community woodland block to the east define a succinct area. • Limited development of larger housing units with 'woodland gardens' would be appropriate here. 	Currently moderate. Potentially high with the establishment of appropriate specimen trees incorporated into gardens and open spaces.

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN4	ST 66451 68080	Hedgerow specimens. Predominantly Ash	Mature	<ul style="list-style-type: none"> • This area is defined by small fields with mature hedgerows. • Many of the specimen hedgerow trees are old pollards with limited useful life expectancy but may have some wildlife value. • The loss of trees in this area could be mitigated for by the establishment of appropriate specimens. • The topography of this area is undulating and any development would not be intrusive when viewed in the wider landscape. 	Currently low to moderate. Potentially high with the establishment of appropriate specimen trees incorporated into gardens and open spaces.
TN5	ST 67245 68347	Maturing landscape specimen trees including Poplar, Cherry and Ash	Semi-mature	<ul style="list-style-type: none"> • Low-lying ground to the north of the railway line. • Established specimen trees and occasional mature hedgerow specimen • Potential for more diverse tree dynamic to be integrated into any development 	Low to moderate.

CS3.5 Appendix CS3.1 shows Target Note Location Plans 1, 2 and 3.



Bath & North East Somerset. Core Strategy.
Keynsham East (Manor Road)
Target Note Location Plan 1. June 2013



Bath & North East Somerset. Core Strategy.
Keynsham East (Manor Road)
Target Note Location Plan 2. June 2013



Bath & North East Somerset. Core Strategy.
Keynsham East.
Target Note Location Plan 3

CS3.6 Figure CS3.1 shows TN1 viewed from Manor Road looking north.



Figure CS3.1

CS3.7 Figure CS3.2 shows TN1 looking south from northern boundary with Manor Road Community Woodland to the east.



Figure CS3.2

CS3.8 Figure CS3.3 illustrates the lack of integration of the surrounding woodland in TN2 and the potential for the establishment of appropriate extensions to diversify and fragment the current expanse of grassland.



Figure CS3.3

CS3.9 Figure CS3.4 shows TN3 looking north from existing footpath link from Manor Road community wood to housing on the western fringe of Keynsham.



Figure CS3.4

CS3.10 Figure CS3.5 shows TN4 illustrating network of small fields with intervening hedgerows. View looking west towards Wellsway School.



Figure CS3.5

CS3.11 Figure CS3.6 shows TN4 looking north towards Bath Road with Kelston Round Hill beyond.



Figure CS3.6

CS3.12 Figure CS3.7 shows TN5. Mature landscape planting.



Figure CS3.7