

To: Ian Ansell, Development Management  
From: Melinda Barham, Trees and Landscape  
Date: 7<sup>th</sup> July 2021  
Your ref: PL/EPF/0507/21  
Our ref:



## **Epping Forest District Council**

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**Address – Land and garages Whitehills Road, Loughton**

**Proposal – Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.**

We have a HOLDING OBJECTION on this application on the grounds that it is contrary to –

Policy LL10 – Adequacy for the provision of landscape retention

Policy DM5 Submission version of EFDC Local Plan (Dec 2017) – *‘Development proposals must be accompanied by sufficient evidence to demonstrate that the retention and protection of trees (including veteran trees)... ....’*

### **Justification**

There are a number of trees on / adjacent to the proposed area of development.

A Tree report has been provided – however it is lacking in information –

- trees identified on the drawing have not been included within the schedule and their root protection areas / crown spreads have not been shown.
- Only a silver birch has been shown on the schedule – all trees on and adjacent to the site with a stem of 75mm + should be included.
- On the boundary with the school there is an area marked up as ‘overhanging trees’ – the trees here should be included within the schedule – in particular the extent of the overhang into the site and any work required to them to facilitate the development.
- The report shows a development of 3 houses, only 2 are proposed.

Without accurate and complete tree reports it is not possible to fully assess the impact of the development on trees on / adjacent to the site, both at time of construction and in terms of future liveability.

Until such time as the above information has been provided and assessed we OBJECT to the application on the grounds that satisfactory tree related information has not been provided. It has therefore not been demonstrated that the proposal could be implemented without a detrimental impact on trees’

On receipt of these documents we will be able to provide you with our revised recommendations.

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