

F/24/97945 - LAND ADJACENT TO OAK COTTAGE, WINCHESTER ROAD, BOORLEY GREEN

14/11/2024

The site is largely tree free, but there are significant trees to the north, adjacent to the footpath. There are also some important features, such as the hedgerows and the tree line adjacent to the highway. These trees form important linear features, provide high amenity value and contribute to the rural nature of the site. As with previous applications on this site, we are not concerned with the tree loss in the centre of the site.

Because of the close proximity of the turning head and the substation compound to the calculated RPAs of G15, we are not satisfied that the approximately 10 significant oak trees to the north, adjacent to the footpath, have been grouped together. While this approach is not uncommon in less sensitive locations, it has resulted in the reduction of the RPAs to some of the more significant specimens within the group because of the nature of averaging stem diameters. As an example, the previous application's arboricultural survey calculated that the tree to the immediate north of the substation has an RPA of approximately 11 metres radius, whereas G15 has an averaged RPA radii of 7.8 metres.

As it stands, therefore, we are not in a position to be able to assess the impact of the significant tree line from the proposal. We raise a holding objection based on lack of information. The applicant has not demonstrated that the proposal can be implemented without harm to the trees to the north. The proposal is, therefore, contrary to policy DM1 and the Trees and Development SPD.