

VALIDATION STATEMENT

in regard to a

PROPOSED DEVELOPMENT

at

99 The Street Newnham Kent ME9 0LW

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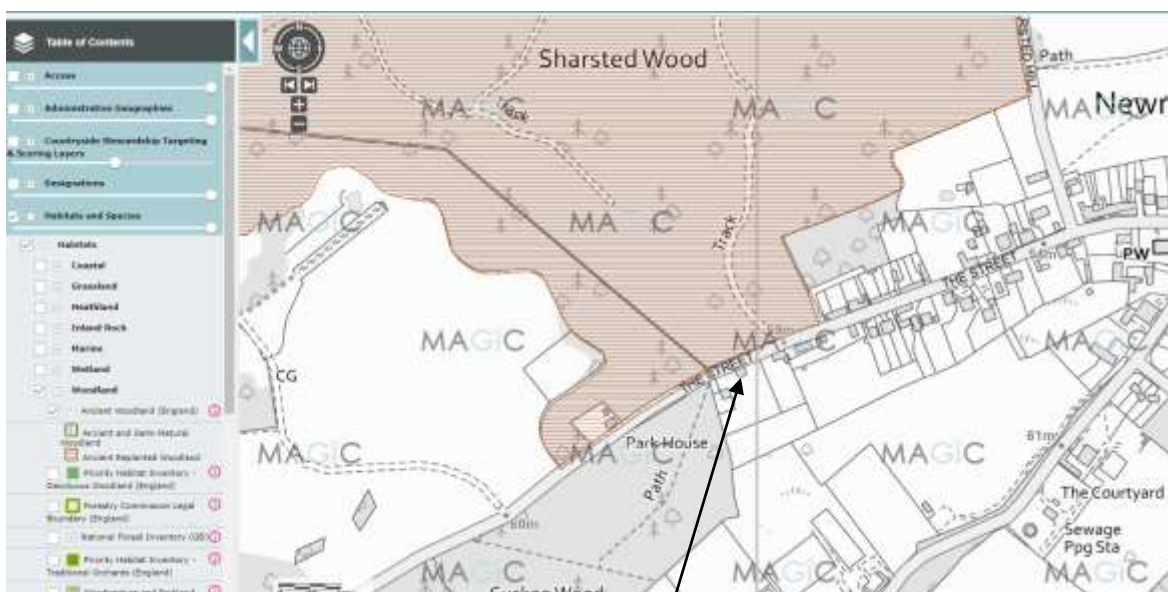
Ancient Woodland

2nd November 2021

Country House Homes Limited have been employed by the homeowners of 99 The Street, Newnham, Kent to produce a planning application for the demolition of existing single storey additions and for the construction of a new two-storey extension.

In validating the planning application Swale Borough Council have requested an Arboricultural Report for the proposed development given that the application site lies within 30m of a designated Ancient Woodland.

The Ancient Woodland is shown on the extract of the Magic mapping below and is known as Sharsted Wood.



Application Site

Sharsted Wood is located on the north side of The Street. The application site lies directly opposite Sharsted Wood, on the south side of The Street.

The proposed development for 99 The Street is entirely self-contained within the residential curtilage of the property and would not encroach on the Ancient Woodland located on the opposite side of the public highway.

Given the proximity of the Ancient Woodland in relation to the Application Site, no direct harm would be caused by the proposed development on the Ancient Woodland by virtue of the separation distance between the two entities and positioning of the public highway.

99 The Street benefits from access to the west of the property where all construction activities to create the new extension can be carried out from the south side of the home, therefore the Council can be satisfied that all building operations can be carried out at a safe distance from the Ancient Woodland.

It is accepted that dust generated during the construction period of the proposed development could transfer towards the Ancient Woodland with the assistance of a southerly wind, however this matter can be safeguarded by Planning Conditions, such as a Construction Method Statement which would outline the parameters for dust mitigation in order to protect the woodland from dust impacts.

I trust that you will find the above to be in order, should you have any queries whatsoever please do not hesitate to contact the undersigned.

Yours sincerely

Guy Osborne
Land Director