

To: Jonathan Doe, Development Control
From: Melinda Barham, Trees and Landscape
Date: 31st October 2018
Your ref:
Our ref: PL/MB/EPF/2769/18



Address – 93 Manor Road, Chigwell

Proposal - Use of land for the erection of three detached dwellings (Existing dwelling to be removed) - Revised application to EPF/2669/17.

Arboricultural Implication Assessment: Outline - *No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations).*
Reason:- *To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework, policies LL10 and LL11 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.*

New SCN35 – hard and soft landscaping

Justification

There are several trees on / adjacent to this site that are protected by Tree Preservation Orders.

As this is an outline application, tree reports will need to be undertaken and a constraints plan used to guide the layout of the site. Whilst there is a tree report included in this submission, the location of the trees differs considerably to the submitted 'Christensen Brownlee Design – site layout as proposed' drawing number 1470-02E dated Dec 14. This issue needs to be resolved when further applications are submitted.

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