

To: Marie-Claire Tovey, Development Management
From: Melinda Barham, Trees and Landscape
Date: 3rd March 2020

Your ref:

Our ref: PL/MB/EPF/0379/20



Epping Forest District Council

**Address – Playing Field Site, Epping Forest College, Borders Lane. Loughton
Proposal - Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development.**

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

Services

No services shall be installed within the root protection area of any retained tree unless the Local Planning Authority gives its prior written approval.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of tree(s) are safeguarded in accordance with the guidance contained within the National Planning Policy Framework, policy LL10 of the adopted Local Plan and Alterations, and policies DM 3 and DM 5 of the Epping Forest District Council Local Plan Submission Version 2017.

Justification

Please note these comments only relate to the existing trees, and is not an assessment of the layout of the proposed site – for those comments please refer to the Design / Landscape specialists in the Local Plan Implementation Team.

The site is devoid of trees within the central area, however, there are several that are on the sites boundaries. Some low quality ash and scrub will need to be removed, these provide little amenity value and are not significant within the street scene. Suitable replacements can be provided as part of the landscape scheme. A larger tree (a red oak) as the entrance to the site will also need to be removed, this is due to its poor condition, and would need to be removed in the near future regardless of any development proposals.

Regarding the landscaping and given the size of the site, we would like to see the landscaping phased, so that the open space is largely established prior to the completion of the development. This aspect should be covered within the requirements of the above landscaping condition, and can be addressed at approval of conditions stage.

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