

**CS2 BATH & NORTH EAST SOMERSET**  
**CORE STRATEGY**  
**PRELIMINARY ARBORICULTURAL ASSESSMENT**  
**BATH - WESTON**



## **CS2 ARBORICULTURAL ASSESSMENT**

### **Introduction**

**CS2.1** This chapter has been prepared by Hillside Trees Ltd.

**CS2.2** A site survey was undertaken on 11<sup>th</sup> May 2013.

**CS2.3** The Weston Core Strategy Area is located on the western fringe of Bath. The area covers the lower slopes of the Cotswolds scarp that rises steeply to the north-east of Weston and is bounded by Weston Farm Lane, Blind Lane and Purlewent Drive to the south.

The landscape of the area is defined by an intimate matrix of small fields of grass pasture bordered by strong hedgerow features interjected by notable features such as Blind Lane (a significant green lane bordered by several veteran trees) and the Cotswold Way.

The southern boundary of the CS2 area currently strongly contrasts the distinctive rural character of the slopes to the north and east and the urban development to the south and west.

A few built structures breach this boundary (eg Weston Farm – TN1 – see Section CS2.6 below), but currently the topography of the area appears to define the limits of development.

There are limited sites where small scale development could be accommodated without undue impact on the strong linear features of the hedgerows (TN2, TN3, TN4 – see Sections CS2.9, CS2.10, CS2.11, CS2.12, CS2.14 below).

Whilst the intimate character of the area is accentuated by the Cotswold scarp to the north and east, there are far-reaching views to the south towards Odd Down, the Avon valley, Stantonbury Hill and the Mendips in the far distance.

The existing built environment is generally screened so that from distant vantage points the CS2 area appears to blend seamlessly from Kelston Round Hill to the Cotswold scarp below Beckford's Tower. Unsympathetic development would breach this continuity and deliver a fragmented and depleted landscape scattered with isolated trees redolent of the existing cherished prospect.

## Baseline information

**CS2.4** The table below shows a summary of the baseline arboricultural information obtained for each Target Note Area. A total of 4 '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

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN1	ST 728 670	Ash Sycamore Hazel	Mature	<ul style="list-style-type: none"> <li>• Mature hedgerows bordering Weston Farm Lane providing valuable buffer between Weston village and open slopes of Cotswold escarpment</li> </ul>	Moderate. Visual amenity overall value is greater than the sum of the individual elements
TN2	ST 731 667	Ash Oak Sycamore Hazel	Mature	<ul style="list-style-type: none"> <li>• Mature trees in string hedgerows both sides of ancient green land that forms the western boundary of an open field above Weston village</li> </ul>	High

Target Note Reference Number	Location Central NGR	Species	Age Class	Site Notes	Assessment of Visual Amenity
TN3	ST 733 665	Sycamore	Mature	<ul style="list-style-type: none"> <li>A prominent landscape feature</li> </ul>	High. Encroachment of any future development closer than up to the ridge of the field to the south would have a negative impact on the value of this strong landscape feature
TN4	ST 733 665	Sycamore	Mature	<ul style="list-style-type: none"> <li>Strong hedgerow feature with fine mature trees providing important buffer between Weston village and open escarpment to the north</li> </ul>	High

**CS2.5** Appendix CS2.1 shows Target Note Location Plans 1 and 2



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



Bath & North East Somerset. Core Strategy  
Bath. Weston.  
Target Note Location Plan 2. June 2013

**CS2.6** Figure CS2.1 shows TN1, the southern margin of Weston Farm Lane indicating the mature hedgerow that delineates the fringe of the existing extent of housing development on to the lower slopes of the Cotswold escarpment.



**Figure CS2.1**

**CS2.7** Figure CS2.2 illustrates an example of the occasional breaching of the hedgerow margin of Weston Farm Lane



**Figure CS2.2**

**CS2.8** Figure CS2.3 shows a glimpse of the Cotswold escarpment from Weston Farm Lane towards an area of potential development.



**Figure CS2.3**

**CS2.9** Figure CS2.4 illustrates the strong character of the green lane leading from Blind Lane on to the Cotswold escarpment along the western fringe of TN2.



**Figure CS.4**

**CS2.10** Figure CS2.5 shows TN2 looking south-west towards the eastern edge of the green lane leading up from Blind Lane demonstrating the high visual amenity of this feature.



**Figure CS2.5**

**CS2.11** Figure CS2.6 shows TN3 looking south from the lower slopes of the Cotswold escarpment. The fence line in the middle distance is an indicative limit of potential development to minimise visual impact on the rural characteristic of this area.



**Figure CS2.6**



**CS2.12** Figure CS2.7 shows the strong feature of the line of mature trees (predominantly sycamore) on the northern fringe of TN3 on the brow of the lower incline of the Cotswold escarpment. Ideally this should not be breached by any potential future development



**Figure CS2.7**

**CS2.13** Figure CS2.8 shows TN4 looking east towards illustrating the typical character of the linear features of the existing hedgerows above the northern fringe of Weston village.



**Figure CS2.8**

**CS2.14** Figure CS2.9 illustrates the effective screening afforded by the existing mature hedgerows where the Cotswold Way emerges from Weston village. Potential development here would threaten the screening and dilute the current visual amenity.



**Figure CS2.9**