

From: Credo Planning <info@credo-planning.co.uk>

Sent: 08 February 2024 12:36

To: Planning Support Validation <PSValidation@MidKent.gov.uk>

Subject: RE: 24/500415/FULL The Oast Norton Road Sutton Valence Maidstone

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Dear Angela

Thank you for your email and for the opportunity to provide a response.

I do not consider a tree survey is necessary for this proposal for the following reasons:

- The only tree of significance on this site has been marked on the proposed site plan and the proposed garage has been located outside the RPA of this tree (as shown on the plan) to avoid causing any harmful impacts. A suitable condition could be used to ensure this tree is protected during construction works.
- The proposed extension would be located on a patio area and therefore would not affect any trees.
- The proposed new vehicle access would require the removal of a section of boundary hedge, and no trees would be removed or affected.
- The acoustic fence would be located within the application site along the line of an existing low level fence so would have not greater impact than existing. Further, the applicant could replace this existing fence with a 1m high fence without needing planning permission.

I hope this is sufficient information to allow you to valid the application.

Many thanks

Andrew Jolly
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