

O/24/98619 - Land South of Mortimers Lane, Fair Oak

07/08/2025

Dear Clare,

We have now reviewed the revised addendum (reference edp7852_r020c) to the previously submitted arboricultural information. We welcome the more complete baseline of impacts, which we can now work towards mitigating.

Therefore, we are broadly satisfied with the proposals for access, despite the tree loss. If you are minded to approve the application, please condition the following:

Notwithstanding the information submitted to date, no development related works shall take place on site until a detailed Arboricultural Method Statement and Tree Protection Plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), 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.

Tree losses shall be limited to those identified in the Arboricultural Impact Assessment (Highways Access), reference edp7852_r020c. No development related works shall take place on site until a Tree Replacement Plan, in accordance with the Tree Replacement Policy, is submitted and approved by the Local Planning Authority. The approved Tree Replacement Plan 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.

15/05/2025

Dear Clare,

We welcome the information supplied detailing the arboricultural impacts along the south side of Mortimers Lane - it is vital information because, despite extant permission for a 1.8 m wide footpath, a 3 m wide footpath/cycleway may have a significantly greater impact.

We have now reviewed the addendum (reference edp7852_r020) to the previously submitted arboricultural information. Firstly, a minor point: the tree plan doesn't extend to the end of the proposed cycleway to be delivered by the developer. The red line, and thus the assessed impact appears to cease with G83, to the south east of the bell

mouth entrance to Pembers Farm Avenue, when we understand the developer-delivered section extends further west.

Most critically, however, we are not convinced that some of the proposed retentions on the south side of Mortimers Lane can be achieved. Whilst the plans shows the proposed 3 m wide cycles way, we would like clarification on any requirements for working room and for potential drainage to the rear. At present, for most of the length of the proposed cycle scheme, 3 m extends into the existing ditch. So, will this have to be reinstated further back? Or will additional engineering works be required to create ground for the cycleway foundation? Finally, some of the RPAs occupy raised ground, and we are not sure whether these levels have been considered at this stage.

Kind regards,

Chris.

11/02/2025

Dear Clare,

At pre-app. we had some concerns regarding visibility splays for the new site access. Having reviewed the submitted arboricultural report, we are satisfied that the new site entrance, and its associated visibility splays, have been adequately addressed and raise no arboricultural objection to this element.

However, the submitted arboricultural information has not addressed the 3m shared footway/cycleway that is proposed to run from the new site entrance westwards. (The one running to the east is already permitted under a separate scheme.)

The proposal, as stated in the Planning Statement indicates that this forms part of the Outline application. It would appear that trees along the highway will be impacted if enacted as proposed in the Site Access Visibility Splays plan (reference 8230679/6103 Rev H). Therefore, we will need this to be addressed within updated arboricultural information.