

CS4 BATH & NORTH EAST SOMERSET

CORE STRATEGY

PRELIMINARY ARBORICULTURAL ASSESSMENT – KEYNSHAM SOUTH



CS4 ARBORICULTURAL ASSESSMENT

Introduction

CS4.1 This chapter has been prepared by Hillside Trees Ltd

CS4.2 A site survey was undertaken on 14th May 2013.

CS4.3 The Keynsham (South) Core Strategy Area is situated to the south-west of Keynsham. The area is triangular with the boundaries defined by Charlton Road to the west and Parkhouse Lane to the East with existing houses on the northern boundary.

The mature trees located within the existing detached properties to the north of Parkhouse Lane, and in particular the apex of Charlton Road and Parkhouse Lane provide strong landscape features and together with the mature hedgerows in the fields to the south-east of the area help to define the skyline along the top of the scarp that drops steeply towards the River Chew and Chewton Keynsham TN1, TN2, TN4 - see Sections CS4.6, CS4.7, CS4.10 below).

The existing mature hedgerow along the eastern side of Charlton Road and those which intersect the fields to the east are strong linear features creating screening.

Abbott's Wood Community Woodland (Woodland Trust) is evolving into a significant landscape feature that buffers the CS4 area from the nearby wider countryside and screens the urban fringe of Keynsham and current new development to the north and north-east (TN3 – see Sections CS4.8, CS4.9 below). The dominance of unmanaged pole stage Ash and the lack of proactive management of the few veteran oak trees on the eastern margins of the woodland highlight the need for a positive management strategy to secure the development of the woodland in perpetuity.

Baseline information

CS4.4 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 CS4.1- Baseline Arboricultural Information

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN1	ST 641 668	Predominantly hedgerow specimens including Ash, Hawthorn and Field maple. Some Leyland Cypress at apex of Charlton Road and Parkhouse Lane	Mature	<ul style="list-style-type: none">Located at junction of Charlton Lane and Parkhouse Lane the trees here provide a valuable screen and green buffer particularly when viewed from south.	High
TN2	ST 644 670	Predominantly hedgerow specimens including Ash, Hawthorn and Field maple.	Mature	<ul style="list-style-type: none">Strong hedgerow features screen potential development site from Parkhouse Lane	High
TN3	ST 645 672	Predominantly Ash with occasional cherry. Some mature hedgerow oaks on eastern fringe	Semi-mature/mature	<ul style="list-style-type: none">Abbots Wood (Woodland Trust).Significant buffer between Parkhouse Lane and southern margin of existing housing in Keynsham.Woodland would benefit from proactive management to diversify stock and forge more distinctive links from existing housing to potential areas of development	High
TN4	ST 648 668	Hedgerows with Hawthorn and Field Maple with occasional Ash	Mature	<ul style="list-style-type: none">Strong hedgerow features on brow of steep slope down to River Chew and Chewton Keynsham.	High

CS4.5 Appendix CS4.1 shows Target Note Location Plan 1 and 2



Bath & North East Somerset. Core Strategy.
Keynsham South.
Target Note Location Plan 1. June 2013



Bath & North East Somerset. Core Strategy.
Keynsham South
Target Note Location Plan 2

CS4.6 Figure CS4.1 shows TN1. Apex of Charlton Road and Parkhouse Lane looking north.



Figure CS4.1

CS4.7 Figure CS4.2 shows TN2 looking north from Parkhouse Lane.



Figure CS4.2

CS4.8 Figure CS4.3 shows TN3. Abbots Wood looking north, demonstrating effective screening from current housing on southern fringe of Keynsham.



Figure CS4.3

CS4.9 Figure CS4.4 shows current development to west of Abbots Wood.



Figure CS4.4

CS4.10 Figure CS4.5 shows TN4 looking south from Parkhouse Lane. Hedgerows are strong skyline features on brow of hill overlooking River Chew and Chewton Keynsham.



Figure CS4.5