

**Land formerly used as Club Union Convalescent Home & Land East of
Convent Road,
Reading Street, Broadstairs CT10 3AZ**

TREE REMOVAL STATEMENT

This short supporting statement has been prepared to support planning application reference TPO/TH/23/1646: *TH/TPO/10(2000) - 1No Maple (T26) 1No Cherry (T27) - Fell, 1No Holm Oak (T12) - Crown raise by 2m, 2No Prunus (T18, T19)*

We refer to the Tree Survey Report Issue 3 (June 2016) prepared by LaDellWood and submitted in support of planning application reference F/TH/19/0813: *erection of 24no. dwellings with associated vehicular access from Reading Street and Convent Road, pedestrian access from Astor Road, parking and landscaping*, which was granted at appeal reference APP/Z2260/W/20/344440 on 29/10/2020.

The trees requested to be felled were all assessed as Category C. Tree Quality Assessment in accordance with Table 1 of BS5837:2012 states:

Category C - Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Referencing the Tree Preservation Order No.10 (2000) against these trees proposed for felling in the Tree Survey Report, the recent assessment by our qualified tree surgeon and in the context of the planning site layout approved under F/TH/19/0813, the following should be noted:

TPO Ref.	Tree Survey Ref.	Cat.	Survey Notes	Recent Assessment
T26 - Maple	No.26 Sycamore – Acer pseudoplatanus	C	Dense ivy to 8m.	These trees are in a poor condition, provide little amenity value and their location is compromised in the approved layout.
T27 - Cherry	No.25 Flowering cherry – Prunus serrulate	C	Dense ivy to 8m.	
T18 – Prunus	No.6 Whitebeam – Sorbus aria	C	Many trunks at 2m.	The poor quality of these trees, that offer very little amenity value, have a detrimental impact upon these rear gardens and will place the trees under constant threat of removal in the future.
T19 - Prunus	No.5 Sycamore – Acer pseudoplatanus	C	Ivy to 11m. Many tight forks at 2.5m, may have been pollarded.	

PROPOSED TREE WORKS TO TPO TREES

T26 - Maple & T27 - Cherry

These trees are shown located on the boundary on the TPO plan but are in fact located further north than shown, and the adjacent trees T25 & T28 appear to have been lost as well as either T23 or T24.

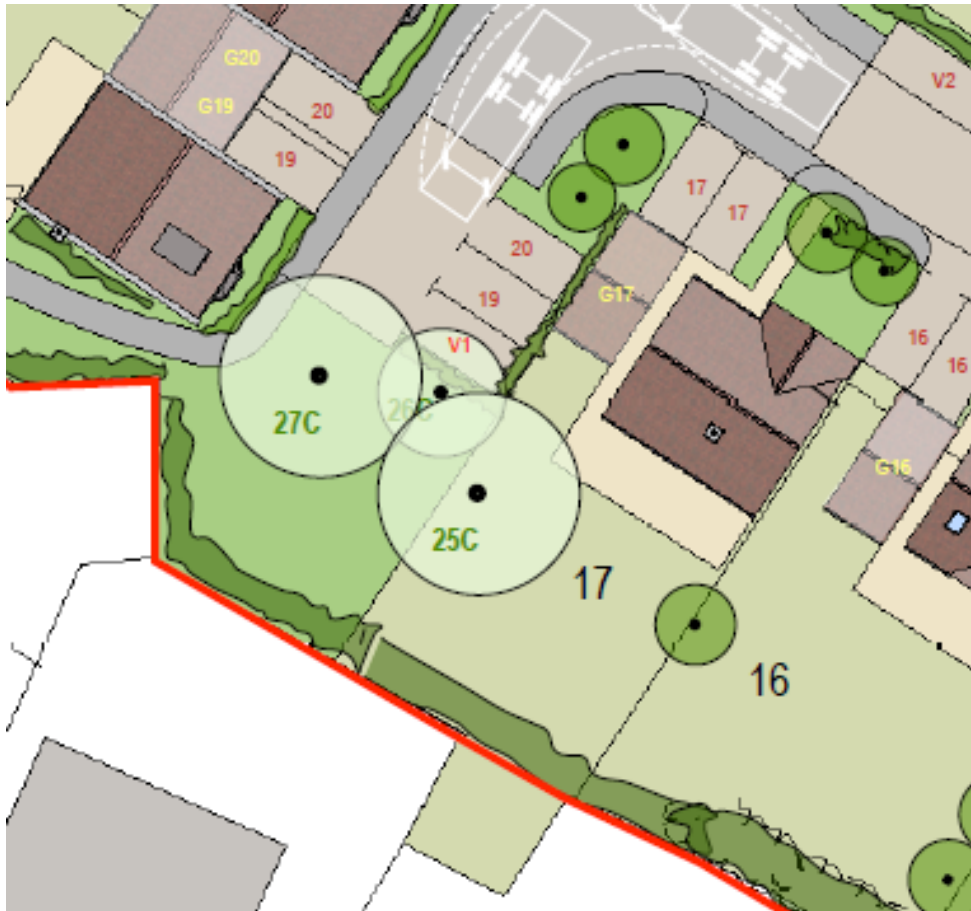
Both T26 & T27 appear to be in poor condition, see photo below and their location within the consented scheme means they are severely impacted by an approved property (Plot 17) and the adjacent parking area (see extract of approved layout).



Photo: 08.12.2023

Trees T26 & T27 are indicated as 25C & 26C on the approved Site Plan (101 P7). As can be seen their proximity to Plot 17 and the adjacent parking area raises concerns over their

condition and future liability. There is adequate space within this area to replace these with two new specimens.



Extract of Approved Site Plan

Trees 27C shown above, which is either T23 or T24, both Accacia, will be retained.

T12 - Holm Oak

This is a fine specimen and will be a central feature of the new development. We request permission to raise the canopy of this tree by 2.0m to lift it off of the ground and provide light to its understorey.



Photo: 08.12.2023

T18 - Prunus & T19 - Prunus

Revised 02/01/2024

There is an inevitability that the form and appearance of these two trees and their locations within the rear gardens of Plots 4 & 5 will make the seeking for their removal highly likely by future owners.

These two trees offer limited amenity value and their replacements with suitable specimens in more appropriate locations we feel is fully justified.

T18 - Prunus



Photo: 26.04.2023

T19 - Prunus



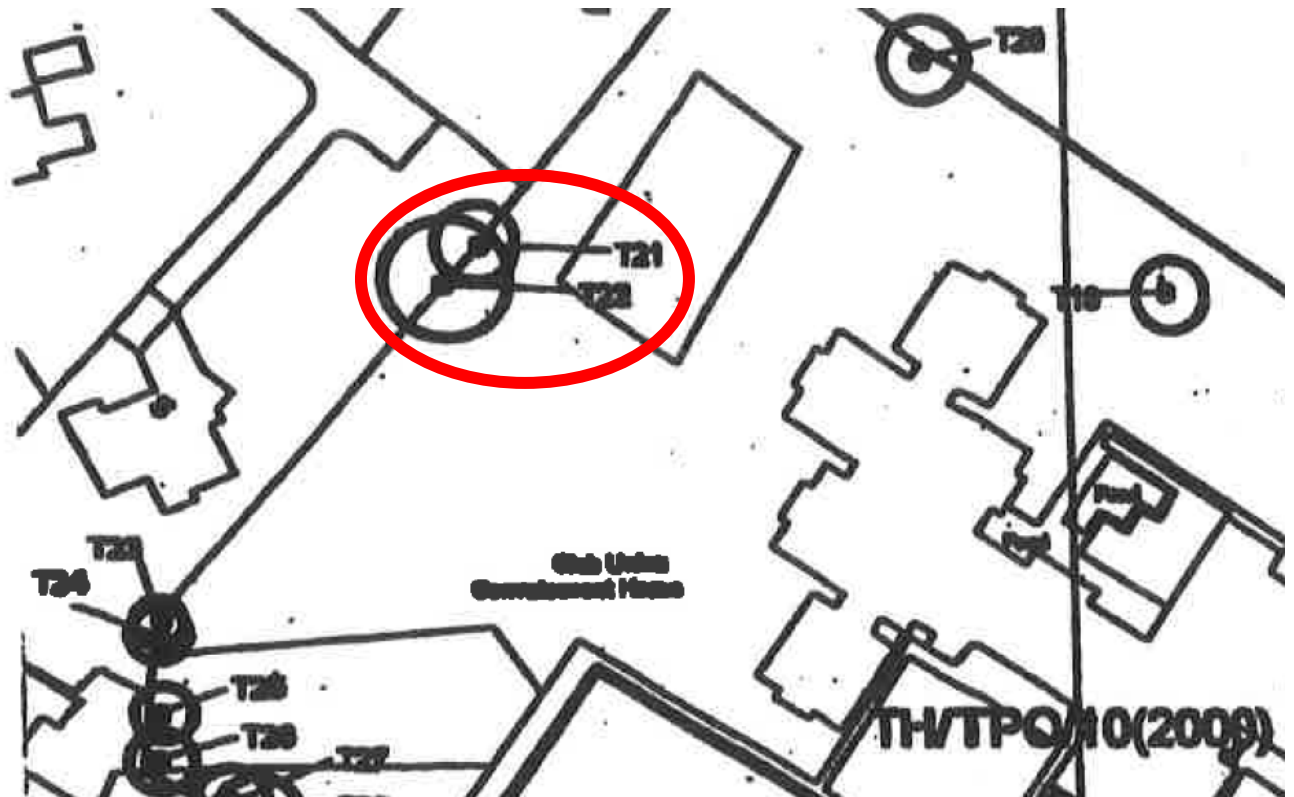
Photo: 26.04.2023

T18 is shown as 6C and T19 is 5C on the approved site plan as indicated below:



Extract of Approved Site Plan

It is worth noting that T21 & T22 (Sycamores) have also been lost – see extract of TPO plan below:



Summary & Conclusion

These trees were subject to a Tree Preservation Order (TPO) in 2000, TPO 10 (2000), which replaced an earlier blanket TPO 4 (2000). Since then a significant number of the protected trees have been lost.

The Tree Survey Report Issue 3 (June 2016) prepared by LaDellWood and submitted as part of the approved planning application F/TH/19/0813 recorded that all of these trees, and the two additional ones proposed for removal, were all Category C in accordance with BS5837:2012.

Since this survey, and the granting of planning consent, the quality of these trees has deteriorated further, which was reinforced when assessed by our qualified tree surgeon on site last week. When these trees' locations are assessed against the approved planning layout it is felt that their removal, and replacement with suitable new specimens positioned in more appropriate locations as part of a comprehensive landscaping strategy for the development, will ensure their replacements can mature without any threat of removal in the future.

A comprehensive landscaping scheme is in the process of being prepared by our consultant Landscape Perspectives to address Condition 26 (Hard & Soft Landscaping) of F/TH/19/0813 and it is intended that this will be submitted to Thanet District Council for approval early in the New Year.

Millwood Designer Homes, (now Elivia Homes Eastern), have a long established reputation of delivering high quality developments in Thanet with landscaping forming a key feature of every scheme.

We believe a pragmatic approach to these proposed tree works will result in a high quality landscaped new development that's planting is enabled to mature successfully without negatively impacting upon future residents.