

9 LINKSWAY – UPDATED LANDSCAPING PLANS AND FRONT ELEVATION

Local Development Plan Considerations

The updated landscaping plans take full account of the status of the Copse Wood Estate as an Area of Special Local Character (ASLC) as per **DMHB 5 and 6** (as distinguished from Conservation Areas and/or Heritage Assets) and are consistent with recent planning decisions and successful appeals.

Taken as a whole, the plans for trees and landscaping provide a significant enhancement to amenity and biodiversity consistent with **DMHB 11 Design of New Development** (notably clause A. v) and also meets or exceeds the requirements of **DMHB 14 Trees and Landscaping** (notably clause D), especially in respect of replanting new trees on-site (**56 in total including 46 pleached trees**) and for the quality of **Private Outdoor Amenity Space as per DMHB 18**. We also have due regard to **DMHB 15 on Planning Safer Places** (especially clauses iii and iv) given the heightened incidence of aggravated burglaries in Linksway (which backs onto a public footpath) and we also comply with **DMHD 2 on Outbuildings**.

Trees

Previously agreed tree as part of approved planning condition (drawing: 1363/P/7C dated 6 June 2024)

- A. Magnolia grandiflora (front lawn)

Additional trees (55 including 46 pleached trees) making a total of 56 plus plants and other hedging as part of updated landscaping plan, including removal of old Hornbeam hedge at rear. This will diversify and complement the existing species of trees.

- B. Eleagnus x ebbingei pleached trees (x 24)
- C. Pinus (either sylvestris, nigra or strobus)
- D. Magnolia grandiflora (additional)
- E. Acer palmatum or Parrotia persica or Amelanchier
- F. Ligustrum Japonicum and/or Cornus kousa
- G. Osmanthus
- H. Prunus lusitanica and/or laurocerasus (x 2)
- I. Camellia (x 2)
- J. Thuja plicata 'Excelsa' pleached trees (x 22)

Tree branches overhanging rear boundary of garden from public footpath to be trimmed as per GHA Letter.

Root Protection Areas

Where Root Protection Areas are impacted by a change in level, trial holes will be dug. Should there be visible roots of more than 25mm then a Cellweb structure will be used as shown in the GHA Letter. All surfaces use permeable materials.

Proposed Hedging

Rear – *Thuja plicata* ‘Excelsa’

Sides – *Prunus laurocerasus* ‘Caucasica’ or ‘Novita’

Front – *Taxus baccata*

The selection of *Thuja Plicata* has made following extensive consultation with experts at Majestic Trees. The logic for this selection was as follows: 1) hedging which is versatile for growth in clay heavy soil on a north-south boundary, with a shallower root system, which does not interfere with established deep rooted trees; 2) sufficient growth rate over time which allows for smaller planting initially, which is less disruptive for the established landscape; 3) sufficient density that protects the rear boundary from a security perspective given the significant number of aggravated burglaries (the rear boundary backs onto a public footpath R27 adjoining Northwood Golf Club).

A second opinion was sought initially from Barcham (approved supplier to London Borough of Hillingdon) who re-confirmed this above logic. Furthermore, Barcham made a referral to Bartlett Tree Experts. A representative visited the site on 7 March 2025 and also confirmed the choice of species and further suggested using pleached trees of *Thuja Placata* in the more sensitive areas in the two corners of the site which avoids trenching and can be hand dug with limited disturbance given their relatively small root balls. The pleached format also limits water absorption by removing lower-level growth and provides screening more efficiently. The hedging will be maintained at a height of approximately 3.2m - being the top of the pleached trees. The boundary treatments on Linksway for properties adjoining the public footpath R27 vary considerably including widespread use of conifers, in most cases of significantly larger size. The proposal for *Thuja Plicata*, in the proportions proposed, is consistent with the immediate vicinity and not out of character.

Taxus Baccata on the frontage has already been accepted under discharge of Condition 3 (51186/APP/2024/685) and is used in multiple locations on the Copse Wood Estate including by houses immediately opposite or nearby: 14, 16 and 20 Linksway.

Planting Types and Density

Approximately four per m2 on average as shown in accompanying Planting Plan

NAME*
Achillea 'Credo'
Anemone x hybrida 'Honorine Jobert'
Anthriscus sylvestris 'Ravenswing'
Aquilegia 'Black Barlow'
Artemisia 'Powis Castle'
Astrantia major 'Large White'
Calamagrostis brachytricha
Camellia japonica 'Mathotiana Alba'
Daphne x transatlantica 'Eternal fragrance'
Deschampsia cespitosa 'Goldtau'
Digitalis 'Pam's Choice'
Elaeagnus x ebbingei
Eryngium yuccifolium
Euphorbia characias 'Silver Swan'
Foeniculum vulgare 'Purpureum'
Gaura 'Whirling Butterflies'
Geum 'Mai Tai'
Hebe albicans
Helleborus 'Christmas Carol'
Helleborus 'Harvington Dusky'
Heuchera 'Black Pearl'
Hydrangea arborescens 'Strong Annabelle'
Hydrangea macrophylla 'Zebra Black Steel'
Iris sibirica 'Drink Your Tea'
Iris sibirica 'Purplelicious'
Liriope muscari 'Monroe White'
Luzula nivea
Miscanthus sinensis gracilimus
Nepeta racemosa 'Walker's Low'
Osmanthus delavayi
Panicum virginicum 'Heavy Metal'
Pennisetum alopecuroides 'Hameln'
Penstemon 'Arabesque Appleblossom'
Penstemon 'Raven'
Perovskia 'Blue Spire'
Philadelphus 'Manteau d'hermine'

Rhododendron 'Christmas Cheer'
Rhododendron 'Cunningham's White'
Rhododendron 'Madame Masson'
Rhododendron 'Shamrock'
Rosa 'Winchester Cathedral'
Salvia x sylvestris 'Schneehugel'
Sambucus nigra 'Eva'
Sarcococca confuse
Sedum spectabile 'Stardust'
Stipa tenuissima
Taxus baccata 2000mm high hedge
Taxus baccata 900mm high hedge
Taxus baccata dome 1200mm dia
Taxus baccata dome 800mm dia
Thalictrum 'Splendide White'
Trachelospermum jasminoides
Veronicastrum virginicum 'Fascination'
Veronicastrum virginicum 'Album'
Viburnum tinus 'Eve Price'
Vinca minor 'Alba'

**plants/hedging/trees may be substituted for availability and/or suitability reasons, for example due to soil considerations, sunlight conditions or pest control mitigation*

Front elevation

Removal of brick wall and substituted with metal railings with hedging to complement adjoining properties, providing for softer landscaping.

The metal railings are proposed to provide a softer frontage boundary treatment compared to the previously accepted boundary treatment. This is also consistent with immediately neighbouring properties, notably 7 Linksway. This boundary treatment is used in multiple locations in Linksway (numbers 6, 38, 40, 42) and the wider Copse Wood Estate (3 The Broadwalk, 57 and 69 Copse Wood Way, numbers 5, 9, 14, 15, 17, 21, 22, 30, 31, 45, 47 Nicholas Way) and similar approvals have been granted in the recent past, including 18 Linksway.

The use of a brick wall was previously objected to by Officers at LBH (51186/APP/2020/4149) as follows:

"The proposal also includes the provision of a brick wall and iron gates along the front boundary. The wall would measure up to 1.45m in height and would unacceptably fortify

the appearance of the site from the street scene, which is characterised by open frontages or well-established hedges. It is acknowledged that some of the frontages have been enclosed but these are predominantly with wider railings with a hedgerow behind to soften the appearance. As proposed the brick wall and metal gates would harm the verdant, natural characteristics of the area by introducing an urban boundary treatment."

Moreover, the relevant Appeal Decision APP/R5510/W/21/3273177 (and others) have made clear that:

"Although many plots, including the appeal site, have hedges and trees to the front of the properties, there is a range of front boundary treatments in Linksway and the wider ASLC. This includes a wall of not dissimilar size at a property near the appeal site on the other side of the road. As such, the proposed treatments would not be out of keeping with the existing street scene or the general area. Furthermore, there are several examples of railings in the ASLC. There would be opportunities for planting behind the wall, brick is a common material to the area and the wall size and appearance would not be noticeably different to the surrounding character."

Having regard to this context, especially the relevant Appeal and substantial number of subsequent precedents, the proposed front boundary treatment is not out of character, nor would it have an adverse impact on the street scene or setting of the ALSC.