

Consultee Comments for Planning Application 21/01523/FUL

Application Summary

Application Number: 21/01523/FUL

Address: Land adjacent Cliphedge Farm Harwich Road Little Bentley Essex

Proposal: Proposed construction of office buildings , including ancillary site works (car parking, landscaping, new vehicular access points of Harwich Road and stopping up of existing access).

Case Officer: Nick Westlake

Consultee Details

Name: Mr Clive Dawson

Address: Weeley Council Offices Thorpe Road, Weeley, Clacton On Sea, Essex CO16 9AJ

Email: Not Available

On Behalf Of: Tree & Landscape Officer

Comments

The main body of the application site is covered in rough grass with rank and ruderal vegetation. Brambles are rapidly colonising the land. There are no trees or other significant vegetation on the application site.

The front boundary adjacent to Harwich Road is planted with a dense Hawthorn hedgerow that currently acts as a good screen. The boundary adjacent to Cliphedge Farm is planted with an established block of vegetation comprising primarily of indigenous species but with a few coarse hedging conifers.

In terms of the screening function this vegetation provides; it will be important to retain and strengthen existing planting or to secure new soft landscaping were it to be necessary for the vegetation on the boundary with Harwich Road or Cliphedge Farm to be removed

Both the south eastern and south western boundaries, of the application site, are planted with hedging conifers that provide functional screening but are inappropriate species for their location and, consequently, are incongruous in the landscape.

It would be desirable for all of the hedging conifers to be removed and replaced with a new buffer zone planting to be carried out utilising indigenous species.

In terms of the impact of the development on the countryside the application site is situated in the Bromley Heaths Landscape Character Area (LCA) as defined and described In the Tendring District Landscape Character Assessment. The document identifies one of the pressures on the LCA being the Urbanising impact of facilities, including buildings and lighting, associated with the A120. Whilst the development is clearly not directly associated with the A120, the recognised

pressure identified in the LCA reflects the potential impact of development associated with, and close to, the A120.

The development of the land would, by its very scale and nature, have a detrimental impact on both the character and appearance of the local landscape character. However, it is accepted that a good quality landscaping scheme that, addressed both boundary treatment and the internal layout, would soften and screen the development and help to mitigate the harm caused by the change of use of the land.

If planning permission is likely to be granted then it will be essential to secure details of comprehensive new planting as shown on the site layout, and other, plans for the reasons described above.

In terms of the level of detail provided relating to soft landscaping the applicant has provided two plans entitled Landscape Layout and Outline Planting Plan. In combination the plans show a good level of new planting however they contain incomplete and insufficient detail relating to plant species, specification, quantity and planting locations.

Therefore; either prior to the determination of the application or by way of a planning condition attached to any planning permission that may be granted the applicant will need to provide further information by way of a detailed soft landscaping plan.