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TREE PLANTING SCHEME

Site	26 Linksway, Northwood, Middlesex, HA6 2XB
Date	19 th October 2023
Hillingdon Council ref:	35888/TRE/2022/53 & 35888/TRE/2023/161
Client	Aviva Wilford
Document ref	TI14012001.03

1. Compelling evidence has been provided to demonstrate that trees located at 26 Linksway are causing or contributing to subsidence damage to the property at 7 Rogers Ruff adjacent.
2. The trees involved are protected by a TPO and a TPO application was made by the agent working for 7 Rogers Ruff (Charles Cocking of JCA), for which TPO consent was granted on 11th May 2022. TPO Ref 35888/TRE/2022/53.
3. However, the TPO application made by Charles Cocking did not include all trees that require removal, and in July 2023 I made an additional TPO application for further tree removal, for which consent was granted on 24th August 2023. TPO ref 35888/TRE/2023/161.
4. Both TPO consents were conditional. The condition stated that the trees cannot be removed until replacement tree planting has been submitted to and approved by the council. The wording of the condition in both consents was identical and stated as follows:

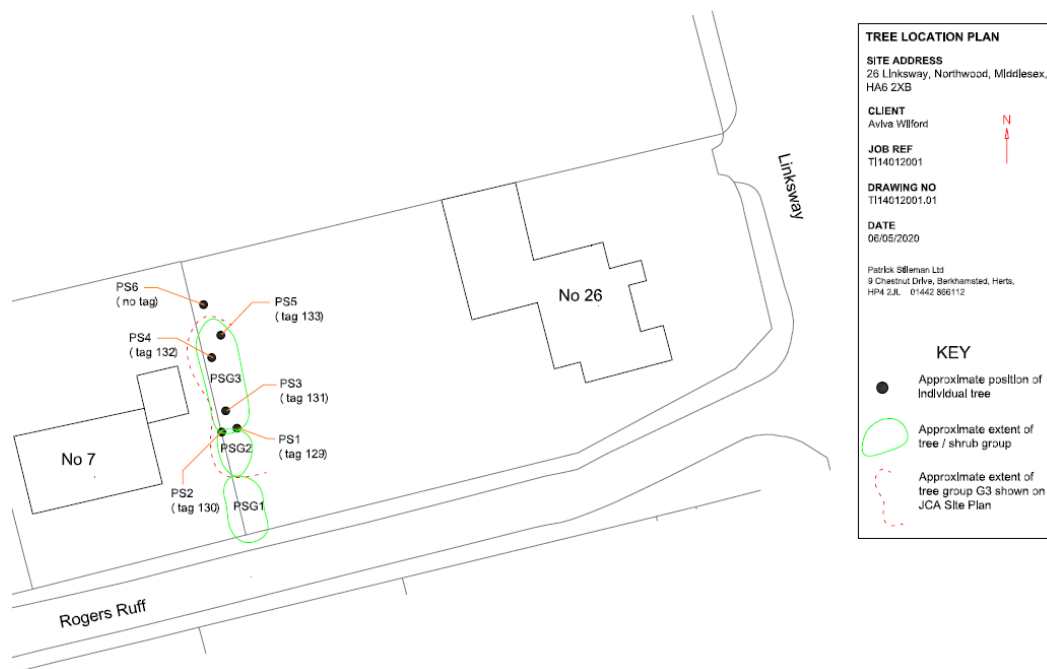
- 1 No felling shall take place until such time as a scheme has been submitted to, and approved in writing by, the Local Planning Authority for a replacement tree(s), which shall be of 'Standard' size (about 2-3m high) and short-staked for support. The replacement tree shall be planted during the first planting season following the felling works hereby permitted. Thereafter, the replacement tree(s) shall be retained indefinitely and maintained (watered and weeded during the spring and summer) for 2-3 years, or until established.

5. The replacement planting condition in each consent is surprising in that the reason for the trees to be removed is to reduce water uptake in order to stabilize the building at 7 Rogers Ruff. Replanting new trees in a similar location has the potential to cause a resumption of the same issues in the future. There is no location elsewhere at 26 Linksway which is acceptable to our client for replacement tree planting.
6. To satisfy the planning condition in each of the TPO consents, and to lawfully enable the removal of the trees causing damage, a tree planting scheme must be submitted to and approved by the council. For the reason set out in 5 it is proposed that a single replacement tree shall be provided. The tree that I have selected is one of medium ultimate size with low water demand in order to minimize the future potential that it has to cause damage to structures.

Trees for removal

7. The plan extract below indicates the extent of group G3 shown in the JCA report within which tree removal has been consented (35888/TRE/2022/53). This is indicated by a broken red line.
8. In addition to this, four slender additional trees (two Lawson cypress and two hornbeams) in the northern end of the group shown as PSG1 were recommended for removal by me, for which consent has been granted (35888/TRE/2023/161).

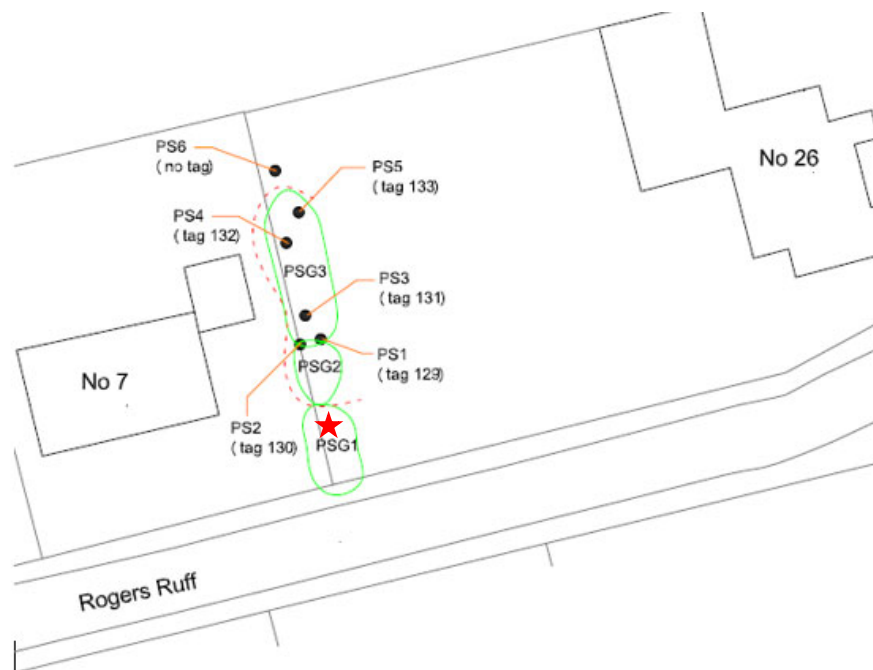
Figure 1. Plan showing position of trees. JCA G3 marked with broken red outline



Proposed replacement tree planting

9. A single holly tree (*Ilex aquifolium*) shall be planted within the northern end of the group PSG1 (where two cypress trees and two hornbeams are to be removed).
10. The new tree shall be planted as a Standard with a single stem which has a girth at planting of 8cm – 10cm. The height of the tree at planting shall be 2m – 3m. The tree shall be planted during the first tree planting season (1st November – 31st March) following the removal of the trees for which consent has been granted. The tree shall be supported by a stake for the first two years, and shall be replaced if it dies within the first five years following planting.
11. For the avoidance of doubt, the position of the new holly tree shall be planted in the location indicated in Figure 2 below by a red star.

Figure 2. Position of replacement holly indicated by a red star



12. The proposed replacement tree is intended to provide a suitable scheme to discharge the condition imposed to 35888/TRE/2022/53, and to 35888/TRE/2023/161.

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