

PLANNING APPLICATION 19/00838/FUL

Low Road, Land west of Don Thomson House, Dov.

22 July 2019

The application site comprises agricultural land that benefits from good existing screening provided by established trees and hedgerows both on the boundary and in internal hedgerows. The site is also divided into three main areas by two existing field boundary hedgerows.

Following an initial site visit it appears that most of the vegetation on the application site would not be affected by the development proposal because of its position on the boundaries of the land. The exception to this is the proposed removal of the northern section of the most western internal hedgerow and another small section to create the main access from Low Road.

In order to show the impact of the trees and hedgerows on the application site and the way that retained vegetation would be protected for the duration of the construction phase of any planning permission that may be granted the applicant has provided a tree and hedgerow survey and report. The report contains an accurate description of the health and condition of the trees and hedgerows on the land and is in accordance with *BS5837 2012 Trees in relation to designs, demolition and construction: Recommendations*.

Although the best trees on the land are not threatened by the development proposal several of the Oaks are of such value that it is considered expedient to make a new tree preservation order to afford them formal legal protection. This will not unduly constrain the development potential of the land but will establish the importance of the trees and enable the Council to deal with post development pressures – should such a situation arise. Using the numbering system on the drawing provided by the applicants arboricultural consultant ref: TS & AIA/TPP the trees to be included in the tree preservation order are: T1, T8, T10, T11, T12 and part of G2 (6 trees in total).

In terms of the impact of the development proposal on the local landscape character it is important to recognise the existing qualities and value of the landscape and to quantify the potential impact of the proposed development on the local landscape.

The Tendring District Council Landscape Character Assessment defines the area within which the application sits as the Hamford Coastal Slopes Landscape Character Area (LCA). The applicant site immediately abuts the northern boundary of the Hamford Drained Marshes and Islands LCA and overlooks The Hamford Water Marshes LCA.

Consequently the development proposal has the potential to have an impact on both the character and appearance of the LCA within which the application site sits as well as the adjacent Hamford Drained Marshes and Islands LCA and The Hamford Water Marshes LCA.

In order to quantify likely harm to the character and appearance of the countryside and to inform the level of mitigation that may be required the applicant should provide a Landscape and Visual Impact Assessment (LVIA).

The applicant has submitted a Design and Access Statement in support of the application and Section 6 makes reference to the need to provide a LVIA. However this document does not appear to have been provided. The applicant will need to

provide this document, prior to the determination of the application in order to quantify the impact of the development proposal on the local landscape character.

The indicative site layout scheme sets out the principle of associated soft landscaping that shows the potential for a top quality and comprehensive planting scheme for the site.

If planning permission were likely to be granted it will be vitally important to secure a comprehensive and top quality soft landscaping scheme. The scheme should aim to enhance and screen the appearance of the development both internally and perhaps more importantly when viewed externally.

Clive Dawson
Tree and Landscape Officer