

O/26/101177 – LAND AT HOLLY TREE FARM, BOORLEY GREEN

15/05/2026

Dear Clare,

The proposals for the access to the site, and three internal access points through tree/vegetation belts, have been discussed at length over two site visits.

The proposed primary access point is acceptable from an arboricultural perspective. There are no significant trees in the area, but we defer to the Ecology Officer with regards to the hedge removal, as the amount of hedge to be removed is significant.

The three internal access points (connecting proposed development blocks) are proposed in existing vegetated field boundaries. As previously mentioned at pre-app. and during site visits, we have concluded that they are *theoretically* possible.

We are not sure whether the three internal links are covered in the Outline application or not. Regardless, there is not enough detail at this stage, but we are satisfied in principle and would request detail under condition. We would require detailed engineering drawings, including cross-sections*, and detailed arboricultural methodology, including schedules, supervision and reporting, for each of the tree points given their potential impact.

For information, further arboricultural detail will be required at Reserved Matters than has currently been submitted, but this can be dealt with under that application.

If you are minded to approve the Outline application, please condition the following:

Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed and final Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) relating to access arrangements are submitted to and approved in writing by the Local Planning Authority. The approved arboricultural documents shall be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

**There are potentially less impactful ways to engineer the links, including filling rather than cutting. This was discussed on site and must be considered in the detail engineering designs.*