

Gina Parle

Subject: FW: Landmark Trees - Oakhurst Rise 20/00683/OUT
Attachments: 2020-06-04 LANDMARK TREES PROPOSED LOCATION V2.pdf

From: Ben Davies [mailto:ben@mhpdesign.com]
Sent: 08 June 2020 8:14
To: chris.morris@cheltenham.gov.uk
Cc: Chris.Chavasse@cheltenham.gov.uk; emma.pickernell@cheltenham.gov.uk; 'philip@groverlewis.co.uk'; Ian Kirby
Subject: Landmark Trees - Oakhurst Rise 20/00683/OUT

Dear Chris,

I hope this email finds you well.

I have been asked to provide you with a quick mark-up sketch of the Oakhurst Rise site (20/00683/OUT) and in particular the land to the east where Chris Chavasse in his comments on the scheme has suggested that we plant some landmark trees as part of the development. I understand that there are heritage constraints in this area so provide the attached for your comment in relation to the proposed location of these trees. These are likely to be a species which will reach significant height over decades but will remain narrow in form rather than broad spreading. I have indicated the group further up the slope towards the eastern boundary, outside of vistas/views between heritage assets – marked in red.

Before we amend our landscape strategy proposals drawing can you confirm you are happy with the proposed location for a group of trees from a heritage perspective so that amendments to the scheme are in alignment across disciplines.

I look forward to your comments and please don't hesitate to get in touch if you would like to discuss.

Kind regards

Ben

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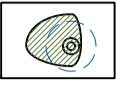

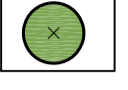
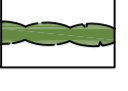




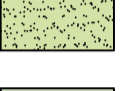

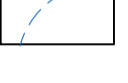
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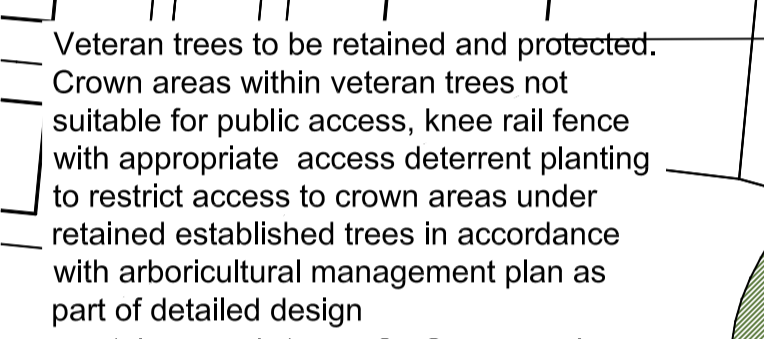

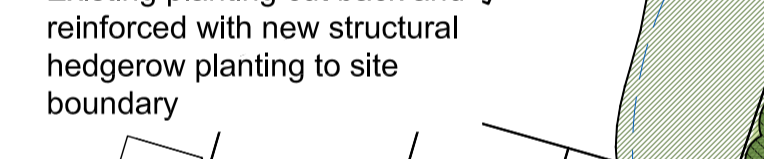
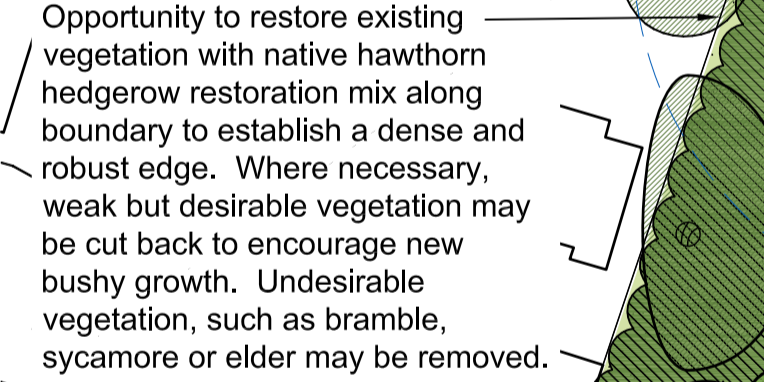
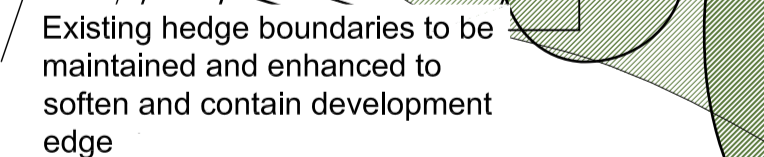
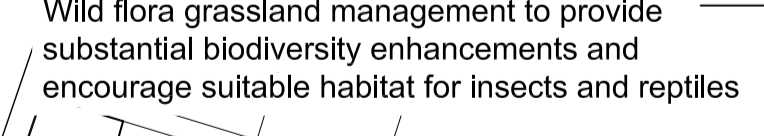
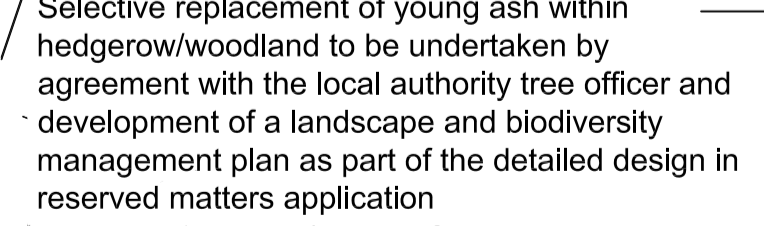


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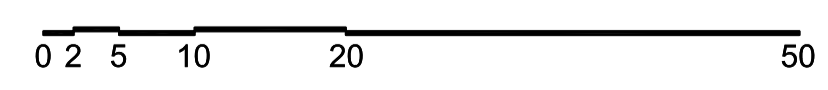


Key

-  Existing tree to be retained (Blue line indicates veteran Tree Buffer)
-  Existing tree to be removed
-  Proposed trees (indicative locations)
-  Existing hedges
-  Proposed boundary planting to augment existing retained, managed to ensure longevity
-  Proposed ornamental landscape planting
-  Proposed ornamental landscape planting
-  Proposed grass areas
-  Proposed meadow / wildflower grass mixes
-  Proposed attenuation basin with wetland grass mix
-  Veteran tree 'buffer zones' management of land within these areas to be low intensity and naturalistic.

-  Veteran trees to be retained and protected. Crown areas within veteran trees not suitable for public access, knee rail fence with appropriate access deterrent planting to restrict access to crown areas under retained established trees in accordance with arboricultural management plan as part of detailed design
-  Structural street tree planting throughout development to break massing of built form by incorporating small to medium size street trees in open space and within back gardens
-  Existing planting cut back and reinforced with new structural hedgerow planting to site boundary
-  Opportunity to restore existing vegetation with native hawthorn hedgerow restoration mix along boundary to establish a dense and robust edge. Where necessary, weak but desirable vegetation may be cut back to encourage new bushy growth. Undesirable vegetation, such as bramble, sycamore or elder may be removed.
-  Existing hedge boundaries to be maintained and enhanced to soften and contain development edge
-  Wild flora grassland management to provide substantial biodiversity enhancements and encourage suitable habitat for insects and reptiles
-  Selective replacement of young ash within hedgerow/woodland to be undertaken by agreement with the local authority tree officer and development of a landscape and biodiversity management plan as part of the detailed design in reserved matters application

Scale 1:500



Schedule of proposed trees and hedges

All tree planting details, including species and height to be agreed as part of detailed planting proposals as part of reserved matters application. Proposed detailed planting plans to include the species indicated below

PROPOSED TREE SPECIES: Open space and green infrastructure

- Acer campestre
- Betula pendula
- Carpinus betulus
- Crataegus laevigata 'Albo Plena'
- Quercus robur
- Pinus sylvestris
- Prunus avium
- Tilia platyphyllos

PROPOSED TREE SPECIES: Residential areas generally

- Acer griseum
- Amelanchier canadensis
- Prunus sargentii
- Pyrus Chanticleer
- Acer campestre streetwise
- Malus Adirondack
- Prunus subhirtella Autumnalis
- Sorbus aucuparia

PROPOSED HEDGES: Single species structural adjoining residential properties

- To be planted as a single row.
- Buxus sempervirens
- Fagus sylvatica
- Carpinus betulus
- Ligustrum ovalifolium

PROPOSED HEDGEROWS: green infrastructure and existing hedge reinforcement (within 15 metres of proposed or existing buildings)

- To be planted as a double row.
- NATIVE MIX A**
- Acer campestre (5%)
- Cornus sanguinea (10%)
- Crataegus monogyna (60%)
- Corylus avellana (5%)
- Ilex aquifolium (5%)
- Malus sylvestris (5%)
- Viburnum opulus (10%)

Proposed hedges: green infrastructure and existing hedge reinforcement (15 metres or more away from proposed or existing buildings) To be planted as a double row.

NATIVE MIX B

- Acer campestre (5%)
- Cornus sanguinea (10%)
- Crataegus monogyna (55%)
- Corylus avellana (5%)
- Fagus sylvatica (5%)
- Ilex aquifolium (5%)
- Malus sylvestris (5%)
- Quercus robur (5%)
- Viburnum opulus (5%)

WOODLAND BELT MIX

- Acer campestre
- Betula pubescens
- Carpinus betulus
- Corylus avellana
- Crataegus monogyna
- Euonymus europaeus
- Ilex aquifolium
- Prunus avium
- Quercus robur

TREE MANAGEMENT STRATEGY

Crown spread of veteran trees plus tree T3015 (refer to tree survey) to be demarcated with knee-rail fencing and planted with access-deterrent planting

Veteran tree VT3028 (refer to tree survey) to be protected inside fenced enclosure with gated maintenance access; details to be agreed as part of detailed landscape proposals

Landscape & biodiversity management plan to provide for forward management of retained trees, including veteran trees, and phased replacement of young ash cohort within retained sections of TG3005 (grown-out hedgerow - refer to tree survey)

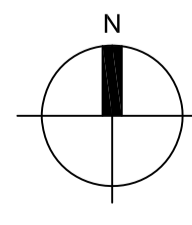
All new planting (trees, hedges, hedgerows) to be protected with new deer proof fencing.

New tree planting to follow the guidance for post-planting management and maintenance outlined in BS 8545:2014 and detailed 10 year Landscape and Biodiversity management plan.

E	Revised to accommodate architects layout changes to plots	18/05/20	DAL	BD
D	Updated to site boundary	24/04/20	BD	
C	Updated to latest layout plot 8 revised, hedge to boundary of plot 9, 23-04-20	23-04-20	DAL	BD
B	Drainage run illustrated through woodland tree belt	20-04-20	DAL	BD
A	Boundary registration updated	20-04-20	DAL	BD
	Layout revised to architects changes, plot 45 omitted, boundary vegetation removed.	20-04-20	DAL	BD



Land off Oakhurst Rise Landscape Strategy



Gina Parle

Subject: Landmark Trees - Oakhurst Rise 20/00683/OUT

From: Chris.Morris@cheltenham.gov.uk [mailto:Chris.Morris@cheltenham.gov.uk]

Sent: 08 June 2020 9:30

To: ben@mhpdesign.com

Cc: Chris.Chavasse@cheltenham.gov.uk; Emma.Pickernell@cheltenham.gov.uk; philip@groverlewis.co.uk; ian@hdevans.co.uk

Subject: RE: Landmark Trees - Oakhurst Rise 20/00683/OUT

Dear Ben,

Thank you for your email. I have had an opportunity to consider the submitted plan showing the proposed location of limited additional tree planting. My initial opinion is that this amendment to the landscaping may be acceptable. However, it is difficult to comment with certainty as I consider a site visit will be necessary to assess the impact on views and openness to and from the listed buildings to gain a proper understanding of how their settings will be affected.

Unfortunately officers working in the Planning Department have been instructed not to undertake site visits at the present time due to the Covid-19 pandemic. However, I understand from the Head of Planning, who I was in discussion with Thursday last week, the health and safety implications of site visits for officers are being reviewed and we are to get guidance on this shortly. Once we have this guidance, which I expect to allow site visits under certain conditions, a site visit will be undertaken for this site.

I suggest any formal amendment to the landscaping is not implemented until there has been an opportunity to do a site visit and give more definitive advice.

Apologies for any inconvenience.

Kind regards,

Chris

Chris Morris

Senior Conservation Officer

Cheltenham Borough Council

chris.morris@cheltenham.gov.uk

Tel: 01242 264190