

RM/25/100430 - Quobleigh Breach, Horton Heath, Fair Oak

17/12/2025

Dear Gregg,

The site is currently open fields, with associated hedgerows and boundary features. The site is historically bisected by Fir Tree Lane and is now being further divided by the new link road, which is under construction.

The principal arboricultural features are around the periphery of the site and in close proximity to Fir Tree Farm House. Here, several veteran trees are situated.

The One Horton Heath team and other specialists, including myself, discussed the proposal, concerns and solutions throughout 2024 at the pre-app. stages of planning. Therefore, I am satisfied with the proposal as it is submitted at Reserved Matters.

The veteran trees have been treated appropriately, and the design reflects the desire to minimise the impact on them, both from construction and in the future. The arboricultural method statement is suitable and demonstrates how all of the retained trees on site can be protected.

If you are minded to approve the application, please condition the following:

The development must accord with the arboricultural report reference CBA11370QB v1C. 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.

Kind regards,

Chris.