

To: Caroline Brown, Development Management  
From: Melinda Barham, Trees and Landscape  
Date: 4<sup>th</sup> February 2020  
Your ref:  
Our ref: PL/MB/EPF/2806/19



**Address - Revival Court , 26 High Street, Epping**

**Proposal –Proposed replacement of existing shop front, external downlighters, pavement & entrance alterations for A3 restaurant use of ground floor.**

**We have a holding objection on this application**

**Comments –**

The alder and London plane tree on Half Moon Lane are protected by a Tree Preservation Order. It should be noted that the London plane has an extensive and significant surface root running directly parallel to the road, and as such, is a constraint to how this part of the pavement can be used. We do not consider that it will be possible to install the two new car parking spaces as shown on the submitted drawings. We are not of the opinion that there is sufficient space for them, without directly encroaching on the current soft landscaped area when trying to get in or out of the car on this side. Parking here also blocks access on foot for the flat owners, between where they park their cars and the entrance to the flats.

We need further information on the surfacing arrangements – we would not be looking for a reduction of the soft landscaped areas. Please could we be provided with a detailed proposed surfacing layout, including details of changes of any levels along the Half Moon Lane elevation

We also require –

- The proposed methodology for the raising of the existing tarmac surfacing
- The Arb report advises an 'arboResin will be installed – what is specification for this, and what are the sub base requirements. What is the extent of the area to be covered in resin.
- What is the extent of the tree grills proposed
- Tree protection measures should also accommodate the surface root from the London plane.

Please could you request this information and re-consult once received. At the present time we consider that insufficient information has been provided to demonstrate that the trees have been fully considered and accounted for.

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