

F/25/100632 – OLD OAK FARM, WINCHESTER ROAD, FAIR OAK

22/01/2026

Dear Gary,

The principle arboricultural feature is to the east along the boundary. Here there are several good quality trees, as indicated in the submitted arboricultural survey.

While it does not *appear* that the proposal will directly impact the trees (i.e. no trees will require removal to enact the proposal), it is not entirely clear whether there would be any indirect impacts because no Arboricultural Impact Assessment has been submitted. Further, no method statement accompanies this application.

Because indirect impacts are more easily mitigated or avoided, on balance we consider that additional information can be submitted pre-commencement rather than pre-determination.

Therefore, we raise no arboricultural objection to the proposal, subject to the following condition:

No excavation, demolition or development related works shall take place on site until a site-specific arboricultural method statement, detailing demolition activities, tree protection and monitoring, and including a tree protection plan, is submitted and approved by the LPA. The approved method statement must be adhered to in full, 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.