

F/26/100728 - APPLE TREE COTTAGE, WINCHESTER ROAD, BOTLEY

13/02/2026

Dear Katie,

The key arboricultural feature of this site is the two oak trees that are adjacent to the highway. These trees are a significant amenity feature and provide a rural feel to this stretch of public realm.

It should be clearly stated that we are not supportive of this application in its current form: whilst beyond our remit to comment on the number of proposed dwellings, the consequences are that the parking area required is significant, and pinches the trees between the established highway and parked cars. This will have a negative impact on how the trees are treated with regards to risk assessment and may increase the potential for pruning or felling pressure.

Despite our current stance, we also note a few smaller issues that would need resolving if the applicant wishes to proceed. Firstly, the tree report and the proposed plans do not match: the plans show “grass crete” in the RPA of the trees and make no mention of the proposed cellular confinement system proposed by the arboricultural consultant. Secondly, the report is clear regarding levels, it states:

17.3 The increased finished level of the driveway and parking areas will need to inform the finished floor levels of the dwellings. The build-up would be in the region of 250-300mm dependent upon the depth of 3D cellular confinement system and wearing course used.

Has this been taken into account and have the agent demonstrated that it is possible? Will ridge heights be acceptable? These are not the only issues, but we thought they are fundamental enough to give a special mention to at this stage.

As it currently stands, we are not supporting of this application because it is contrary to policy DM1.