

To: Francis Saayeng, Development Control  
From: Melinda Barham, Trees and Landscape  
Date: 21<sup>st</sup> May 2019  
Your ref:  
Our ref: PL/MB/EPF/0803/17



**Address – Foster Street Farm, Foster Street, Hastingwood**  
**Proposal - Proposed erection of 10 x detached houses, with new vehicular access and a new road, provision of parking with hard and soft landscaping (Ref: EPF/2516/14)**

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

N-SCN31 – retention of trees and shrubs

*Soft landscaping Condition - Soft landscaping shall be implemented as shown on ACD Environmental drawing number PRI21748-11C dated March 2018 and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.*

*Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework, policies CP2 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.*

*Hard landscaping condition - Prior to any above ground works, full details of hard landscaping and an implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved unless the Local Planning Authority gives its prior written approval to any alterations. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground.*

*Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework, policies CP2 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.*

*The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations.*

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*Tree protection shall be implemented as shown on ACD Environmental Tree Protection Plan drawing number PRI21748-03 dated March 2018.*

*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 / hedges, 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, 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.*

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