

To: David Baker, Development Control  
From: Melinda Barham, Trees and Landscape  
Date: 17<sup>th</sup> August 2018  
Your ref:  
Our ref: PL/MB/EPF/2115/18



**Address – 13 - 15a Alderton Hill, Loughton**

**Proposal - Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works.**

**\*\*\* (Amendments to the previous proposal include changes to the front façade facing Alderton Hill, a reduction in the level of massing to the north of the site, a reduction in the number of units proposed by 15% from 106 to 89, and creation of a new zebra crossing along Alderton Hill. \*\*\***

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

SCN66 – Tree Protection  
SCN59 – hard and soft landscaping

SCN56 – retention of trees and shrubs – amended to read

*If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.*

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development.

**Justification**

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.

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- 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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