

Consultee Comments for Planning Application 19/00334/OUT

Application Summary

Application Number: 19/00334/OUT

Address: Land Off Kidnappers Lane Cheltenham Gloucestershire

Proposal: Residential development of up to 25 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers Lane, Demolition of existing buildings

Case Officer: Mr Craig Hemphill

Consultee Details

Name: Mr Christopher Chavasse

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On Behalf Of: Tree Officer

Comments

The CBC Tree Section does not object to this application in principal.

The only tree of significant merit is the old oak (T2) in the NW corner (just off site). The proposed suds pond should not have a negative impact on water availability to this trees roots. However care should be taken not to destroy the current soil profile during construction. A method statement for the construction of this area should be submitted as a part of any permission granted. Experience has shown that this area where the open space is to be located is very wet/boggy and it is not clear how effective a place of public leisure it would be.

It is disappointing to note that the semi mature Bhutan pine in the middle of the site has now been removed. This tree was well established and could have formed an interesting arboricultural landmark on any future development.

There are no other trees of significant arb value on site.

However it is noted that there is a golden cypress hedge (H3) on the boundary to the south of the site. This is a large fast growing species which casts dense shade. It is not a native species and supports little/no wildlife other than as a good site for nest building. Should this development be allowed, it is important that this hedge is entirely removed and replaced with a more suitable boundary hedge species. If left, this hedge would grow very large very quickly and being south of the site would cast dense shade on the proposed gardens to the north.

Similarly H1 to the east of the entrance needs to be actively managed. It is a rich habitat but could become derelict if not selectively thinned and pruned.