


TREE OFFICER CONSULTATION RESPONSE

PLACEMAKING TEAM, SPATIAL PLANNING, ASHFORD BOROUGH COUNCIL

Case Ref:	PA 2025 1969
Address:	Woodstock, Bromley Green Road, Ruckinge, TN26 2EG
Proposal:	Proposed garage conversion into a 1 bedroom self-contained annexe with rooflights to include external staircase to storage above.
Tree Officer:	Phil Cook
Date:	05/12/2025

Policies Considered	NPPF para 193 NE/FC Standing Advice
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Assessment:	<p>The proposed annexe is located within 15m of the nearby Ancient Woodland and as such is a residential development within an AW Buffer Zone.</p>  <p>The location of the annexe in the 15m buffer has not been assessed within the D&A and no mitigation has been specified.</p> <p>The location of new residential development adjacent to AW and within the buffer can have impacts, direct and indirect on the AW – these may include:</p>
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	<ul style="list-style-type: none"> • increasing the amount of dust, light, water, air and soil pollution • increasing disturbance to wildlife, such as noise from additional people and traffic <p>Mitigation measures</p> <p>Mitigation measures will depend on the type of development. They could include:</p> <ul style="list-style-type: none"> • putting up screening barriers to protect ancient woodland or ancient and veteran trees from dust and pollution • measures to reduce noise or light • creating buffer zones <p>In my view, there will be a low impact in terms of the intensification of use that will result in additional noise from people. I note that there are Velux windows to the west aspect, these will result in light spill impacting the adjacent AW along with the apex window.</p> <p>The proposal should consider mitigation measures in order to limit the impact of the proposed development.</p>
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<p>Summary of Officer View</p>	<p>The proposed residential development lies within the 15m Ancient Woodland Buffer. The impacts of the development on the AW and mitigation measures have not been assessed.</p>
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<p>Disclaimer: The above are the views of the Placemaking Team Tree Officer as a non-statutory consultee. They represent a material planning consideration in the decision-making process although it is acknowledged that the views will need to be weighed in the planning balance with other material planning considerations when the application is determined.</p>	
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<p>P.COOK Tree Officer</p>
