

From: Jamie Loxley <j.loxley@msa-architects.co.uk>
Sent: 11 December 2025 10:43
To: Harrison, Liz
Cc: Matthew Thomas
Subject: RE: O/25/99506 - Navigator Quarter - consultation responses

Dear Liz,

The Ecologist's comments, dated 01.10.25, stated that the proposed widening of Mitchell Way would impact on existing trees and vegetation along the western side of the road and asked that the access proposals to the site be revisited, primarily to consider whether the road could be 'shifted' more to the east to provide more space to allow the vegetation to be retained. We have considered whether there is any potential to amend the works to improve Mitchell Way and there are a number of issues that have informed the proposals. The below points set out the key reasons why the road cannot be widened along Mitchell Way in any other way to that which is proposed:

Land Availability

To avoid widening into the land west of the road, the widened road would need to encroach into land on the eastern side of Mitchell Way, which is land in use to support the Airport's operations. On the Airport side of Mitchell Way there are several structures situated in close proximity to the road, such as the multi-storey car park and aircraft hangars, as well as areas for parking and servicing of these buildings. Operational land on the east side of the road is also so constrained that there is not even a pedestrian path. Therefore, there simply is not the space available to use this side of the road, as these buildings and parking area are in existing use, are critical to support the airport's operations and cannot be moved or encroached upon.

Services

As there are buildings on the Airport side of the road, there are a number of existing services that connect to these which would potentially be affected by the works, adding more complexity and cost to the improvement works. Widening the road into land to the west of the road therefore ensures there is minimal interference with any services that support the Airport operations.

Interference with existing access points

On the eastern side of Mitchell Way, there are a large number of vehicular and pedestrian access points to Airport buildings and facilities. These would all be affected if the works extended to the east. Any encroachment would require significant works to junctions and pedestrian routes, to ensure that the junction would be safe and fit for purpose. This reconstruction would also affect existing visibility splays for vehicular access/egress points off Mitchell Way, to ensure that the road would be safe for vehicles entering from the Airport. Widening of the road into land to the west does not interfere with these junctions, with far less complexity that minimises impacts upon the existing Airport operations.

I trust that the above sets out the reasons why Mitchell Way must be widened in the way proposed by the application. If you have any questions, please do not hesitate to get in touch.

Kind regards

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