

# **PLANNING COMMITTEE – 20<sup>th</sup> November 2025**

## **PART I - DELEGATED**

### **Confirmation of Tree Preservation Order 934 (156 The Drive, Rickmansworth) 2025.**

#### **1. Summary**

- 1.1 The purpose of this report is for elected Members of the Planning Committee to consider an objection to the Confirmation of Tree Preservation Order (TPO) 934 (156 The Drive, Rickmansworth) served on the 26<sup>th</sup> of June 2025. And whether, or not the TPO should be Confirmed (made permanent).

The Officer recommendation is that the Order should be confirmed (made permanent).

If the Order is not confirmed, the TPO will lapse on the 26<sup>th</sup> December 2025, and some of the trees within Woodland (W1), and the majority of trees within Area (A1) will cease to be protected by TPO.

However, existing, confirmed TPOs (173 and 063), will continue to protect some of the trees on the site.

#### **2. Details**

- 2.1 On the 26<sup>th</sup> June 2025 Three Rivers District Council (TRDC) made TPO (Tree Preservation Order) 934 (156 The Drive, Rickmansworth) 2025. The order was served on a provisional basis to protect all trees within Woodland (W1) and Area (A1), as identified on the TPO Plan (Appendix 1).
- 2.2 The TPO was served in response to concerns raised by local residents, and the submission of a pre-application request for the site. And following a site visit by officers on the 10<sup>th</sup> June 2025 to inspect the trees from the roadside.
- 2.3 The Woodland (W1) designation on the new TPO (934) covers the same piece of land as an Area (A1) designation on an existing, confirmed TPO (173) served in 1982 (Appendix 2).
- The new TPO (934) with the W1 designation was served to update the A1 designation on the existing TPO (173), which only protects trees which were present in Area A1 in 1982, on the date it was served.
- 2.4 TPO 934 also includes a new Area (A1) designation, which encompasses the garden area surrounding the existing dwelling, and which protects all tree present on the date the new TPO was served.
- 2.5 If TPO 934 is confirmed, TPO 174 will be revoked. And if, in the future, the existing property is redeveloped TPO 934 would be modified to protect individual and/or groups of trees currently within Area (A1) of TPO 934.

#### **3. Objection**

- 3.1 In response to the serving of the provisional TPO, one objection was received. Due to the nature and length of the objection, an officer response is provided to the Objection Summary and to the Objection in Full.

## Objection Summary and Officer Response

*We write on behalf of Millen Homes to formally object to the confirmation of Tree Preservation Order no. 934, issued on a provisional basis on 26 June 2025. This objection concerns both:*

*The misclassification of domestic garden land as 'woodland' (W1); and*

Officer response – The site comprises a detached dwelling surrounded by land which has been managed as a residential garden whereby there is evidence of cultivation, including regular mowing of lawn areas and maintenance of planting beds. However, beyond the cultivated garden area is an area of woodland which does not show evidence of cultivation, namely, W1 Woodland.

*The procedural conduct of the Local Planning Authority (LPA), which raises legitimate public interest concerns.*

Officer response – Officers disagree that the council's procedural conduct has raised any public interest concerns

*Furthermore, the Order, as currently drafted, exhibits multiple legal and procedural deficiencies, rendering it incapable of lawful confirmation.*

Officer response – Officers disagree that there are any legal or procedural deficiencies in respect to the TPO, that make it incapable of being confirmed.

## Objection in Full and Officer Response

### *1. Misclassification of Domestic Garden Copse as "Woodland"*

*The area designated W1 has been part of the residential garden of 156 The Drive for over 50 years.*

*While the rearmost section has become unmanaged, it comprises self-seeded trees forming a copse, not a woodland in any legal or ecological sense.*

Officer Response - The land designated as Woodland (W1) on the new TPO (934) contains a range of trees species, of a range of sizes and age classes. There is no evidence that the land has been cultivated as a garden, or that maintenance, such as mowing, has been carried out in recent years to prevent natural ecological processes, such as the growth of new trees. The natural regeneration of trees by self-seeding is a key ecological function of Woodland. A copse is simply a term for a small woodland and there is no legal definition of woodland.

*The designation lacks any accompanying site-specific justification, as required by Regulation 3 of the 2012 Regulations and paragraph 3.21 of national guidance. No explanation has been provided as to why a woodland categorisation is appropriate for this site. This failure constitutes a clear procedural defect.*

Officer's response – There is no requirement for the council to provide a site-specific justification for the use of a particular TPO category and this is not a procedural defect. Considering the characteristics of the trees and land in question, Officers decided that the Woodland category was appropriate and this was a decision that was open to Officers.

### *Legal Grounds*

*In R (Plimsoll Shaw Brewer) v Three Rivers DC, the Court of Appeal affirmed that woodland classification must reflect actual land use and ecological context—not simply tree density.*

Officer response – It was concluded in R. (Plimsoll Shaw Brewer) v Three Rivers DC [2007] EWHC 1290 (Admin) at paragraph 23 that:

“whether a number of trees do or do not constitute a woodland is pre-eminently a question of fact and degree for the local planning authority to decide”

- *“Woodland” under a TPO is intended to preserve ecological continuity and natural regeneration. This site:*
- *Lies within defined domestic curtilage*

Officer response – Being within domestic curtilage does not prevent woodland from being protected by TPO.

- *Lacks any formal woodland management regime*

Officer’s response - There is no requirement for woodlands to have a formal management regime in place. However, historical correspondence sent to the Council by the objector contains numerous references to woodland management activities, such as, ‘Native species are to be encouraged’, “planting of native shrub layer”, provision of a “glade”, “coppicing”, “tree planting”, and the “removal of sycamores to enhance growth of Oak trees”.

- *Is not publicly visible or prominent*

Officer’s response - The Woodland (W1) can be viewed from the public highway and is visible as a backdrop to the flats at the junction of The Drive and Nightingale Road, and from housing on The Mount. The Woodland also contributes to the verdant nature of the local environment and supports local wildlife. It will also play a role in mitigating the “urban heat island effect” for the benefit of local residents.

*The historical record demonstrates unambiguous evidence that this land has been treated as private domestic garden for over 30 years. Council officers including Julie Hughes, Reuben Hayes, and James Percy-Lancaster repeatedly approved tree works under TPO 173 and 063, citing domestic reasons such as light improvement, removal of dead or self-seeded trees, and aesthetic planting. These records—spanning 1994 to 2020—confirm consistent Council engagement with the land as managed curtilage, not ecological woodland. There is no record of woodland value or public amenity being applied during this period, despite repeated officer visits and assessments.*

Officer response – What previous Council officers have historically referred to W1 Woodland protected under TPO934 is irrelevant. However, historical correspondence reveals that Council officers have referred to W1 Woodland as “the Wood” and that in correspondence between the previous owner and the Council, the previous owner referred to W1 Woodland as “the wood” or “woodland” on several occasions.

*It appears disingenuously motivated at blocking development rather than a genuine attempt to protect a woodland of important public amenity. Thus, the Woodland Order W1 is unjustified.*

Officer response - The W1 Woodland category under TPO934 aims to update the A1 Area protection under TPO 173, which was served 43 years ago in 1982. Government guidance advises that the Area category is not suitable for long-term protection and Local Planning Authorities (LPA) should replace them with more specific categories, such as woodland.

## *2. Procedural Impropriety and Reactive Conduct by LPA*

*The conduct of the Council in this matter warrants formal scrutiny and is ultimately self-defeating. On submission of our pre-application enquiry, we proposed a selective and professionally assessed tree removal strategy, balancing tree retention with sustainable self-*

*build development. Many of the trees proposed for removal were already covered by an existing Area TPO, and others were not protected.*

Officer response – A pre-application was received by the council which included the large-scale removal of trees within the A1 Area of TPO173. As the existing TPO is 43 years old, officers determined that a number of the trees within A1 would not be protected, hence took the decision to serve a new, more specific TPO 935 with W1 Woodland covering the same area as A1 to ensure all trees were protected.

*Importantly, we gave a written undertaking that no tree clearance would be undertaken prior to formal application, to allow meaningful discussion with the LPA.*

Officer's response - Without statutory protection by TPO, there are no means by which LPA's can prevent trees from being removed prior to development.

*The applicants had predicted the pre- application on the requirement to meet the councils tree officer with the applicant's tree consultant to discuss the arboricultural merits of the proposed scheme. This request for engagement was repeated refused without reasonable justification.*

Officer response – Tree officers provided written comments on the pre-application enquiry and, following the serving of TPO 934, offered to meet with the applicant. This offer was not taken advantage of by the objector.

*Yet, within days of receipt of the LPAs pre-app response, the Council:*

- *Escalated the rear Area TPO to a Woodland Order (W1)*

Officer response – The W1 woodland is an update of the existing A1 Area protection, as per government guidance

- *Imposed a brand-new Area TPO (A1) at the front, which had never been Protected*

Officer response – Due the pre-application enquiry, tree officers took the decision to apply Area protection to the cultivated gardens surrounding the existing dwelling. In the future, if any redevelopment of the site is agreed, the TPO would be modified to apply more specific categories.

- *Did so without further communication or dialogue, in apparent reaction to a developer being transparent about proposed works*

Officer response - Without statutory protection by TPO, there are no means by which LPA's can prevent trees from being removed prior to development.

*The Council's documentation provides no evidence of a site visit, species identification, or boundary assessment to support the Order an essential requirement under paragraph 20 of the GOV.UK guidance. The absence of this baseline assessment raises doubts as to whether the Order reflects the actual land-use, ecological function, or public value of the trees in question.*

Officer's response – The council is not required to provide such evidence to support an Order. Tree Officers made a site visit on the 10<sup>th</sup> June 2025 to inspect the trees from the roadside, and local residents provided photos to the Council of Woodland W1. Officers took the decision to protect 'all trees, of whatever species' within Woodland (W1). The boundary assessment was carried out by reference to Land Registry information and the existing Area (A1) protection of TPO (173).

*The entire purpose of the TPO system is to encourage collaboration and protect trees in a rational, proportionate manner. The Council's reaction:*

- *Disincentivises open communication*

- *Penalises developers who act responsibly*
- *Encourages a counterproductive trend: pre-emptive felling of trees before planning engagement—a phenomenon well known to LPAs*

Officers response – The purpose of a Tree preservation Order (TPO) is to confer legal protection on trees and woodlands of significant public amenity value and to prevent their removal, prior to consideration or consent by the Local Planning Authority.

As such it would not be usual for an LPA to consult in advance of serving of a TPO, as this could provide the opportunity for trees to be removed before a TPO is served and the trees protected. TPOs are served on a provisional basis, to give an opportunity for any relevant issues to be considered prior to confirming a TPO (making it permanent).

*Indeed, this reactionary behaviour, seen increasingly, leads many developers to remove trees at the earliest opportunity purely as a defensive measure precisely to avoid these sorts of bureaucratic escalations. At Millen we chose the opposite approach. We made contact in good faith, with a tree sensitive proposal, and have instead been treated with institutional suspicion and disproportionate controls.*

Officers response – Whilst officers appreciate that Millan does not carry out pre-development clearance works, unfortunately this is not our experience of other tree owners. The council would be open to criticism if giving prior warning of its intention to serve a TPO led to unscrupulous landowners undertaking clearance works.

*Additionally, It is also critical to note that in 1994, the Council made a formal decision to delete Area A1 under TPO 173 and replace it with more proportionate protections demonstrating a deliberate rejection of blanket controls over this site. That deletion was confirmed in writing by the Council's solicitor. For the Council to now impose a Woodland Order over essentially the same land without any new ecological data or change in use is not only procedurally unfair, but in direct conflict with its own earlier legal conclusions.*

Officer's response - The 1994 correspondence is in reference to TPO 319 which protects trees at 152, 154, The Drive and is not relevant to this matter.

### *3. Redundant Protection – Existing TPO Coverage Was Adequate*

*The rear of the site was already covered by a long-standing Area Order. The new Woodland Order does not reflect any recent change in site condition or new threat. The Area Order (A1) at the front was imposed without basis or consultation.*

Officer response – The new TPO does not reflect any change in the tree cover, but merely updates the protection in line with government guidance.

*Compounding this, the use of a Woodland and Area Order without prior survey, mapping, or amenity evaluation is a breach of standard TPO practice. Such categories are exceptional tools, not default instruments for managing uncertainty or risk-averse planning behaviour.*

Officer response – Government guidance provides advice on survey, mapping, and amenity evaluation for TPOs, but there is no “standard practice” that LPAs are required to follow. A range of TPO categories including, Individual; Group; Woodland and Area, are available for use and the category selected reflects nature and structure of the trees or woodland being protected.

*The site's historic management supports a much more proportionate response. Annotated officer notes from 1997–2020 show routine advice on crown thinning, replacement planting, and selective removals advice that would not have been offered if the land had ever functioned as a woodland.*

*The Council consistently visited the site ,consented to the removal of trees for reasons including proximity to buildings, poor structure, and over planting, this is wholly incompatible with woodland policy.*

Officer response – Historical advice by previous officers on crown thinning, replacement planting, and selective removals, and consent for tree works for justifiable reasons, is not incompatible with management of the trees as woodland.

*Suddenly and only once a pre app is advanced for the development of the site does the LPA react with an un upgrade to a woodland TPO and the addition of further TPOs.*

Officer response – The receipt of a planning application or pre-application request would typically be point at which an LPA would serve a TPO to reduce the risk of pre-development tree works. The Woodland category does not confer any greater protection on trees, but is simply an updating of existing protection.

#### **4. Supporting Evidence**

*We hereby supply:*

- *Over 40 documents support our position, including officer letters granting consent for felling or pollarding; handwritten visit notes confirming domestic-level management; and official planning correspondence dating back to the 1990s. These show that the trees were assessed individually and permitted for removal when dead, dangerous, or inappropriate for garden use. This pattern of controlled, legitimate use reinforces that the Woodland TPO cannot now be lawfully justified under the Town and Country Planning Act or national TPO guidance.*

Officer response – The historical correspondence between the council and the previous owner, relating to tree works applications indicates that they applied for, and obtained permission for tree management works, which they were legally required to do. This does not indicate that protection of the land by use of a woodland TPO is legally unjustified.

- *Annotated photographs of tree composition and structure*

Officer response – as above these do not indicate that the use of woodland TPO is legally unjustified

- *Our original pre-app submission and tree plan, does not categorise the site as woodland.*

Officer response – Officers are of the view that the land covered by W1 woodland is in fact woodland.

- *Arboricultural notes confirming selective removal was targeted and reasonable*

Officer response – Officers do not agree with this view and that a substantial number of trees were scheduled for removal

- *A historic and recent Topographical survey confirm the sites character has not changed to warrant a sudden escalation in TPO protection.*

Officer response – The new TPO does not reflect any change in the site's character or confer any greater protection on trees, but simply updates the protection in line with government guidance.

*Relief Sought*

*We respectfully request the following:*

1. *That the current Woodland Order (W1) and Area Order (A1) be withdrawn in their entirety. These blanket designations are legally and factually inappropriate for the site, given its domestic garden history and the structure of the tree population.*

Officer response – Officers disagree with this for the responses given above and do not advise that the TPO be allowed to lapse (cease to be valid).

2. *That the Council work with our appointed arboricultural consultant, alongside the Council's own Tree Officer, to identify individual trees of demonstrable public amenity and arboricultural merit, which may be considered for protection via individual TPOs.*

Officer response – Officers offered a meeting and / or site visit, but the objector declined to take up this offer. However, officers are not of the view that TPO categories should be altered.

3. *That a new, proportionate, evidence-based TPO be established (if deemed necessary), which reflects:*

- *The true ecological and structural character of the site,*
- *The domestic and private nature of the land, and*
- *A shared commitment to sensitive tree retention, rather than arbitrary*

*control.*

Officer response – As above officers are of the view that the TPO reflects the nature and structure of the tree cover on the site and is proportionate.

*This would achieve a balanced and legally sound outcome: protecting the right trees, promoting sustainable development, and avoiding unnecessary procedural hostility. In light of the statutory guidance issued by the Secretary of State, which states that the 'woodland' category is unlikely to be appropriate for trees in gardens, the current W1 classification is both legally questionable and procedurally disproportionate. The land lies within the domestic curtilage of a private residence, comprises a small unmanaged copse—not a functioning woodland—and lacks public visibility or ecological management.*

Officer response – site in question comprises a detached dwelling surrounded by land which has been managed as a residential garden whereby there is evidence of cultivation, including regular mowing of lawn areas and maintenance of planting beds. Beyond the cultivated garden area is an area of woodland which does not show evidence of cultivation, namely, W1 Woodland.

As mentioned, the officer's view is that a copse is simply a small woodland, and there is no requirement for woodlands to have a management plan or be actively managed. As mentioned above the officer's view is that the woodland has public amenity value and has been subject to woodland management in the past, despite this not being a requirement.

*Furthermore, the TPO documentation itself provides no reasoned justification for applying a Woodland Order to this land. There is no reference to regeneration potential, amenity value, ecological assessment, or alignment with national guidance.*

Officer response – As mentioned, there is no requirement for this information to be provided within TPO documentation, and officers offered to meet with the objector where these matters could have been discussed.

*This omission breaches Regulation 3 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 and paragraph 3.21 of national guidance, which require LPAs to state reasons for their actions and justify the chosen category. The Council has also failed to demonstrate that the Order is expedient in the interests of amenity, as required by Section 198 of the Town and Country Planning Act 1990. These are serious procedural defects, which render the Order, in its current form, incapable of lawful confirmation.*

Officer response – The council stated the reason in its serving letter to the tree owner that “We have made the Order because the specified trees should be retained to preserve and maintain the present and future landscape character of the local area”.

However, there is no requirement for the council justify the TPO category, or expediency in the interests of amenity, and this is not a requirement of the Town and Country Planning Act or a breach of the 2012 Regulations. Officers do not agree that these are procedural defects, or that the TPO cannot be lawfully confirmed.

*A proportionate and transparent resolution would be to replace the current blanket designation with individual TPOs for trees of verified amenity value, following professional assessment by our arboricultural consultant and the Council's Tree Officer.*

Officer response – Officers are not of the view that TPO categories should be altered.

*This body of evidence is overwhelming. It is telling that over a 25 year period the LPA visited 156 Drive to assess the tree cover and the word “woodland” does not appear anywhere at any time in any of the communications or council notes.*

Officer response – As above, historical correspondence reveals that Council officers have referred to W1 Woodland as “the Wood” and that in correspondence between the previous owner and the Council, the previous owner referred to W1 Woodland as “the wood” or “woodland” on several occasions.

*There is no conceivable justification for a woodland designation when the Council's own documents, assessments, and approvals demonstrate that the land has functioned exclusively as a domestic garden with active tree management. These historical records leave no ambiguity.*

Officer response – Officers disagree that council documents, assessments and approvals demonstrate that the land is cultivated garden and in fact demonstrate that, as stated by the previous the owner, W1 was being managed as “woodland beyond the garden”

*To proceed with confirmation in the face of this record would be not only legally unsound, but irrational in public law terms.*

Officer response - Officers decided that a woodland tree preservation order was appropriate. TPO934 includes the protection of the whole of the woodland to the rear of 156 The Drive, as illustrated on the plan for TPO934.

This was a decision that was open to Officers, and there is nothing unreasonable about such decision in a Wednesbury sense (A standard of unreasonableness used in assessing an application for judicial review of a public authority's decision. A reasoning or decision is Wednesbury unreasonable (or irrational) if it is so unreasonable that no reasonable person acting reasonably could have made it).

*We sincerely hope the Council will reconsider this Order and work collaboratively to identify and protect trees of genuine merit. However, should the Order be confirmed without amendment and contrary to the legal concerns raised above, we reserve the right to explore all appropriate remedies, including potential legal challenge by way of Judicial Review.*

Officer response – If the TPO was to be confirmed and legal challenge received, the council would have the option of revoking the TPO (withdrawing protection from the trees) if the challenge was successful.



## **5. Options/Reasons for Recommendation**

5.1 There are two options available to the Committee:

- Option 1 To confirm the Order and make TPO 934 permanent. TPO 173 would then be revoked. And, in future, if the existing property is redeveloped TPO 934 would be modified to protect individual and/or groups of trees currently within Area (A1).
- Option 2 Not to confirm the Order, and allow TPO 934 to lapse on the 26<sup>th</sup> December 2025. Some of the trees within Woodland W1, and the majority of the trees within Area A1 will cease to be protected by TPO.

## **6. Policy/Budget Reference and Implications**

6.1 The recommendations in this report are within the Council's agreed policy and budgets.

## **7. Financial, Legal, Staffing, Environmental, Community Safety, Customer Services Centre, Communications & Website, Risk Management and Health & Safety Implications**

7.1 Nonspecific.

## **8. Recommendation**

8.1 The Officer recommendation is that the Order is confirmed, and TPO934 made permanent.

Report prepared by: Alex Laurie (Principal Trees and Woodlands Officer)

Background Papers

Appendix 1 - TPO 934 (156, The drive, Rickmansworth) 2025.

Appendix 2 - TPO 173 Three Rivers (Nightingale Court, Rickmansworth) Tree Preservation Order 1982 and TPO 063 Rickmansworth (Chorleywood Road) Tree Preservation Order 1972.

Appendix 3 – Photos

Appendix 4 – Extracts from historical correspondence

**TOWN AND COUNTRY PLANNING ACT 1990**

**The Three Rivers (156, The Drive, Rickmansworth) Tree Preservation Order 2025 (TPO934)**

The Three Rivers District Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

1. This Order may be cited as the Three Rivers (156, The Drive, Rickmansworth) Tree Preservation Order 2025 (TPO934)

**Interpretation**

2.— (1) In this Order “the authority” means the Three Rivers District Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

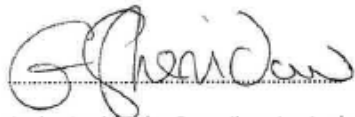
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 26th day of June 2025.

Signed on behalf of the Three Rivers District Council



Authorised by the Council to sign in that behalf

**SCHEDULE**  
**SPECIFICATION OF TREES**

**Trees Specified Individually**  
**(encircled in black on the map)**

Reference on Map	Description	Situation
NONE		

**Groups of Trees**  
**(within a broken black line on the map)**

Reference on Map	Description	Situation
NONE		

**Woodlands**  
**(within a continuous black line on the map)**

Reference on Map	Description	Situation
W1	Mixed woodland comprising mainly the following: All broadleaved and conifer species	Grid Ref: TQ-05406-94840

**Trees specified by reference to an Area**  
**(within a dotted black line on the map)**

Reference on Map	Description	Situation
A1		Grid Ref: TQ-05454-94887



This Order was confirmed by Three Rivers District Council without modification

on the .....

Signed on behalf of the Three Rivers District Council

.....  
Authorised by the Council to sign in that behalf

---

This Order was confirmed by Three Rivers District Council subject to the modifications indicated in red ink,

on the .....

Signed on behalf of the Three Rivers District Council

.....  
Authorised by the Council to sign in that behalf

---

A decision not to confirm this Order was taken by Three Rivers District Council

on the .....

Signed on behalf of the Three Rivers District Council

.....  
Authorised by the Council to sign in that behalf

---

This Order was varied by Three Rivers District Council

on the .....

by a variation order under reference number ....., a copy of which is attached.

Signed on behalf of the Three Rivers District Council

.....  
Authorised by the Council to sign in that behalf

---

This Order was revoked by Three Rivers District Council

on the .....

Signed on behalf of the Three Rivers District Council

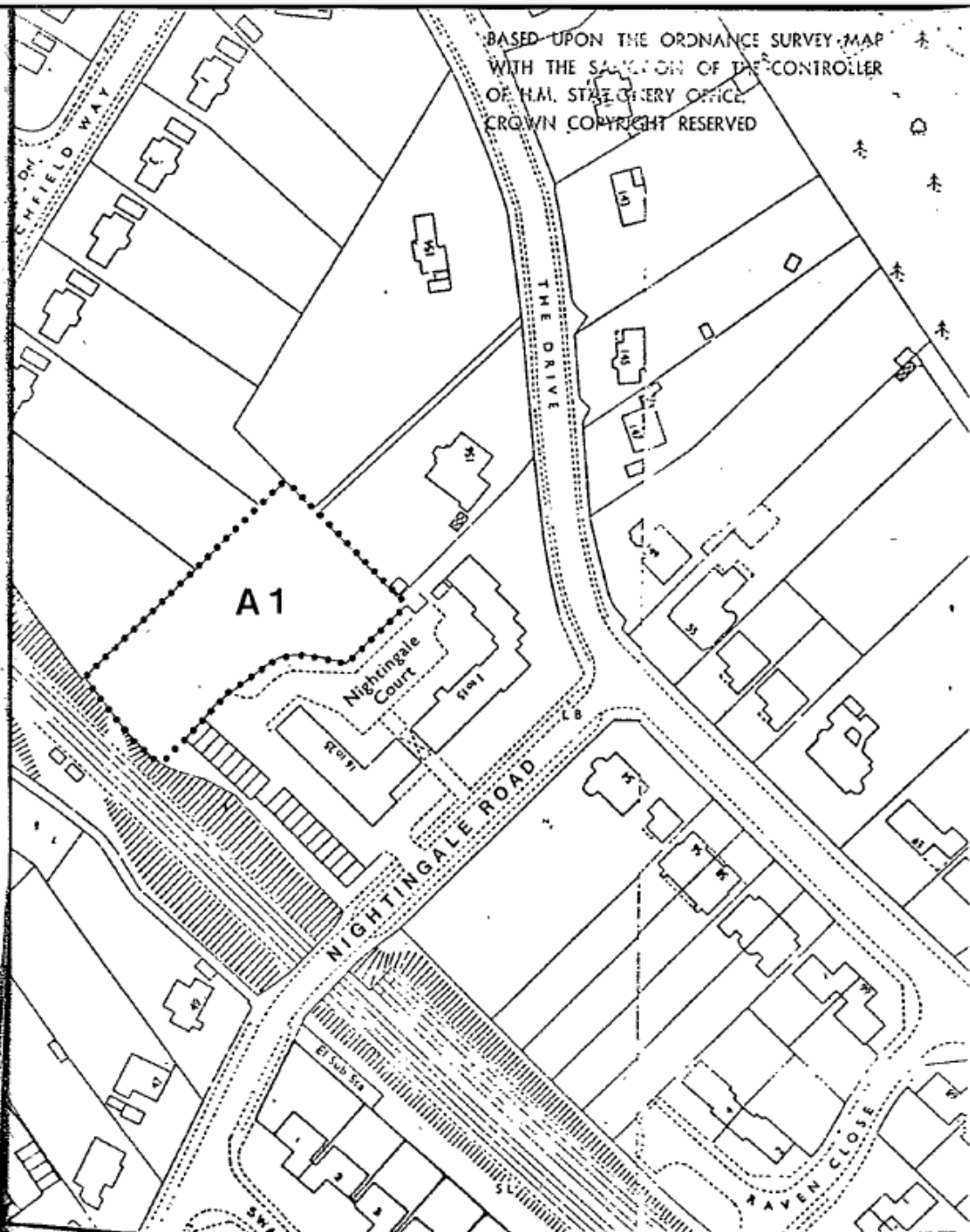
.....  
Authorised by the Council to sign in that behalf

FIRST SCHEDULE

Areas of Trees (indicated by a dotted  
black line on the Map)

<u>No.on Map</u>	<u>Description</u>	<u>Situation</u>
A1	All those trees within the area, comprising mainly sycamore, ash, birch, poplars and cherry.	The area to the N.W. of Nightingale Court, as indicated on the map annexed hereto.

BASED UPON THE ORDNANCE SURVEY MAP  
WITH THE SANCTION OF THE CONTROLLER  
OF H.M. STATIONERY OFFICE  
CROWN COPYRIGHT RESERVED



RIVERS ( NIGHTINGALE COURT, RICKMANS-  
WORTH )  
TREE PRESERVATION ORDER 1982

**T.P.O.173**

**THREE RIVERS  
DISTRICT COUNCIL**

R. MYERS, Dip.T.P., M.R.T.P.I.  
Director of Planning  
46 High Street  
Rickmansworth  
Herts WD3 1EJ

Date	July 1982
Scale	1/1250
O.S.Grid Ref.	TQ 0541 9489



Schedule and Plan of TPO 063 Rickmansworth (Chorleywood Road) Tree Preservation Order 1972.

RICKMANSWORTH (CHORLEYWOOD ROAD) TREE PRESERVATION ORDER 1972

FIRST SCHEDULE

<u>No. on</u> <u>Map</u>	<u>Description</u>	<u>Situation</u>
<u>Trees Specified Individually</u> ( <del>unmarked as</del> encircled in black on the map)		
T.1	Birch	Within the curtilage of the Victoria Hotel, Victoria Close.
T.2	Poplar	Adjoining the south-western boundary of the Victoria Hotel, Victoria Close.
T.3	Cedar	In the rear garden of 73 Nightingale Road.
T.4	Pine	In the rear garden of 65 Nightingale Road.
T.5	Pine	In the rear garden of 63 Nightingale Road.
T.6	Cedar	In the rear garden of 63 Nightingale Road.
T.7	Birch	In the rear garden of 70 Nightingale Road.
T.8	Sycamore	In the front garden of 54 Nightingale Road.
T.9	Horse Chestnut	Adjoining the south-eastern boundary of Nightingale Court, Nightingale Road.
T.10	Horse Chestnut	Within the curtilage of Nightingale Court, Nightingale Road.
T.11	Beech	Within the curtilage of Nightingale Court, Nightingale Road.
T.12	Sycamore	Adjoining the eastern boundary of 156 The Drive, Rickmansworth.
T.13	Sycamore	On the eastern boundary of 154 The Drive.
T.14	Sycamore	Adjoining the eastern boundary of 154 The Drive.
T.15	Sycamore	Adjoining the eastern boundary of 154 The Drive.
T.16	Sycamore	Adjoining the eastern boundary of 154 The Drive.
T.17	Sycamore	Adjoining the north-eastern boundary of 152 The Drive.
T.18	Sycamore	Adjoining the north-eastern boundary of 152 The Drive.
T.19	Sycamore	Adjoining the north-eastern boundary of 152 The Drive.
T.20	Oak	Adjoining the western boundary of "Small Dean", Chorleywood Road.
8/10/85- T.21	Existing Walnut accepted as replacement for felled tree. <del>Horse Chestnut</del>	In the rear garden of "Small Dean", Chorleywood Road.
T.22	Cypress	Adjoining the northern boundary in the rear garden of "Banstead Down", Chorleywood Road.
T.23	Yew	Adjoining the south-eastern boundary in the front garden of "Banstead Down", Chorleywood Road.
T.25	Sycamore	Adjoining the eastern boundary in the front garden of "Woodlands", Chorleywood Road.
T.26	Beech	In the rear garden of 137 The Drive.



<u>No. on Map</u>	<u>Description</u>	<u>Situation</u>
T.27	Beech	In the rear garden of 137 The Drive.
T.28	Beech	In the rear garden of 137 The Drive.
T.29	Birch	In the front garden of 141 The Drive.
<del>T.30</del>	<del>Sycamore</del>	<del>In the rear garden of 143 The Drive.</del>
T.31	Beech	In the rear garden of 149 The Drive.
T.32	Cedar	In the rear garden of 61 Nightingale Road.

Trees Specified by Reference to an Area

NONE

Groups of Trees  
(within a broken black line on map)

G.1	Group consisting of 1 Sycamore, 1 Larch and 1 Birch.	Within the curtilage of the Victoria Hotel Victoria Close.
G.2	Group consisting of 5 Larch.	Adjoining the south-western boundary at the rear of the garages of Nightingale Court, Nightingale Road.
G.3	Group consisting of 5 Horse Chestnut.	Adjoining the south-eastern boundary of Nightingale Court with Nightingale Road.
G.4	Group consisting of 14 Poplar.	On and adjoining the north-western boundary of Nightingale Court, Nightingale Road.
G.5	Group consisting of 1 Hornbeam, 8 Elm, 2 Ash and 1 Western Red Cedar.	Forming a group of trees on and adjoining the rear western boundary of "Banstead Down" Chorleywood Road.
G.6	Group consisting of 4 Beech and 1 Sycamore.	In the rear garden of 141 The Drive.
G.7	Group consisting of 5 Pine.	Adjoining the north-eastern boundary in the rear garden of 55 Nightingale Road.

Woodlands

NONE



**RICKMANSWORTH (CHORLEYWOOD ROAD) TREE PRESERVATION ORDER 1972**

DATE -: SEPTEMBER 1972

SCALE -: 1/1250

DRAWING NO. -: TP/11/72

J.G. BROWN, C.Eng., M.I.C.E., F.I.Mun.E.

Engineer and Surveyor

Rickmansworth Urban District Council



### Appendix 3



W1 Woodland from Nightingale court (Image courtesy of local resident)



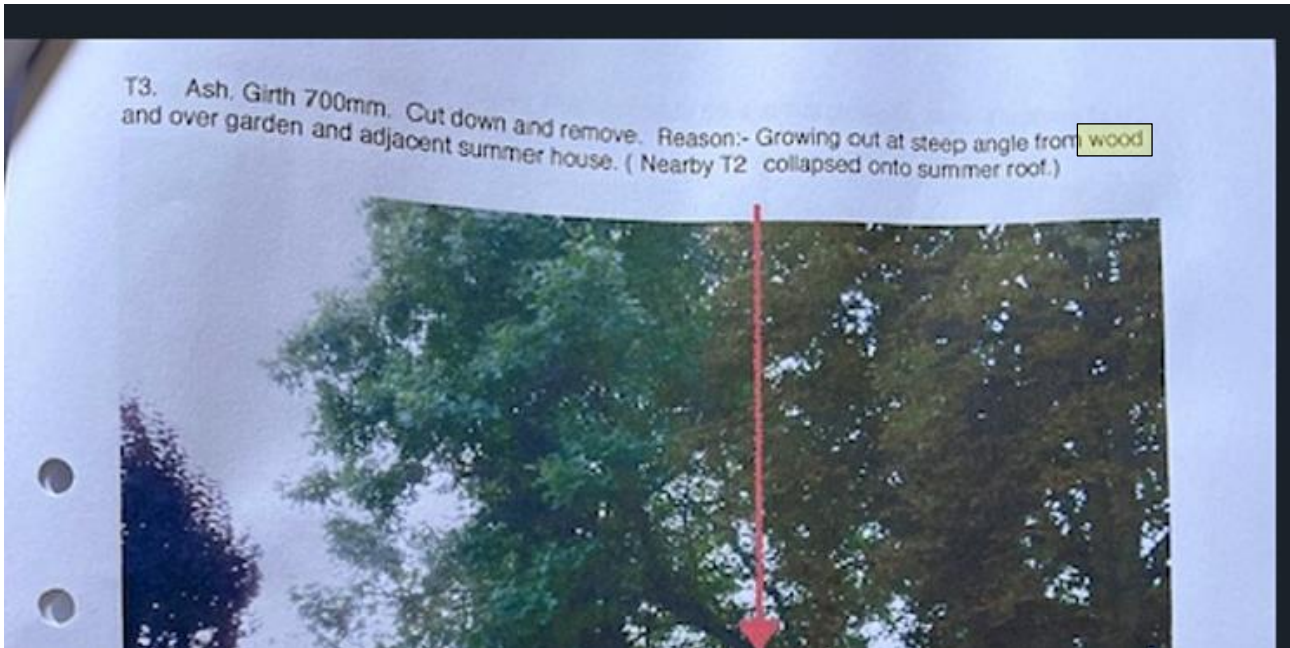
W1 Woodland from Nightingale court (Image courtesy of local resident)



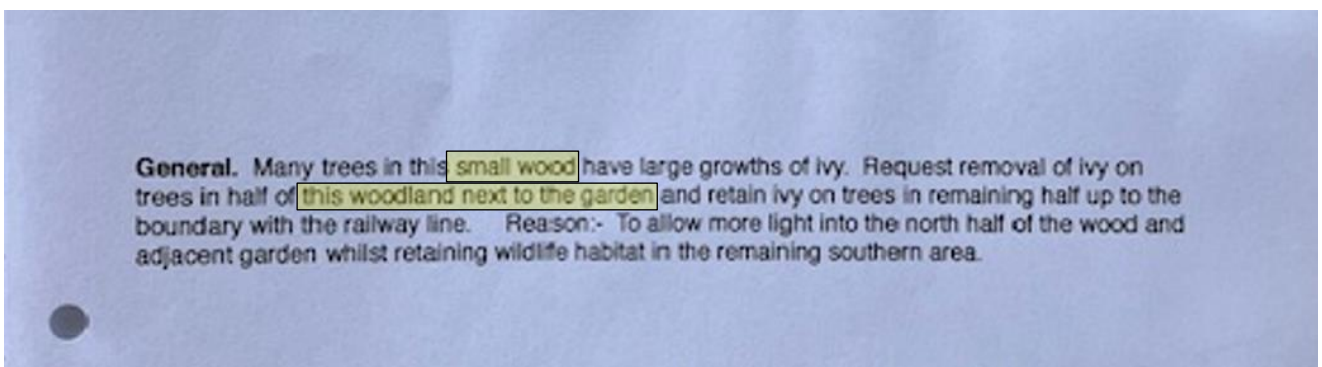


W1 Woodland from The Mount (Google street view)

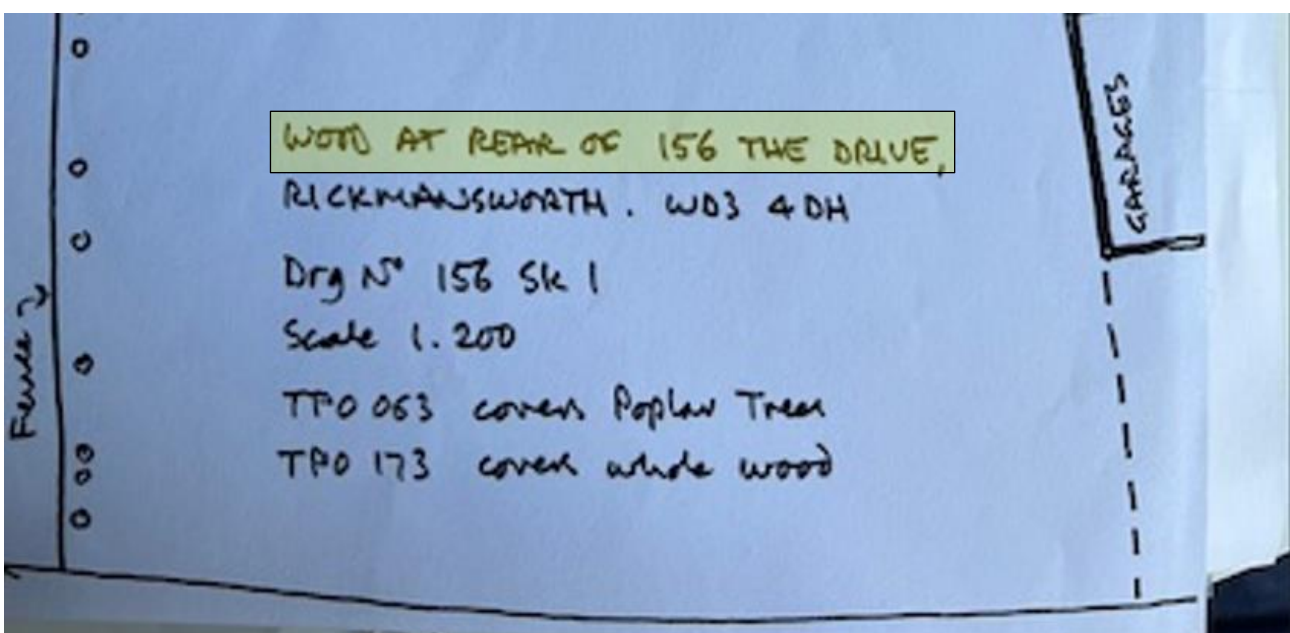
## Appendix 4



Extract of correspondence from the previous owner to the council, circa 2014



Extract of correspondence from the previous owner to the council, circa 2014



Extract of a plan from the previous owner, circa 2004

Consent is hereby given to:

0 Approval is given for felling of three Oak , one Cherry and one Ash which are all small, poor quality specimens, whose removal will allow better trees in the wood to develop. In addition approval is given to fell one dead Birch and to coppice a hazel and a dogwood.

Extract of a letter from TRDC to previous owner, 28<sup>th</sup> July 2005