

# Consultee Comments for Planning Application 21/02051/FUL

## Application Summary

Application Number: 21/02051/FUL

Address: 1 & 2 Pavilion Spring Valley Lane Ardleigh Essex CO7 7SD

Proposal: To demolish No 1 & No 2 The Pavilion and replace with a new two bedroomed single storey residential dwelling with parking and amenity provision

Case Officer: Julie Ramsey

## 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 application site is close to an Ancient Woodland named Walls Wood. The wood is recorded in the Natural England's Inventory of Ancient Woodland.

It should be noted that Natural England's standing advice in relation to development close to ancient woodlands states that: For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

In this case it appears that there is satisfactory separation between the position of the proposed dwelling and the wood and that the development proposal contained in the current application would not be likely to adversely affect the wood.

Nevertheless it will be necessary to ensure that the buffer zone is not compromised by the development, by vehicular movements or other works, associated with any development that may be granted planning permission. The physical protection of the buffer zone should be secured by a planning condition.

In terms of the impact of the proposed dwelling on the character and appearance of the countryside, and taking into account the proposed demolition of an existing building: it is considered that a combination of the existing screening provided by the wood and new screening on the southern boundary, that should be secured by a planning condition, means that the dwelling would not have a visually intrusive impact on the appearance of the countryside.