

F/24/97943 - ROPLEY, BOTLEY ROAD, WEST END

04/12/2024

Hi Gary,

Our previous comments, below, stated that we had concerns over the replacement tree planting and whether the required number of trees could be accommodated on site.

The applicant has submitted revised landscaping proposals and a statement from their arboricultural consultant. The statement clarifies that 23 replacement trees are required to compensate for the proposed tree loss. Reviewing the landscape proposals, we still have concerns that this number of trees can be accommodated on site (not just physically planted, but allowed space to grow and mature). Therefore, our position is still one of objection at this time.

18/09/2024

Hi Gary,

Arboricultural Documents

- Tree survey and arboricultural impact assessment reference 11040
- Tree protection plan reference 11040-D-AIA

Comments

The proposal includes a significant amount of vegetation removal. This has been acknowledged and quantified in the Arboricultural Impact Assessment.

Despite the declared vegetation removal, neither the arboricultural documents nor the applicant have offered mitigation in the form of replacement tree plant. It is hard to see how there would be space for this, though. The applicant should be aware of the requirements of the Tree Replacement Policy contained within the Trees and Development SPD.

At this stage, therefore, we would raise an objection, and invite the applicant to demonstrate that the required level of tree replacement can be accommodated on site. I will defer to the Ecology Officer regarding BNG and the vegetation removal.