

To: Caroline Brown, Development Management
From: Melinda Barham, Trees and Landscape
Date: 17th August 2020
Your ref:
Our ref: PL/MB/EPF/1573/20



Address – 2 Courtland Drive, Chigwell

Proposal - Demolition of existing dwelling and replacement with new structure containing 5 new dwellings. *AMENDED DESCRIPTION*

We have NO OBJECTION to this application subject to the addition of the following condition:-

SCN39 – Tree Protection
SCN31 – retention of trees and shrubs
SCN35 – Hard and soft landscaping

Justification

There are several 'street trees' on the adjacent grass verges that are significant landscape assets. The proposal demonstrates that it should be possible to develop as proposed without a detrimental impact on them – subject to tree protection, supervision and careful siting of new services etc. The application does show the removal of the existing vegetation from the western (roadside) boundary – this will open up the view of the property – which is particularly significant when at the junction of Chigwell Rise – we would expect to see extensive planting along this boundary in any landscaping proposals.

Whilst the applicant has provided a tree report and / or an Arb Method Statement, the above condition does need to be included in full, and updated reports will need to be submitted for approval prior to commencement. This is because at this stage, all the applicant is required to do is to show that the development is feasible without a detrimental impact on trees. Following permission being granted the information that will be required to be submitted will include;

- **Tree protection plan** to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up ie locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc. This information is not yet known.
- A detailed **Arboricultural Method statement** including a list of contact details for all relevant parties. This information is not yet known.
- **Schedule of works** to retained trees eg works required to facilitate demolition / construction activities. This information is not yet known.
- **Arboricultural site monitoring schedule**, A detailed schedule of visits is required.

Please therefore, do not condition the Tree Report / Arb Method Statement that has been submitted with the application, but include the condition un-amended.

Please also include the above condition for hard and soft landscaping, and retention of trees.

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