

F/25/99007 - EAST HORTON GOLF CENTRE, MORTIMERS LANE, FAIR OAK

20/05/2025

Clare,

With regards to Phase 1, only, we raise no arboricultural objection to the proposal, subject to the following condition:

The development must accord with the arboricultural report reference B240602-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

08/04/2025

Dear Clare,

Arboricultural Information: Arboricultural Impact Assessment, reference **B240602-01**.

The single element of this proposal that is contentious is the loss of trees to facilitate the proposed changes. All other elements (e.g. tree protection during construction) are suitably covered in the submitted arboricultural document.

Regarding the tree loss and the proposed mitigation, we do not have concerns regarding the tree loss from an amenity perspective: the trees to be removed are not significant as individuals, providing amenity as a collective, along with other specimens adjacent to the course.

However, suitable mitigation is required and the applicant has suggested translocating the impacted trees. On this, we would advise caution. Whilst we support methods to retain trees within the site by translocating them, we are not convinced that this method will work for all of the trees – some being rather large and with no evidence submitted that can demonstrate that the translocation procedure would be successful. Therefore, we would require, at the very least, a back-up plan to plant a number of trees as replacements, in line with the numbers required in the Trees and Development SPD Tree Replacement Policy.

We note that the landscape proposals submitted by Deacon Design appear to show new trees. However, it isn't obvious as to what the tree are and what size they'd be. We

would like this confirmed, but not necessarily pre-determination because there is clearly enough room to accommodate replacement trees on site. I will defer to the Landscape Office on any tree planting/landscape suggested conditions.

Therefore, we raise no arboricultural objection to the proposal, subject to the Landscape Officer's satisfaction and the following compliance condition:

The development must accord with the arboricultural report reference B240602-01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.