



Ealing Tree Strategy 2013 to 2018

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1 Introduction/Foreword

Ealing is one of the greenest boroughs in London and has long held the reputation as the 'Queen of the Suburbs'. This is largely due to its spectacular parks and Ealing's extensive street tree planting which integrates the natural world into our urban environment.



This strategy provides a vision, seeks outcomes, establishes policy and provides an action plan that will integrate the objectives of the London Plan and the London Tree and Woodland Framework. The overarching principle of the London Plan which recurs throughout this Tree Strategy is that trees and woodlands should be considered and managed as an urban forest. This will enable us to ensure that trees are no longer viewed in a fragmented and ad-hoc manner but in a planned and co-ordinated way.

By choosing the right trees and maintaining them well, trees can greatly enhance our streets and open spaces, unfortunately people don't always recognise the importance of trees, especially in London. Trees play a major part in the urban environment and ecosystem; trees help to keep our environment healthy; they contribute to the prevention of ozone layer depletion; they provide habitats for wildlife; food and materials for us; and they help to improve the quality of the air that on which we all depend. I want residents to be kept informed about the planting and maintenance of trees in their area, to increase their awareness for trees and create a sense of ownership for their local environment.

Ealing's residents often make their views on trees known to the Council. They tell us how much they love trees and express concern for what is perceived to be over pruning or unnecessary tree removal. We also hear complaints about the negative effects of trees and frequently, these seemingly opposing views are expressed as the same time. The overwhelming message however appears to be that Ealing's trees are very much appreciated in beautifying our neighbourhoods but care must be taken to plant the right trees and ensure that they are maintained appropriately and in accordance with good Arboricultural practice.

Ealing's trees are becoming increasingly valuable as we face the challenges of climate change. Trees can play an important role in cooling our towns, reducing the heat island effect and they have the ability to absorb large quantities of water, to help reduce the risk of flooding.

This strategy considers not just those trees managed by the Council but also those under private ownership. Trees owned by Ealing's residents and businesses form a substantial part of the urban tree stock as a whole. The Council's vision is to increase and enhance the whole of the urban tree stock for the enjoyment of current and future generations and to ensure that trees remain a defining feature of the splendid suburban borough that is Ealing.

I am delighted to present this Tree Strategy to you and hope that you will continue to appreciate and enjoy the benefits of Ealing's wonderful and diverse range of trees.

Councillor Bassam Mahfouz
Ealing Cabinet member for Environment & Transport

2 Executive Summary

This Tree Strategy has been prepared in answer to National, Regional and Local policy frameworks that necessitate the creation of borough wide tree strategies and accentuate the importance of protecting, maintaining and enhancing trees and woodlands. An overarching principle of existing policy and one that has been adopted by this document is the ideology that all borough trees, both privately and publically owned, should be considered not as individual trees and woodlands but managed and regarded as one 'urban forest'.

The introduction considers the benefits and importance of maintaining trees, reviews of the existing Policy framework and examines the Borough context including the location and ownership of Ealing's trees. This draws attention to the legal 'Duty of care' that requires both Council and private tree owners, to minimise the risk to people and property resulting from trees on their site. The chapter also discusses the challenges of climate change and various opportunities to improve arboricultural management including the application of tree amenity valuation to better inform management decisions. The background information and discussion provides the understanding and justification for the vision, objectives and policy document that follows.

The Council sets out a clear vision; "To ensure trees remain a defining feature of the borough and that they are protected and enhanced for the enjoyment of current and future generations."

To achieve this vision, the Council has identified six objectives which encompass the development or improvement of: public awareness and customer satisfaction; arboricultural management practices; tree protection measures; tree cover and the boroughs ability to respond to climate change; cost-effectiveness of the Councils Tree Service; and the controlling and handling of tree related subsidence claims. These objectives will be accomplished through the implementation of 45 Ealing Tree Policies that seek to resolve the challenges facing arboricultural management for both the council and the private tree owner.

The success of the document will rely upon and be monitored by the completion of actions and accomplishment of performance measures. A detailed action plan gives guidance as to how this will be achieved and the Council's Tree Service will report annually on key performance indicators and any notable successes. It is intended that this Tree Strategy will eventually become a Supplementary Planning Document and incorporated into the Councils Local Development Framework.

3 Introduction

3.1 Why have a Tree Strategy

A tree strategy details the policy framework that will be implemented in the management of trees owned, managed and/or protected by an organisation. Ealing Council's Tree Strategy sets out a vision for the coming years and explains how we will achieve this vision. It is intended to be a reference document for anyone with an interest in Ealing's trees.

The strategy:

- Describes the current Policy context, the tree stock, and how it is managed
- Sets out our vision for 2018
- Identifies the organisations and individuals who have an interest in trees
- Specifies the actions we will take to realise our vision

3.2 Why Trees are Important to Ealing

The London Borough of Ealing is one of the greenest boroughs in London and contains tree lined streets and many parks and green spaces. The Council is rightly proud of these features that offer not only aesthetic and wildlife value but many environmental, economic and social benefits too. Trees enhance the quality of life for people living in the borough and are often the only significant vegetation growing in the most densely developed areas. Some of the most noticeable benefits that trees provide include:

3.2.1 Environmental Benefits of Trees

- Trees help mitigate the risk of flooding as their leaves intercept rain water and through transpiration and evaporation return it to the atmosphere. This is likely to become increasingly important as climate change predictions are that winters will become warmer and wetter.
- In adapting to the effects of climate change trees will offer further value by cooling the urban environment and reducing the heat island effect during the anticipated hotter dryer summers.
- Trees provide a source of carbon-neutral renewable energy.
- Trees filter gaseous pollutants from the air and trap dust particles which are then washed to the ground by rain, thus improving the air quality.

3.2.2 Biodiversity Benefits of Trees

- Trees provide habitat for wildlife; over-mature trees and those with dead wood and cavities are particularly valuable for bats, birds and invertebrates.

- The borough's woodlands support a large number of insects many of which are rare.
- Ealing's extensive matrix of street tree planting is important as it creates links between parks and other open spaces, allowing wildlife to travel between sites.

3.2.3 Economic Benefits of Trees

- The by-products can be sold to create income or provide savings on the purchase of timber, wood chip and mulch.
- The employment of specialist arborists and arboriculturists contributes to the wider economy.
- Tree lined streets have been shown to increase residential property values.
- Trees indirectly promote the use of retail areas by creating an attractive environment for people to shop.

3.2.4 Aesthetic Benefits of Trees

- They make a significant impact on the landscape, and many taller trees form skyline features in their own right.
- Smaller trees contribute by softening the urban landscape and often provide valuable screening and privacy.
- They provide an important link to the past and complement the character of conservation areas and historic buildings.

3.2.5 Health and Social Benefits of Trees

- They create a distinctive landscape and impart an appreciation of a place.
- Trees provide connection to the natural world for those who might otherwise not experience green space.
- Large mature trees provide a sense of history, longevity and permanency.
- Trees create space for relaxation which helps to provide relief from stress and enhance emotional wellbeing.
- They reduce the incidence of asthma and breathing difficulties by providing cleaner air.
- Trees offer valuable shade and reduce the potential risks of skin cancer.
- They have been shown to speed up the recovery times of patients in hospital.
- Trees provide an outdoor classroom for education about the natural world.
- Trees release scents and colours that can stimulate emotional good feeling.
- Trees communicate the changing of the seasons.



3.3 Policy Framework

This strategy has been created following an extensive review of national, regional and local policy. The review has enabled a greater understanding of the overarching policy framework, and relevant policy areas have been captured in this strategy. The key policy documents are discussed briefly below but for more information please refer to the original policy document.

3.3.1 National Policy

The **National Planning Policy Framework** (Department for Communities and Local Government, March 2011) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system within which local people and their Council can produce their own distinctive local and neighbourhood plans. The Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

Under the title '**Achieving sustainable development**' the document suggests there are three dimensions to sustainable development and these give rise to the need for the planning system to perform a number of roles:

- an economic role
- a social role
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

Within the section '**Core planning principles**' the Framework states 'a set of core land-use planning principles should underpin both plan-making and decision-taking. There are 12 principles, the most relevant being that planning should:

- Contribute to conserving and enhancing the natural environment and reducing pollution.

In the section '**Meeting the challenge of climate change, flooding and coastal change**' the Framework explains that planning should play a key role in:

- "minimising vulnerability and providing resilience to the impacts of climate change"

Also that;

- "Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations."

Under the title '**Conserving and enhancing the natural environment**' it advocates that the planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils*
- *recognising the wider benefits of ecosystem services*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate*

The same section also supports the view that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a list of principles, the most relevant one to trees being:

"Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss"

More specific policies relating to trees are clearly laid out in the **Government White Paper 'The Natural Choice'** (DEFRA, 2011). This document "makes clear that government and society need to account better for the value of nature, particularly the services and resources it provides" (DEFRA, 2011). It replaces previous policy understanding which was largely taken from 'A Strategy for England's Trees, Woods and Forests' (DEFRA 2007) and 'Tree and Towns II' (Department for Communities and Local Government, 2008).

The Natural Choice details a programme of action to repair the damage done to the environment in the past, and urges everyone to get involved. With reference to trees and woodlands, it has the ambition to "*create more opportunities for planting productive and native woodlands; more trees in our towns, cities and villages.*" These actions are promoted in order to "*enhance the wide range of benefits that woodlands provide, including renewable energy and timber, new wildlife habitats and green space for people to use and enjoy, helping us to mitigate and adapt to the future changing climate.*" The proposals set out in 'The Natural Choice' are directly linked to the recent regional policy.

3.3.2 Regional Policy

The **London Plan** (GLA, 2011, p.235) states that "Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework (or any successor strategy)". This Framework explains

that to maximize the benefits of trees the resource should be considered as an urban forest, so that trees are no longer managed in a fragmented and ad hoc manner but in a planned and co-ordinated way.

London Plan Policy 7.21 promotes the protection of existing trees, the planting of additional trees and the protection and creation of woodland. It also makes specific reference to these elements of the **London Tree and Woodland Framework - Connecting Londoners with Trees and Woodlands** (GLA, 2005):

- The guiding principle of ‘right place, right tree’, taking account of the context within which a tree is to be planted and addressing the issue of planting species appropriate to expected future climates.
- Assessment of an existing tree’s value should be derived using a combination of amenity assessment (BS5837) and a recognised tree valuation method (CAVAT or i-tree) that also takes into account social, economic and environmental factors.
- In terms of tree planting on development sites, cost-benefit analysis that recognises future tree value should be used to support the case for designing developments to accommodate trees that develop larger canopies.
- Boroughs should take this advice and the work of the Trees and Design Action group into account in producing LDF policies and determining planning applications.

The Local Plan also proposed the collaboration of the Forestry Commission and the Greater London Authority to produce supplementary guidance on Tree Strategies, which was completed in February 2013:

‘Green Infrastructure and Open Environments: Preparing Borough Tree and Woodland Strategies’ [GIOE] a supplementary planning guidance; (GLA and Forestry Commission, 2013) further dissects the objectives of the London Plan and suggests how to incorporate the policies into a Borough Tree Strategy. It provides extensive and very useful guidance that has been used throughout the development of this Tree Strategy.

The Mayor’s Biodiversity Strategy – Connecting with London’s Nature was published by the Greater London Authority in 2002. This document details the Mayor’s vision for protecting and conserving London’s natural open spaces. It has two main themes: protecting important wildlife habitat and priority species; and improving access to nature.

3.3.3 Local Policy

Historically the Council’s guidance on the management of trees has been interpreted from guidance in the previous Parks and Open Spaces Strategy [P&OSS, 2003]. The Council’s Tree Service used the P&OSS to form general tree management principles and later updated these principles in accordance with arboricultural best practice and the recommendations of the London Tree Officers Association.

Objective 7 of the **Parks and Open Spaces Strategy** (2003-2008) set out “to protect and enhance existing trees in parks and open spaces by undertaking planned,

specialist inspection and maintenance, actively managing existing woodlands and planting additional trees, hedgerows and woodlands in formal parks, open spaces and housing sites.” This was delivered through 21 tree-management-related policies.

The recent **Green Spaces Strategy [GSS]** (2012-2017) covers a five year period from 2012 to 2017. It sets out a planning policy framework for protecting and improving Ealing’s green space network. The policies in this document also support the vision of the Green Spaces Strategy (LBE, 2012 p.3):

“To ensure that every area of the borough of Ealing has green and open spaces of good quality for all current and future generations to use and enjoy”

The document combines the Council’s corporate vision and strategic framework for the provisions and development of green space in Ealing, and with specific reference to this Tree Strategy the GSS explains:

“The Ealing Tree Strategy is at the time of writing currently under production and will provide a strategic approach to the protection and management of Ealing’s tree stock both street trees and those in green spaces. The Green Space Strategy recommends that this draft strategy is finalised and adopted following an appropriate consultation period.”

The **Local Development Framework (LDF)** is an emerging collection of documents that sets out how the borough will develop up to 2026. It must be consistent with the London Plan produced by the Mayor of London. In order to inform the production of the LDF, a range of studies and research materials have been produced which form the justification for the adopted planning policies. The 2013 Tree Strategy will contribute to this evidence base and it is hoped that it will become adopted as a Supplementary Planning Document (SPD) and replace the council’s Supplementary Planning Guidance 9 ‘Trees and Development Guidelines’ 2004.

Ealing’s **Biodiversity Action Plan** (2013) sets out a framework for the protection and enhancement of biodiversity value across the borough and in doing so supports regional, national and global efforts to halt the decline in biodiversity. It identifies key habitats and species which are of importance in the borough and establishes action plans for each. The protection and future management of trees and woodlands within Ealing will have a significant impact upon achieving the actions of the Biodiversity Strategy.

3.4 Borough Context

3.4.1 Location

Ealing is the central of six outer London boroughs, collectively known as West London. It borders the boroughs of Brent and Harrow in the north, Hammersmith & Fulham in the east, Hounslow in the south and Hillingdon in the west. The sub-sections below offer a brief overview of the borough and an indication of some of the challenges faced by trees and urban tree management.

3.4.2 Transportation

The borough is well connected by road and rail. The A40 Western Avenue runs east-west across the north of the borough and the A406 North Circular Road runs north-south, joining up links to the M4 and M40. Three underground lines, District, Piccadilly and Central, connect to the borough and there are nine national rail stations giving direct access to Reading, Heathrow and Paddington. The future plans for Crossrail will further improve Ealing's connectivity across London. These transport links allow easy access to much of London and make Ealing a prime location for commuters.

3.4.3 Human Population

Geographically, Ealing covers 55 square kilometres (over 21 square miles) which is 3.5% of the total land area of London and is the 11th largest London borough in area. The borough has seven distinct town centres that developed from Saxon villages and settlements. Today these are known as Ealing, Hanwell, Acton, Southall, Greenford, Perivale and Northolt. The borough is acknowledged to have characteristics of both inner London (e.g. Acton in the east) and outer London (e.g. Northolt in the northwest).

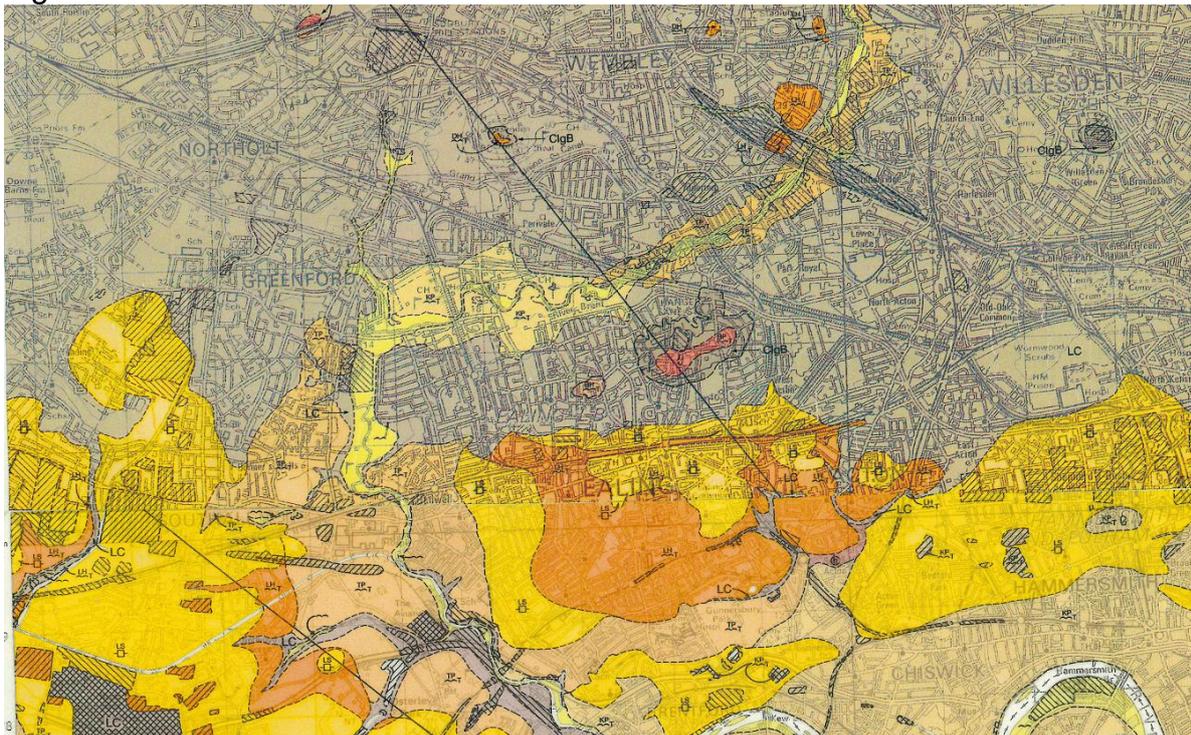
Ealing comprises 23 wards with an average of 13,300 residents per ward. The borough is densely populated with an average of around 67 residents per hectare. This is nineteen people more per hectare than the London average, but density varies considerably between the wards. The three highest density wards are Southfields, Southall Green and Walpole, and the three least dense are Norwood Green, Greenford Green and Northolt West End. To some extent population density reflects a lack of green spaces.



3.4.4 Geology

The geology of Ealing falls into two main types, see figure 1. The north of the borough is predominantly London Clay while land to the south is mostly Lynch Hill Gravel, Taplow Gravel and Langley Silt. The transition between these two types broadly follows an east to west bearing passing through the town centre of Ealing. The only exception to this rule is a narrow strip of Kempton Park Gravel and Taplow Gravel which follows the path of the River Brent.

Figure 1



Photograph of British Geological Survey maps (Geological information NERC 1994) (Topographical information Crown copyright 1994)

The geology of an area has very important consequences for the management of trees and the control of tree-related building subsidence.

3.5 Ealing Residents and Customer Services

Between April 1st 2012 and March 31st 2013 the Council's Customer Service centre logged some 1,500 calls regarding tree issues, and during the same period the Council's tree webpage has been amongst the five most visited on the Ealing site. In recognition of the level of public interest that trees generate, the council will seek to better manage its communication with the public and improve and develop the information that is available via its webpage.

3.5.1 Managing Customer Expectations

The implementation of this Tree Strategy and its policies will clarify many of the existing ideologies and improve the management of customer expectations. The 'Trees' webpage already provides a useful assortment of frequently asked questions; this will be enhanced to include the proposed routine inspection programmes and the latest proposed tree works.

3.5.2 Tree Warden Scheme

The Council will continue to run its existing Tree Warden Scheme which currently engages with some 25 members of the public who have a keen interest in trees. The scheme offers training and information to the volunteer that enables them to assist and support the Council with the planting and establishment of new trees. Ealing's Tree Wardens have been incredibly valuable in supporting the Council on many projects and there is potential to expand and develop the scheme to include other aspects of tree management

3.5.3 Sponsored Memorial Tree Planting

The Council has recently re-introduced its Memorial Tree planting scheme which encourages members of the public to sponsor the planting and establishment of a new tree. The sponsor is given a selection of species to choose from and on specific sites they are also offered the option of having a personalised memorial plaque. The scheme encourages a sense of ownership and has received very positive customer feedback; it has also improved tree establishment rates by reducing the incidence of vandalism.

3.6 Where are Ealing's Trees?

Ealing's urban tree stock is believed to be in excess of a quarter of a million trees. Of these, some 160,000 trees are thought to be on private land and a further 90,000 on Council land. The 'London Tree Survey' prepared by Trees Task Force (1993) found that of all the individual trees surveyed some two thirds were found to be on private land, mainly in residential areas. This extensive and valuable resource is considered further in section 3.10.

Ealing's Council owned trees are spread across the following areas:

- Parks and Open Spaces 48,000 trees (excluding woodlands)
- Cemeteries 2,000 trees
- Street Trees 24,000 trees
- Housing 6,000 trees
- Education, Social Services and Others 10,000 trees

Ealing Council's Tree Service directly manages trees in streets, parks, open spaces and cemeteries and upon request it will provide a professional arboricultural service for other council sites including Housing, Education and Social Service land.

3.6.1 Parks, Open Spaces and Cemeteries Tree Stock

Ealing's parks, open spaces and cemeteries support in the region of fifty thousand trees (excluding woodlands) and are perhaps the most visually noticeable part of the borough's tree stock. There are 19 major open areas in the borough including Horsenden Hill, Brent River Park, and Northolt and Greenford Countryside Park, which are designated as green belt or Metropolitan Open Land (MOL) and a total of 8.4 square kilometres of parks and green spaces, 15% of the total borough area.

3.6.1.1 Canals and River Banks

Within Ealing there are ten miles of canals and the River Brent flows north to south through the heart of the borough, as well as other smaller rivers and streams. These areas also support tree growth along the banks and the presence of trees greatly enhances the landscape character, as well as the biodiversity.

3.6.1.2 Woodlands

Ealing's woodlands are an integral and significant part of the borough's tree stock. They provide relaxing semi-rural pockets where residents can walk play and watch wildlife. Ealing has several ancient woodlands, defined as being at least four hundred years old, including: Perivale wood (privately owned); Horsenden Wood; sections of Grove Farm, Tentelow and Long Woods; and Osterley Island (at Elthorne Waterside). Fox Wood and Hanger Hill Wood are also significant sites; the latter now comprises mainly non-native trees but is shown as woodland on maps dating from 1393.

Perivale Wood is privately owned by the Selborne Society and is undoubtedly the premier woodland in Ealing, comprising English Oak and Ash with an understory of Field Maple, Wild Service Tree and Hazel coppice. The Council-owned sites are managed by the Ranger Service with the primary aim of maintaining and improving biodiversity. They are discussed briefly within this strategy but the Council's 'Biodiversity Action Plan' sets out in more detail the policies and action to protect and enhance these areas. The Council's Tree Service will work with the Ranger Service to develop site-specific management plans for the key sites mentioned above.

3.6.1.3 Deficiency of Parks and Open Spaces

All parks, open spaces and cemeteries are publicly accessible, and the borough is well served by large open spaces. The distribution of these, however, is not even, with some areas having limited access to green spaces. The Council's '**Green Spaces Strategy 2012-17**' (LBE, 2012), has in accordance with the London Plan identified areas of open space deficiency across the borough. The map in Appendix A –Green Space Deficiency shows the large variance in the availability of parks and open spaces across the borough. It identifies the east and south-west of the borough as being widely deficient in access to larger district parks and it also highlights a shortage of smaller local parks around Ealing town centre. This information will

allow the Council to focus resources on improving the quality and value of the park trees in these spaces and to improve the green infrastructure in these areas by increasing its street tree stock.

3.6.2 Street Tree Stock

The borough's street trees form an essential part of the public realm and are a significant part of Ealing's tree stock. The borough's street trees vary greatly in age, size and species. This is largely as a result of the time they were planted, e.g. limitations of available space, tree species popularity trends and the character of the surrounding built environment, e.g. is there space for street trees. Street trees connect open spaces and create a matrix of green corridors that give Ealing its character as a green and pleasant place to live, work and visit.

The Council currently has approximately 24,000 street trees growing throughout the borough. This spread is not even and there is a considerable variation in numbers between the various Council Wards.

Table 1 in Appendix B –Street Tree Stock, identifies that Southfield Ward has the greatest tree density with 11.53 trees per hectare, whereas the other end of the scale shows Norwood Green contains just 1.56 trees per hectare. This information shows the current distribution across the borough and provides an indication as to where future street tree planting opportunities may exist, subject to site suitability and the financial resources available over the life of this strategy.

3.6.2.1 Street Tree Deficiency

In order to plan for current and future street tree management, it is important to recognise the current distribution of street trees and also their correlation and impact upon the human population. Chart 1 in Appendix B –Street Tree Stock identifies that there is a noticeable deficiency of street trees in the south-west of the borough and particularly in and around the Southall area. This area of the borough was also highlighted in the GSS 2012-17 as being deficient in access to open space (section Appendix A –Green Space Deficiency). Understanding these relationships will enable the Council to focus new planting in areas with the fewest streets trees and where they have the potential to be enjoyed by the most people.

3.6.3 Housing Tree Stock

Trees on the Council's housing land are considered to be an important element in the borough's 'urban tree stock' and the Council will seek to maintain its direct role in their management. The land is made up of estates, blocks and communal gardens across the borough and currently supports some 6,000 trees that have a healthy range of species and age diversity.

3.6.3.1 Opportunities for replanting

The nature of housing sites means that the trees are often located in densely populated areas where they provide valuable shade and visual amenity. Housing land provides a significant and valuable opportunity for new planting in the borough. The growing conditions are generally more favourable than streets, with more space available and less areas of paved or compacted ground. The Council is committed to maintaining, and where possible increasing, the quantity and quality of trees growing on housing land. The Council will seek to ensure new tree planting is considered when sites are regenerated or developed.

3.7 Why and When are Council Trees Inspected?

Under the Occupiers Liability Act (57 & 84) the council has a Duty of Care to make sure it has taken reasonable steps to minimise the health and safety risks resulting from trees under its management. The Council's Tree Service applies a risk-based approach to guide the frequency of its tree inspections. This is decided according to the location and the type and level of risk presented by the tree. All street trees and those growing on housing land are inspected at three-yearly intervals; trees within parks, open spaces and cemeteries have been inspected on a reactive basis unless they are in high-use areas or present a higher risk due to their condition. The Council's Ranger Service manage all woodlands and the trees within them are not routinely inspected by the Tree Service.

Inspections are undertaken by trained arboriculturists who use a Visual Tree Assessment (VTA) technique to identify defects or hazards that present an increased risk of failure. Where necessary the inspectors will prescribe any appropriate tree works necessary to reduce the risk and at the same time they will also seek to rectify any actionable nuisance issues. Some tree problems may necessitate the implementation of a more frequent inspection regime or require a further aerial inspection and/or more examination using decay detection equipment.

3.7.1 Streets -Three Yearly Inspection Programme

The majority of Ealing's street trees are planted in a small tree pit adjacent to the highway kerb edge, but trees are also planted in roadside grass verges and both hard and soft landscaped central reservations and roundabouts. Some of the inhospitable roadside environments place tremendous pressures (gaseous pollution, and water stress) on trees and on their ability to survive and grow effectively over time. As a result, and in an ever increasing built environment, it is essential that trees are regularly inspected, managed and maintained.



The 24,000 trees growing on Council highway land are currently inspected by the Council's Tree Service on a three-yearly cyclical programme. The aim of the programme is to ensure that every street tree is inspected in accordance with the current management policies, and to ensure that appropriate maintenance work is carried out. The current cyclical inspection programme uses Council ward boundaries to divide the extensive surveying task into manageable packages. Eight wards are inspected each year (seven in every third year), and the recommended tree works are undertaken thereafter.

This inspection and maintenance regime:

- Reduces the number of complaints in relation to street trees
- Directly improves customer satisfaction
- Is cost efficient in the long term, avoiding multiple visits to one tree
- Protects the Council from negligence claims
- Ensures that the Council is acting reasonably and prudently
- Reduces the potential risk of accidents involving trees
- Significantly reduces the cost of tree subsidence claims

3.7.2 Housing –Three Yearly Inspection Programme

The Council's Tree Service provides an advisory and maintenance service on housing land; the 6000 trees are inspected on a three-yearly cycle and through an on-going Service Level Agreement (SLA) with the Housing Department. These inspections seek to mitigate similar issues as the highways inspections and ultimately ensure that the trees remain in good condition and are not likely to present a legal nuisance. Through this SLA the Tree Service provides professional arboricultural advice and recommendations for all routine, emergency and reactive inspections. All enquiries are administered and responded to by the Housing Department.

3.7.3 Parks, Open Spaces and Cemeteries –Reactive Inspections

Most of Ealing's large and prominent parks are inspected on a regular and pro-active regime to ensure they remain in good health and do not present an unreasonable risk to the public. Other smaller sites and pockets of parkland have been managed on a reactive basis as problems arise. This presents a risk to the Council as the current situation does not fulfil its duty of care in respect to trees. The Council will seek to implement a new cyclical inspection programme to ensure the health and safety of trees on all parks, open spaces and cemeteries. The Council's Tree Service currently holds records for some 15,000 trees on parks, open spaces and cemeteries. It is thought that the total tree stock across land managed by the Parks Service could be three times this figure and it is essential that all these areas are surveyed to identify and appropriately maintain any trees presenting an unreasonable risk to the public.

This new Parks Service inspection programme would aim to survey all parks, open spaces and cemeteries sites (excluding woodlands) on a 5 yearly cycle, and high-use areas and/or trees presenting an increased risk on a more frequent three yearly

programme. Current street tree maintenance schedules are being analysed and considered as to whether a risk-based approach could be implemented which would then generate a saving to fund a pro-active and routine Parks Service inspection programme

3.7.4 Other Council Land –Inspection Regime Unclear

At the time of writing, the Council's Tree Service is directly responsible for all trees on the public highway and in parks, open spaces and cemeteries. The Tree Service additionally provides an advisory and maintenance service for trees located on housing land, through a Service Level Agreement (SLA). This raises some concern with regards to the management and safety of trees on other Council sites. Under the Occupiers Liability Act 1957 and 1984 commercial occupiers of property must undertake regular tree inspections, record the results and take remedial action where necessary.

Departments lacking a proactive approach to arboricultural management present an unknown risk to the Council and to public safety. The Council will encourage other services, departments and organisations managing local authority land to adopt the policies in this document with the aim of a 'one Council' approach to all of the Council's tree stock. By signing up to the management policies within this document those responsible for trees will be able to justify their actions and show evidence of a planned and sustainable approach.

It is important that all Council sites recognise the importance of trees and their contribution to the 'urban stock'. Decisions regarding future tree removal, planting and pruning should be based on sound arboricultural advice and give due consideration to the borough-wide tree stock as a whole. These decisions should be discussed with the Council's in-house Tree Service which employs professional arboriculturists with a good understanding of the borough's tree stock.

3.8 The Financial Value of Trees - CAVAT

It has been recognised by the GLA in the London Plan (July 2011) that trees have a financial value. Recently there are been many systems developed for evaluating the individual and collective financial value of trees. The most recent and widely accepted is the CAVAT (Capital Asset Value for Amenity Trees) system which takes into account: tree size, longevity and condition, site suitability and other attributes to give a monetary value used to help guide management decisions. It was developed through the London Tree Officers Association, has been recommended by the London Plan and the recent 'Green Infrastructure & Open Environments' SPG (section 3.3.2) and has been adopted by Ealing Council to value its trees and assist in their management.

It is important to place a monetary value on Ealing Council's trees because of the contribution trees make to the economic, social and environmental landscape that is the borough of Ealing. Assessing the value of each tree also enables a more effective and efficient level of understanding to be applied to a given tree or group of trees when deciding their future management or removal. The Council also uses a

CAVAT valuation as the basis for seeking compensation from any external organisation responsible for damaging or removing any Council-owned or protected tree.

It is estimated that the Council's street tree stock is currently worth in excess of £160m. This asset valuation figure is arrived at by reference to the supplementary planning guidance document (GOIE) prepared by the GLA and Forestry Commission; "*the average London borough street tree population is valued in excess of £120million*" (2013, p.17). Given that Ealing has approximately 38% more street trees than the average borough it is reasonable to put forward Ealing's valuation as being among the highest valuations in the Greater London area.

3.9 Challenges for Ealing Tree Management

3.9.1 Climate Change

The effects of climate change are predicted to result in warmer wetter winters with an increased risk of flooding and hotter dryer summers exacerbated by the heat island effect. The strategy has previously highlighted the importance of trees in cooling the urban environment and the health, social and economic benefits that trees provide to the public space environment of Ealing. Trees also have the ability to maintain and recycle vast amounts of water and, while flooding is not currently a major climate mitigation issue for Ealing, the part that trees play in flood mitigation may become increasingly significant in the future.

The part that trees play in mitigating climate change is further endorsed by the Mayor of London in his Climate Change Adaptation Strategy – 'Managing risks and increasing resilience', which encourages the use of trees and woodlands in reducing flood risk and mitigating urban heat island effects (GLA, Oct 2011). The London Plan seeks to address these issues by promoting urban greening (GLA, Jul 2011) and more guidance is expected from the Greater London Authority in the document – Sustainable Design and Construction SPG.

While trees may play a part in mitigating climate change, they are also directly affected by it and unfortunately the effects of changing climate will threaten the survival of trees. During the hotter, drier summers trees are likely to suffer long periods of drought-induced stress predisposing them to attack from pests and diseases. Horse Chestnut trees are already showing the signs of climate induced stress and are struggling to cope with these changes. Hence as referred to above it is important to for this strategy to consider future tree planting strategies, through species diversification and their tolerance to a wider and more fluctuating range of climatic conditions.



Furthermore, the greater variation between dry summers and wet winters is likely to result in a greater potential for seasonal shrinkage and expansion of Ealing's clay soils. This raises concerns for an increase in tree-related building subsidence and the associated requests for tree removal (section 3.9.7). Climatic changes will mean that tree management practices may require more frequent review to ensure that they are appropriate to the time and continue to allow for the coexistence of trees and buildings. The future management of the borough's trees through this strategy will be cognisant of the points made in this paragraph.

3.9.2 Species Diversity

The Council has historically planted a wide variety of tree species and there is great species diversity across most council sites and within the street tree planting.

Ealing's parks, open spaces and cemeteries support some of Ealing's oldest and largest trees. Large trees are often landscape features in their own right and are of significant historical value. These giants of our parks display the many benefits of trees on a grand scale. They offer vast areas of shade, filter out air pollution, and enhance the landscape of our green spaces while providing valuable habitat for wildlife (section 3.2.2 Biodiversity Benefits of Trees). The Council will seek to retain and nurture these large trees and where appropriate plant new trees that have the potential to become landscape features for the future.

Large London Plane and Lime trees can also be found in the Victorian and Edwardian streets of Acton, Ealing, Hanwell and Southall. These are now large trees growing in narrow streets and consequently they require regular pruning to contain them within their available space and to prevent them from becoming a legal nuisance. Ealing's 4,300 Lime trees also have works carried out twice annually to remove the reactive sucker growth that grows from around the stem and tree base.

Limes and Planes may be the most noticeable street trees but the borough also supports large numbers of small trees including Cherry, Maple, Sorbus and Apple. Whilst these smaller trees do not have the same individual impact of the large historic trees, they are much more prevalent and the smaller trees, including the four species referred to above, represent approximately 70% of the street tree population and are significant valuable resources. Through most of their life (up to 50 years) these smaller tree species present very few challenges to tree management and their limited size means they rarely cause canopy shade/size nuisance concerns. It is generally only at maturity, 50 years plus that these trees begin to present problems at which point they are considered for removal and replanting. Chart 2 in Appendix B –Street Tree Stock shows the most common street tree species and their distribution across the borough.

There will, over the period of this strategy, be opportunities for future replanting programmes to review the principles of right tree, right place, and to evaluate whether more climate-adaptable species are required in order to maintain a healthy, diverse and sustainable tree population across the borough. The importance of species variation is also discussed further in section 3.9.6, but it is widely acknowledged that maintaining tree species diversity is good arboricultural practice and particularly important in the challenge of adapting to climate change (3.9).

3.9.3 Size Class Distribution

For the purpose of effective tree management and data collection, all of Ealing's street trees are placed into six different tree size classes. The frequency of size class across Ealing's street tree stock is illustrated on Chart 3 in Appendix B –Street Tree Stock. This chart shows that only 28% of the tree stock is greater than 40cms in diameter. This small percentage of upper-sized trees reflects the inhospitable and restricted environment in which street trees grow, e.g. the impact of reduced access to water and the effect that a limited rooting zone can have on reducing a tree's annual growth and ultimate size.

Whilst the Council supports the responsible removal and replacement of the smaller species (paragraph 3.9.2), it recognises the importance of larger trees and will seek to retain 'C' and 'D' size trees in suitable locations and wherever appropriate allow these to grow on to 'E' and 'F' size trees. Large trees are the most valuable in delivering many of the benefits of trees on the greatest scale; they are of particular historic and landscape character merit and will be essential in adapting to the challenges of climate change.

3.9.4 Council Tree Planting

To maintain the tree population, where appropriate the Council replaces every tree that is removed, although not always with the same species or in the same location. The Council will, in accordance with the London Plan Policy 7.21(2011) also seek to plant additional trees, increasing its tree stock and therefore providing a greater resource for its residents and a greater transfer of the benefits of trees.

When planting new or replacement trees it is important to select the right species and location as this will affect not only the success rate of tree establishment but also the long term implications of management and maintenance. The Council recognises the 'Tree and Woodland Framework for London' principle of 'right place, right tree' (GLA, 2005, p32), and the importance of considering the context within which a tree is to be planted, together with an understanding of the future design issues likely to impact upon the tree over its lifetime. A check list of considerations are summarised here:

Right Place?

- What is the existing value of the space?
- Would the impact of trees be positive?
- Consider existing habitat and landscape value: the shade cast by trees, and their demands on soil, water and nutrients, mean that they can kill or damage valuable wildlife habitats.
- Check records to see if the site is in an area where there have been trees in the past, as there could be some historical reason why it is not appropriate.
- Consider the surroundings: trees should not be located where they will experience inappropriate growing conditions e.g. in the shadow of tall buildings.
- New trees and woodlands are most needed where they can provide people with access to nature and natural landscape in areas presently lacking in such access.

Right Tree?

- Check if there is a history in the area for the use of particular species that could be a reflected the local character.
- In natural areas, employ stock of locally native origin or better still work with natural colonisation.
- Where the setting allows, take opportunities to plant large species of trees with a long lifespan.
- Consider existing and future infrastructure requirements – do not plant too close to over/underground infrastructure. Replace removed trees in the same pit if appropriate.
- Ensure future tree growth will meet the statutory safety requirements to maintain a clear route along roads (consider heights of buses, HGVs, cars, cycles and horses).
- Check available space against the final height and spread of the proposed species with a view to minimising frequency and amount of pruning required.
- The soil in hard landscaped areas is often poor. Soil compaction needs to be limited in the tree pit and adequate nutrients supplied. Use species known to be robust to these limitations.

The Council's Tree Service organises new tree planting between October and March. This is widely considered to be the most appropriate time of year, although container grown trees do not suffer the same root disturbance as bare root stock ones and can be planted at any time, providing they are regularly watered. At all times care must be taken to avoid planting when the soil is frozen or waterlogged. New trees should conform to and be planted in accordance with the following British Standard Codes of Practice:

- BS3936-1: 1992 Nursery stock specification for trees and shrubs
- BS4043: 1989 Recommendations for transplanting root-balled trees
- BS4428: 1989 (Section 7) Recommendations for General Landscape Operations

3.9.5 Threats of the Urban Environment

The urban environment can be challenging for trees because, like all living organisms, they are susceptible to localised changes in their environment. This can result in physiological stress such as tree canopy die back through a lack of water, bacterial and fungal infection, and possibly the death of a tree. These changes can be brought about and increased by a number of factors which include:

- Nearby development
- Road and footpath reconstruction
- Trenching works by communications, IT and utilities companies
- Pollution
- Incorrect pruning
- Pests and diseases
- Vehicular damage (particularly by skips and high-sided vehicles)
- Vandalism and dog damage

- Excessive salt applied incorrectly to road and footways to melt snow/ice
- The repair of leakages from gas and water pipes

The above environmental conditions mean that most street trees tend to have shorter life spans than trees growing in parks or woodlands, where less stress is introduced by external factors. The reduced lifespan of a street tree must therefore be considered in a long-term planting regime, and the tree stock must be continually replenished. Sustainable tree management should ideally ensure that no area loses more trees than are being planted; this is the current policy in Ealing and the policy continuance is recommended in this strategy.

Every effort will be made by the Council to protect the borough's tree stock from contraventions that increase these negative environmental conditions. In the event of a contravention being reported to the Council, a Council Tree Officer will make a site visit to assess the situation and evaluate whether a contravention has taken or may take place. Council action in response to a possible contravention is especially important where planning legislation may have been or could be breached as a result of future works. When a contravention occurs and timely notification is provided to the Council, the prompt action by the Council will bring successful prosecutions and help to prevent them taking place.

3.9.6 Tree Pests and Diseases

One of the greatest challenges facing the local and national tree population is the control and containment of new pests and diseases from outside the UK. New pests and diseases are now flourishing in the UK due to the increased international trade in plants, timber and general goods, and the potentially more favourable conditions for new pests and diseases associated with climate change (see section 3.9). One of the most recent and significant pest introductions is Oak Processionary Moth, which now requires extensive treatment annually to contain its spread, limit the damage it does to the Oak tree stock, and reduce the potential cost to the Council.

Any tree and woodland strategy must be seen to prioritise adequate resources in a timely fashion to deal with such threats, especially when these are related to the health of the tree stock and may also present serious public health issues. (Ref GLA and FC, 2013, p.36)

In combating the new UK pests and diseases, it is important to ensure the future continuity of tree cover across the borough by, where practical, managing the age range of trees and by replanting with a varied pest and disease tolerant range of species. It is also important to consider the practicalities of species distribution locally. A planting and renewal programme to improve species distribution will go some way to ensuring that the borough of Ealing has a diverse and varied tree population for the future.

3.9.7 Tree Related Building Damage

Subsidence caused by trees is generally only a problem in areas that contain shrinkable London clays (Ealing Geology 3.4.4). Clay displays volumetric changes

under different levels of moisture content. It shrinks when moisture is removed and swells when moisture is replaced. This movement can be passed to the building above, which may then produce visible signs of cracking through the brickwork and internal plaster. So in areas dominated by London Clay and/or where the Council has a high frequency of previous subsidence claims, it is important to carefully consider the frequency and approach to tree management.

Furthermore, different tree species remove water at different rates (by transpiration). Some are high water demanders, e.g. Poplar, Willow, Oak, and others are low e.g. Birch, Sorbus, Malus. This water demand also varies according to a tree's age class; a large mature tree which is physiologically stable or in decline may actually be using less water than a smaller tree which is growing vigorously and transpiring at a greater rate. The council will seek to identify the areas and trees of high risk so as to facilitate the most appropriate tree management and seek to reduce the future risk of insurance claims.

All building subsidence issues that do arise and involve Council-owned trees are processed by the Insurance department. Professional arboricultural advice is provided by the Council's Tree Service. TPO and Conservation Area applications involving building subsidence are processed by the Planning department again using recommendations from the Council's Tree Service. In both instances all claims are handled in accordance with the LTOA's third edition of the Risk Limitation Strategy (LTOA, 2008)

3.9.8 Creation of Crossovers

Vehicle crossovers are constructed to allow owners of land adjoining the highway to access their property. Under the requirements of the Highway Act all crossovers must be constructed by the Highways Authority at the applicant's cost. Ealing Council's Planning and Highways services consider the suitability of each crossover application and consult with the Council's Tree Service where trees are located nearby.



The construction of crossovers can have a detrimental effect on the health and life expectancy of adjacent street trees. Physical damage to roots can allow a point of entry for decay fungi, which may spread throughout the root system. Soil compaction beneath the crossover can restrict the spread of roots and anaerobic conditions inhibit the uptake of water and nutrients. It is therefore essential that crossovers are not located close to trees and that care is taken during construction not to damage roots.

3.10 Private trees

The greatest numbers of trees in London are owned by Londoners (residents). 20% of London's land cover is in private gardens and the trees they contain make up a major part of the tree stock of the Capital (Ref GLA, 2005). As a result of the contribution that Ealing residents and other private landowners trees make to the Capital's tree stock, the Council understands that it has a key advisory role to assist tree owners in the responsible management of their trees.

3.10.1 Private Tree Stock

The borough's privately owned trees can be found not only in residential gardens but also retail sites, industrial parks, private sports clubs, rail and tube networks, Transport for London managed highways, housing associations, educational sites and other non-Council land. The owners of these trees enjoy the benefits of enhanced visual amenity, natural shade, wildlife interest and added character and increased property value and although these trees are on private sites, they are experienced and enjoyed from the adjacent roads, public spaces and the surrounding properties.

The north and west of the borough contain the greatest number of private trees and have the most potential for future tree establishment. The residential properties within these areas have generous gardens and there are large expanses of non-Council land including golf courses, retail parks, industrial estates and sports grounds. In the most part the trees to the north and west are not within Conservation Areas and there is, therefore, a need to ensure that those of high amenity are protected by Tree Preservation Orders.

Amongst the more populated areas to the south and east of the borough there is less space but many front and rear gardens contain at least one tree and fortunately many of them are protected by the Conservation Area regulations. Here the Council will seek to resist the removal or excessive pruning of high amenity trees and only allow pruning operations that are conducive to tree health and recognised as good arboricultural practice.

There are opportunities across the whole borough to increase the visual appearance of industrial and commercial areas and the Council will, in conjunction with the private land owners, seek to identify locations for new tree planting.

3.10.2 A Private Tree Owner's Responsibility

Under the Occupiers Liability Act (57 & 84) a tree owner has a Duty of Care to make sure he/she has taken reasonable steps to minimise the risk to people and property resulting from trees on their site. In law either the owner of the land or the tenant, or both, can be liable, depending on who is, or should be, managing the trees. It is therefore important that privately owned trees are regularly inspected not just for the health of the tree but so they do not present an unreasonable risk to safety.

What constitutes "reasonable steps" will depend on the type of "occupier". Regular visual inspections carried out by a private homeowner may be considered adequate unless there is any reason to raise concern – such as cracks, fungal brackets or a warning from a neighbour. Commercial occupiers of property however are expected to undertake regular tree inspections, record the results and take remedial action where necessary.

If a tree is suspected of being unsafe please contact the owner and inform him/her of your concerns. Normally an inspection by a qualified arboriculturist can ascertain if a tree is safe or not, however for insurance purposes you may wish to check that they have Professional Indemnity Insurance. The Arboricultural Association provides a list of approved contractors and consultants (www.trees.org.uk) who would be able to carry out this work.

3.10.3 Protection of Private trees

Many of Ealing's private trees are protected by law under the Town and Country Planning Act 1990, and its amendments in 1999, 2008 and 2012. Trees owners within Ealing's 29 Conservation Areas are required by law to give the Council six weeks notification should they wish to remove or prune any part of a tree (including roots). Further information on the location conservation areas and the appropriate notification form is available on the Council's website.

Under the same legislation the Council also has the power to protect trees which are considered to be of particular amenity value by serving a Tree Preservation Order (TPO). They can be used to protect any tree but are mostly used for trees on private land. The order requires the permission from the Planning Authority prior to undertaking tree removal or pruning of any part of the tree (including roots). Ealing Council has 924 TPOs which protect individual trees, groups of trees or areas of land containing trees.

Anyone wishing to remove or undertake pruning works to a tree protected by a TPO is required to make a formal application to the Planning Department using the appropriate form (downloaded online or requested from the Council). Once the application has been registered the Council's Tree Service will assess the proposal and provide recommendations to the Planning Department. The administration and any enquiries are managed by the Planning Department and the decision notice detailing the outcome of the process is normally issued within 8 weeks.

4 Policies

4.1 The Council's Vision for the Future of Trees in Ealing

“To ensure trees remain a defining feature of the borough and that they are protected and enhanced for the enjoyment of current and future generations.”

To achieve this vision, the following key objectives have been identified in this strategy:

- Raise profile, value and appreciation of trees and tree issues in the borough to improve customer understanding and manage customer expectations.
- Manage and enhance the existing urban tree stock, in accordance with good arboricultural practice.
- Improve the protection of trees within the borough to ensure the area's character and history is preserved.
- Raise the level of tree cover across the borough to realise the many benefits of trees and to mitigate the future effects of climate change.
- Increase the efficiency and cost-effectiveness of the Council's Tree Service while continuing to deliver a first class service.
- Reduce the incidence of tree-related subsidence and improve the handling of claims, so as to and accordingly minimise the inconvenience caused to residents and the financial implications to the Council.

4.2 Ealing Tree Policy document

This strategy details the list of policies that will be implemented in order to deliver the objectives above. The policies have been considered in two sections: Council Tree Management; and Privately Owned Trees. Both of these sections have been further sub-divided and the strategy details each policy and its rationale.

4.3 Council Tree Management

ETP01 Pruning of Council Trees

The Council will prune trees for the following reasons: to abate an actionable nuisance; to mitigate the risk of building subsidence; for accordance with good arboricultural practice; or for Health and Safety.

In addition to the routine inspection of trees the Council also carries out emergency and reactive inspections as and when they are deemed necessary. These are often generated following requests from residents which are passed to the Tree Service by the Customer Service Centre. Regardless of how the inspection is generated (emergency, reactive or cyclical) the Council applies strict criteria for when pruning is deemed necessary.

To ensure an impartial and judicious service is provided to all of its residents the Council will only prune trees for the following reasons:

- To abate an actionable nuisance. Example: removal of branches physically (or periodically) touching buildings.
- To mitigate the risk of building subsidence. Example: pruning to reduce the water uptake by a tree.
- Where the works are advantageous to the tree or tree stock and are in accordance with good arboricultural practice.
- Health and safety. Example: to ensure suitable clearance over footpaths, cycle lanes and carriageways or where causing an obstruction to the public highway.

ETP02 Managing Customer Expectations

To ensure clarity and manage customer expectations the Council will highlight some of the reasons frequently used to justify pruning/tree removal that are considered beyond its responsibility.

The Council occasionally receives requests from residents to prune or remove trees. To ensure an impartial, reasonable and transparent service is provided to all of its residents, the Council does not prune trees to allay or resolve the following issues:

- Interference with satellite, TV or media reception
(There is no legal right to television reception and the Council (or any tree owner) has no legal obligation to remove or prune trees to improve reception. When positioning a new satellite receiver, residents are recommended to carefully consider existing trees and their potential for growth to avoid problems in the future)
- Touching telephone wires
(Telephone wires are plastic coated and faults on the line are very rarely caused by touching branches. Please contact your Service provider to address any faults or interference you may have with your phone line)
- Excessive leaf fall
- Fallen fruit
- Problems associated with pollen
- Mess caused by insects or birds
- Honeydew or sticky sap
(Problems caused by falling leaves and fruit, pollen, bird droppings and honeydew drip are considered natural seasonal nuisances and not something the British legal system recognises as a 'legal nuisance'. If there is a hazard on the public footpath the Council has an obligation to clear this, please contact Street Cleansing on 020 8825 6000 to notify them of the problem. With regards to honeydew residents are advised to make their own arrangements to minimise the problem; regular car washing, covering the car or parking in an alternative location)
- Where a tree is perceived to be too large
- Obstruction of view
- Overhanging branches
- Lack of/too much light

(There is no 'right-to-light' or 'right to a view' in relation to trees and the Council (or any other tree owner) is not legally required to prune a tree for these reasons. Additionally there is no legal requirement for the Council (or any tree owner) to prevent their tree from overhanging any other property. You do have a legal right to prune, to the boundary of your property (only), any vegetation overhanging your perimeter. You must ensure the tree is not protected by planning legislation (ETP34 Protecting Privately Owned Trees) and discuss your intentions with the tree owner prior to undertaking the work.)

- Pruning or removal because someone is willing to pay
- The perceived risk that a tree may damage a building or structures (no legal requirement where there is no proven damage)
- Creation of cross-overs (ETP26 Crossovers and Street Tree Removal)

Requests made to the Council and involving any of the above issues will be entered against the specific tree record on the Council's database. If pruning is due as part of a routine maintenance programme consideration may also be given to alleviate the problem.

ETP03 Tree Removal

Trees will only be removed where there is a risk to Health and Safety or damage to property or where the outcome can be demonstrated to be advantageous to arboricultural practice.

Council owned trees form an integral part of the borough's urban tree stock and the Council will not remove trees without careful consideration. Under certain circumstances trees may be removed: to abate an actionable nuisance; to mitigate the risk of building subsidence; where the outcome will be advantageous to the tree stock and in accordance with good arboricultural practice; or to maintain health and safety.

To ensure a fair and reasonable service is provided to all of its residents the Council will only remove trees for these reasons. Problems such as those detailed in policy ETP02 Managing Customer Expectations will not be reasons to justify tree removal.

ETP04 Publicising Tree Removal

The Council will seek to inform the public of any proposed tree removals by either posting a list of trees on the website or by placing a notice on the tree at least 10 working days in advance of the felling date.

The Council will where possible notify the public of its intention and the reasons for removing established trees, to inform residents and reduce customer enquiries. Exceptions to this are:

- Trees that have become dangerous and need to be removed urgently
- Young trees that have failed to establish properly and have died
- Trees that are obviously dead



ETP05 Maintain Tree Cover Through Replacement Planting

The Council will replant at least **one** tree for every tree it removes.

To maintain tree cover across the borough the Council will replant at least one tree for every tree it removes. Currently a cyclical programme of street tree planting occurs annually between November and March to replace those trees removed in the previous year. Tree planting on other sites currently occurs on an as-needs basis. To ensure successful tree establishment the Council will annually inspect all new trees for three years following planting, any failures will be investigated and replaced.

The Council has an historic backlog of approximately 1,000 sites as a consequence of the previous replacement programme not keeping equilibrium with the removal of trees. Whilst this has now been corrected it is recognised that the current planting programme will not address this shortfall and that additional funding sources are needed. Possible sources of funding include the Mayor of London - Street Tree Initiative and Section 106 contributions for environmental improvements.

ETP06 Increase Tree Cover

The Council will, subject to resources, encourage additional new tree planting on all its sites throughout the borough.

In accordance with the London Plan (3.3.2) the Council will seek to increase the level of tree cover throughout the borough. Planting will normally have priority in areas lacking trees (3.6.2.1) and/or deficient in open green space (3.6.1.3) but the Council encourages new tree planting on all its sites and welcomes all requests or suggestions from members of the public. The resulting overall increase in the borough's tree population will assist the authority in dealing with the future effects of climate change and provide a greater resource for residents.

ETP07 Tree Planting and Climate Change

Through new tree planting the Council will seek to diversify the species mix within sites and mitigate the risks that monoculture and climate change present for tree management.

The role of trees is understood to be more important than ever in mitigating the effects of climate change (3.9). It is therefore concerning that these adjustments also present a huge threat to tree health (3.9.6). The changing environment has seen the rapid spread of international pests and diseases and the threat to trees is becoming greater. Examples include Horse Chestnut leaf miner, Oak Processionary Moth and Ash dieback.

The spread of new species-specific diseases to the UK emphasizes the importance of species distribution. To ensure the continuity of the borough's urban tree stock the Council will seek to increase the variety of species within each site. Without this diversity some areas of the Borough could be at risk of losing their tree cover altogether. A useful list of tree species planted and /or recommended by the Council is included in Appendix C –Tree Species Lists.

ETP08 Planting Large Canopy Trees

The Council will carefully consider all tree planting decisions to ensure that the right trees are selected for the chosen location. Where possible the Council will plant large canopy trees to achieve the maximum benefit that trees provide

As well as increasing species diversity the Council will also seek to plant large canopy trees where appropriate. These large trees will create new skyline features and offer the maximum impact when mature (3.9.2). The Council understands the importance of planting the right tree in the right location and in certain circumstances it will be necessary to scale down to an appropriate size and consider specific constraints such as locality to buildings, soil type, other plants, etc.

ETP09 Sponsored Tree Planting

To promote and encourage residents, businesses and other groups to sponsor tree planting on all Council land throughout the borough.

The Council will continue to run a Memorial Tree planting scheme (3.5.3) and will aim to expand upon this and encourage other individuals and businesses to sponsor tree planting in their local environment. The species choice of the sponsor will be accommodated wherever possible, but due to the importance of species selection, the final decision will be made by the Council's Tree Service. It should be noted that descriptive plaques will be permitted on certain park sites only.

ETP10 Tree Warden Scheme

The Council will continue to run and will seek to expand its Tree Warden Scheme.

The Council will continue to run its existing Tree Warden Scheme (3.5.2) and will seek to encourage and train new volunteers. The future expansion of the scheme will explore opportunities for Tree Wardens to also help with aspects of contract monitoring and assist in the preservation and replanting of private trees.

ETP11 Pest and Diseases

The Council will ensure adequate resources are available in good time to control and contain the outbreak of known pests and diseases.

The introduction of invasive pests and diseases has increased with globalisation and they are often flourishing under the more favourable conditions associated with climate change (3.9.6). The Council recognises the importance of controlling these pests and diseases and it will look to identify adequate resources (financial and staffing) in good time to limit the scale of any outbreak and work pro-actively with the statutory authorities.

ETP12 Damage to Council Trees and Prosecution

The Council will prosecute anyone found to be damaging or pruning its trees without permission or disposing of tree waste illegally and where appropriate apply the maximum penalty.

All Council tree contractors operate from vehicles displaying official signage which refers specifically to Ealing Council and includes the Council's logo. Any other person seen to be cutting a Council tree or tipping tree waste on Council land is likely to be operating illegally. Members of the public are advised not to approach such persons but to contact Customer Services or the Police immediately.

ETP13 Valuing Trees and Compensating for Tree Damage

The Council will use the CAVAT system to value its trees and use this information to assist in the management of its tree stock. Any external organisation that undertakes actions to damage or remove Council owned or protected tree(s) will be expected to compensate for the full amenity value of the tree as calculated by CAVAT.

The Council will use the CAVAT valuation method (3.8) to protect and maintain its trees, to inform its decisions and to explore the use of asset management techniques. CAVAT will also provide the basis in calculating the replacement value of any trees that have been significantly damaged or removed and the Council will seek this level of compensation from organisations found to be responsible for such damage.

ETP14 Council Trees and Building Subsidence

The Council will use advice from the London Tree Officers Association (LTOA) Risk Limitation Strategy to manage its risk and process subsidence claims.

Like many London boroughs Ealing has large areas underlain with London clay (3.4.4) associated with the incidence of building related subsidence (3.9.7). In the mid-1990s most London Boroughs reviewed their tree management operations in order to reduce both the number and extent of their tree root claims. To aid this process the LTOA (London Tree Offices Association) and other associated professionals prepared a Risk Limitation Strategy. This document and general approach was based on the premise that tree-pruning operations are less costly over time compared with the settlement of claims. Ealing Council will use this advice to manage its subsidence risk and process claims of tree-related building damage.

ETP15 Resources to Investigate Alleged Subsidence

The Council will provide dedicated resources to investigate assess and defend alleged tree-related subsidence cases involving its own trees and those it protects.

The Council's Tree Service will investigate and assess tree-related subsidence damage on behalf of the Insurance Department. All cases are investigated and handled in accordance with the LTOA Risk Limitation Strategy, whereby the CAVAT

value of the tree (3.8) determines the level of information required from the claimant and the Council's response to the management of the tree. For example a tree with a low monetary value that has been implicated in causing subsidence will be removed whereas an implicated tree with a high monetary value is more likely to be entered into a cyclical pruning regime in order to reduce its water demand.

All new subsidence claims against Council-owned trees will require the following information as a minimum:

- An engineer's report detailing damage to building (location, nature, BRE category, crack monitoring, drainage survey)
- Plan and profile of foundations
- Site plan indicating location of structure in relation to trees and other vegetation in the vicinity
- Arboricultural report
- Results of soil investigation tests confirming profile, moisture content, plasticity index, soil moisture deficit and tree root identification

The LTOA document also recommends assigning a monetary value to all street trees using CAVAT, which presents trees as an asset as opposed to a liability. The level of information required can then be specified by the Council.

This forms the basis of the Joint Mitigation Protocol (JMP) which was produced with input from insurers, local authority tree and risk managers, loss adjusters, engineers and arboricultural consultants. The aim of the JMP is to standardise the management of claims relating to trees whilst also recognising the value of the trees to the borough. The Council's Tree Service will seek to sign up to the JMP following consultation with the Insurance department.

ETP16 Reduce the Potential for Tree Related Building Damage

The Council will manage its tree stock with the aim of reducing the potential for building damage whilst maintaining a healthy and sustainable tree stock.

Time has shown that in all but a few cases tree pruning can mitigate the significant costs associated with tree root claims. Moreover, regular tree pruning may prevent these claims arising in the first instance. This is because pruning reduces the soil water extraction by a tree and less moisture is removed from the soil. The Council will seek to identify high risk areas of the borough and manage its tree stock accordingly.

ETP17 Tree Management Software

The Council will upgrade its current tree management software to enable the mobile mapping and management of all Council owned trees.

The Council's Tree Service maintains computerised map-based records for all trees under its management with details of age, size, species, management history and cyclical management requirements. This provides a comprehensive record of the borough's trees and allows for quick and cost-effective management. The Council's Tree Service will use up to date tree management software/hardware to enable the mobile mapping and surveying of all trees under its management.

ETP18 Procurement of Tree Contractors

In the future procurement of arboricultural works the Council will aim for the highest possible standards while balancing quality with the available financial resources.

The Council currently employs a single term contractor to complete all arboricultural works in the borough. This arrangement will be due for renewal in April 2016. In the procurement of tree contracts the Council will explore every avenue to achieve the highest standards of arboricultural expertise whilst delivering value for money. Contracts will be procured in accordance with European Union and Council policies.

As part of any procurement exercise the Council will explore markets for by-products of tree management that have potential to generate financial and environmental outcome(s).

4.4 Street Trees

ETP19 Street Tree Inspection Programme

The Council will continue its programme of cyclical street tree inspections to ensure the health and safety of trees is maintained and the potential for tree-related damage and nuisance is kept to a reasonable minimum.

The management of trees can present numerous challenges and public perception is not always positive: Some of the challenges include:

- Large leaves may block drains and guttering, and cause a potential slip hazard in autumn
- Large pulpy fruits may cause mess and a slip hazard on footpaths if not cleared
- Aggressive root action from nearby trees can cause kerb and footway damage
- High water demanding trees can contribute to structural damage in nearby properties
- Honeydew, produced by aphids feeding on the leaves, drips from the trees
- Bird droppings from roosting birds
- Excessive suckering occurs from the base of certain species of tree

- Excessive shading can be caused where inappropriate trees are planted or allowed to grow in inappropriate locations

For more than 15 years the Council has operated a cyclical street tree inspection and pruning programme across its 23 wards (3.7.1). This regular management regime significantly reduces the disadvantages presented by urban trees, so that they can continue to make a positive and long-lasting contribution to the environment. The Council will continually review this regime to ensure it remains fit for purpose and continues to represent value for money.

ETP20 Publicising the Street Tree Cyclical Pruning

The Council will seek to publicise the proposed cyclical tree pruning and planting works through Ward forums and its webpages.

Ealing residents continue to show a keen interest in trees and the Council recognises that residents would like to know what tree works are planned in their local area. The borough-wide programme for cyclical inspection will be available on the Council website and the recommended tree works will be posted as they become available, but not less than two weeks prior to the works. Similarly the Council will seek to publicise, for at least six weeks and prior to the planting season, the proposed annual street tree planting programme.

The street tree planting programme will not be an exhaustive list, as street trees are occasionally planted through alternative funding sources and planting is occasionally arranged at short notice. The Council therefore reserves the right to plant new trees on all Council land without consultation. The Council will, without prejudice, consider challenges to proposed or recent tree planting (21 days); these should be made in writing to the Council's Tree Service.

ETP21 Locating New Street Trees

When planting new street trees the Council will consider the future implications for adjacent utilities and highway maintenance and, in all cases ensure an optimum distance from street furniture and residential properties as detailed in the rationale below.

Although the borough contains some 24,000 street trees there are still many streets that would benefit from additional planting. New trees are required in locations where trees have not been replaced in the past and where there are large gaps in the distribution of street trees (3.6.2.1).

When selecting trees it is important to consider the principle of 'right place - right tree' and that the species chosen are appropriate for the size and character of space available (3.9.4). When positioning new street trees the Council will:

- Consider carefully the future growth of the tree and ensure that this will not compromise the visibility and safe use of the highway; planting within 20m of pedestrian crossings, warning signs and traffic signals will require guidance from Highways.

- Aim to avoid future obstruction of lamp columns by ensuring that the fully mature new tree canopy will be ideally greater than 5m, but certainly no less than 3m from the lamp column.
- Seek to ensure that future tree growth does not compromise a minimum footpath width of 1.2m.
- In all circumstances consider carefully the potential implications for street parking, and in particularly those sites adjacent to disabled and loading bays; new trees should be planted at least 450mm from the kerb face.
- New planting in streets where footway parking operates will require approval from Highways.
- Seek to position new trees near the dividing property boundary or adjacent to flank walls, to minimise the challenges that trees can present to residents.

New tree planting outside of these parameters will only be undertaken if agreed by Highways.

ETP22 Planned Highway Maintenance and New Trees

The Council's Tree Service will work in collaboration with Highway Services to ensure that attention is given to the existing street trees and opportunities are sought for creating new tree plantings.

Highways planned maintenance, shopping parades and urban realm schemes are undertaken to repair or improve whole lengths or large sections of roads and footways. The Council's Tree Service will continue to work closely with Highway Services to ensure that the trees affected by these works are fit for purpose. The Council will take advantage of this regeneration to create new tree pits and improve its tree stock.

ETP23 Excavations and Utility Companies

When undertaking excavation works near to street trees all Council operatives and private contractors will be required to adhere to the guidelines as set out in the revised National Joint Utility Guidelines (NJUG 4, 2007, unless otherwise formally agreed with the Council's Tree Service.

On-going maintenance of the highway, service routes and street furniture is essential to ensuring that the borough's transport and infrastructure network continues to operate effectively. This brings considerable potential disturbance to the borough's trees as work often requires excavation and construction within the root zone of trees.



All works on the highway that involve breaking the ground will be carried out by personnel who are appropriately trained and excavations near trees will adhere to the revised version of National Joint Utilities Group: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG - Volume 4, 2007); exceptions to this only through formal agreement with the Council's Tree Service. Highway Services will be expected to keep the Tree Service informed of any excavations, street works/improvements, including streetlights, which may impact on trees. There is a substantial risk to public health and safety if these guidelines are not followed and under such circumstances the Council will seek compensation as follows: the CAVAT value of the tree (3.8) if it has to be removed or the cost of any necessary remedial works and any subsequent reduction in CAVAT value if the tree can be retained.

ETP24 Criteria for the Creation of Crossovers

The creation of crossovers will only be permitted under the relevant criteria detailed in the policy rationale and where the construction will not impact upon the future health of any adjacent trees.

The creation of new crossovers can have a detrimental effect on the adjacent trees (3.9.8). When locating a new crossover a minimum distance is required between the edge of the crossover and the base of the tree stem.

- For trees growing in the pavement this will be 600mm or twice the diameter of the tree (measured at a height of 1.5m) whichever is the greater.
- Where trees are growing in verges the construction should follow the principles and recommendations BS5837:2012 (Trees in relation to construction).

These restrictions are essential to ensure a minimum distance around trees and also an increasing level of protection for larger trees and those growing in open undisturbed ground.

ETP25 Crossovers and National Joint Utility Guidelines

The excavation and construction of crossovers will adhere to the principles of National Joint Utility Guidelines (NJUG 4, 2007). Minor root pruning will be considered by the Tree Service on a case by case basis. If root severance is deemed unacceptable then the crossover shall be refused.

If the proposed crossover meets the minimum requirements as set out in the paragraph above, then excavations will be required to assess the underlying root system prior to approval. As per the National Joint Utilities Group: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG 4, 2007) there will be no severance of roots greater than 25mm without the permission of the Council's Tree Service. Minor root pruning will be considered by the Tree Service on a case by case basis. If root severance is deemed unacceptable then the crossover shall be refused.

ETP26 Crossovers and Street Tree Removal

The Council will consider tree removals only where the outcome is supported by good arboricultural practice. The applicant will be expected to fund the removal of the tree and pay compensation for its loss. The level of compensation will be calculated using the CAVAT valuation system.

If a tree obstructs a proposed crossover or its roots prevent the construction, then the application shall be refused. The Council will only consider removing a tree if the outcome follows good arboricultural practice. When this is undertaken to facilitate a crossover, the applicant will be expected to pay for all costs and compensate for the amenity loss of the tree. This compensation for amenity will be calculated using the 'Capital Asset Value for Amenity Trees' (CAVAT) valuation system (3.8).

With thoughtful new planting the Council will ensure a maximum distance between street trees and crossovers (ETP21 Locating New Street Trees)

4.5 Trees on Parks, Open Spaces and Cemeteries

ETP27 Regular Inspections in Parks, Open Spaces and Cemeteries

The Council will regularly inspect and maintain the quality of the tree stock in its parks, open spaces and cemeteries.

"The Borough has a significant tree stock including heritage and veteran trees which contribute to the landscape character of Ealing and bring benefits for wildlife and people" (Green Spaces Strategy, LBE 2012). These large mature and veteran trees tend to bring an increase in risk and a rise in management costs.

At present parks, open spaces and cemeteries are managed on an as-needs basis with only some larger sites or those with intensive use being on a regular programme of inspections. The Council recognises it has a duty of care to ensure that all trees in parks, open spaces and cemeteries are maintained in a safe condition and it will urgently seek to secure funding to allow for a programme of regular inspections.

As part of this strategy the Council will seek to replicate the cyclical inspections carried out on street trees. Frequency of cyclical inspections will be carried out on a risk-based approach and Officers will look to finance this, if possible, from savings made by reducing the frequency of street inspection and maintenance where the risk can be mitigated.

ETP28 Retention of Over-Mature Trees

Where appropriate the Council will retain over-mature trees in its parks, woodlands and open spaces to provide a habitat for wildlife.

There are over 1000 hectares of land in the Borough that have been designated a 'Site of Importance for Nature Conservation' (Green Spaces Strategy, LBE 2012). The Council understands that over-mature trees and those with dead wood and cavities provide valuable wildlife habitats particularly for bats, birds and invertebrates. The borough's woodlands are also particularly important, containing a

substantial number of old trees which support a large number of insects, many of which are rare. Examples of these types of trees will be retained so long as they do not present an unreasonable risk to health and safety. Further information can be found in the Council's Biodiversity Action Plan (LBE, 2013) which sets out policies and actions to protect and enhance key habitats and species.

ETP29 Woodland Management Plans

The Council will aim to create woodland management plans to maintain or increase the total woodland cover within the borough.

Ealing's many woodlands are a highly valued resource and provide residents with areas to walk, relax, play and watch wildlife (3.6.1.2). To maintain and enhance the biodiversity value, character and quality of its woodlands the Council will aim to create site-specific management plans. These plans will identify the key management objectives for the woodland and detail an appropriate management regime.

Additionally, where appropriate, the Council will seek to promote Orchard planting for use as a food and educational resource.

4.6 Trees on Other Council Land

ETP30 Improve Arboricultural Management on all Council Sites

The Council will aim to improve the standard of tree management on all Council land and ensure that any necessary works follow good arboricultural practice. The Council encourages all departments responsible for land containing trees to adopt the policies in this document and consider utilising the internal services available.

Upon request and through an SLA the Tree Service can provide professional arboricultural advice for any Council site. This will include an on-site survey using Visual Tree Assessment (VTA) techniques to examine the tree(s) and determine any appropriate works. The results of the survey are presented to the tree owner in a list of prescribed works and an estimate of the anticipated cost. If desired these recommended works can be managed through to completion. By using the Council's internal services those persons responsible for land containing trees will ensure that they not only meet their legal obligations but are also following industry best practice (See section 3.7.4).



ETP31 Develop Links with Education

The Council's Tree Service will seek to develop links with schools and Educational sites to ensure good arboricultural management and improve their natural resource.

Trees on Educational land and within schools are very important as they give shade and visual interest to a landscape that is often otherwise tarmac, grass sports fields and all weather surfaces. Trees also provide an educational resource for schools and opportunities to teach children about different tree species and the wildlife associated with them.

Schools adopting this tree strategy will be encouraged to maintain or increase the number of trees on their site. New tree planting not only improves the environment of the school; it can also encourage children to develop a positive association and affection for trees and enable a deeper understanding of the role trees play in the wider environment. New funding will be sought to allow a programme of new planting on existing schools. Tree planting should also be included as part of school redevelopment schemes.

4.7 Privately Owned Trees

ETP32 Responsible Management of Trees on Private Land

The Council will encourage owners of private trees to manage their trees correctly and in accordance with good arboricultural practice.

Private tree owners have a Duty of Care (Occupiers Liability Act 57 & 84) to minimise the risk to people and property resulting from trees within their land (see section 3.10.2). Through its website and Customer Service Centre the Council will seek to inform residents of their 'Duty of Care' and encourage the implementation of good arboricultural practice.

ETP33 Dangerous Trees on Private Land

The Council may serve notice on the owner of a private tree if it is considered to be an unreasonable risk to public. If remedial work is not satisfactorily undertaken, the Council can undertake the necessary work (only) and recover the costs from the tree owner.

If a tree on private land is considered to be dangerous and causing a risk or hazard to the public, the Council may intervene and request that works are undertaken to ensure that it is made safe. A letter will be sent to the Tree Owner advising them of the hazard and instructing them to rectify the situation. If remedial work is not satisfactorily undertaken as requested, or in the event of an emergency, the Council may undertake the necessary work (only) and claim compensation from the owner for the costs incurred.

ETP34 Protecting Privately Owned Trees

The Council will use Tree Preservation Order (TPO) and Conservation Area legislation to ensure that trees of amenity value are protected.

In accordance with the Town and Country Planning legislation the council will seek to protect and preserve trees of high amenity value through the careful consideration of TPO and Conservation area applications (See section 3.10.3).

ETP35 Trees in Conservation Areas

The Council will respond to all notifications of works to trees within Conservation Areas within 6 weeks of registration.

Any person wishing to remove or undertake works to a tree within a Conservation Area is required to give 6 weeks notification to the Council using an application form (this can be downloaded online or requested from the Planning Department). The Council will register, assess and respond to all notifications with 6 weeks.

The Council will respond in one of three ways;

- Allow the proposed works
- Negotiate and agree alternative works
- Serve a TPO to prevent the proposed works

Anyone not receiving a response within the six week period is advised to contact the Planning Department to ensure they operate within the law.

ETP36 Tree Preservation Orders (TPO)

The Council will process all applications to work on trees protected by a TPO within 8 weeks of registration.

Anyone wishing to remove or undertake pruning works under a TPO is required by law to make a formal application to the borough using application form (downloaded online or requested from the Planning Department). Care should be taken in completing the form as applications that are incomplete or lacking sufficient information to determine the proposal will not be registered. Once the application has been registered it will be assessed and a decision notice will be issued within 8 weeks, detailing the outcome of the process.

Tree owners carrying out permitted development to their property adjacent to protected trees may also require permission before starting work, if the development is likely to lead to the severing of roots or branches to facilitate the build.

ETP37 Unauthorised Works or Removal of Protected Trees

The Council will seek to prosecute any person(s) who carries out or allows another to carry out on his/her behalf unauthorised works to a tree protected by a Tree Preservation Order or within a Conservation Area.

The Council places high value on all trees covered by a Tree Preservation Order or within Conservation Areas and it will seek the prosecution of land owners who carry out (or allow another to carry out on his/her behalf) unauthorised works to a tree protected. Unauthorised works are defined as;

- The removal or pruning of any part of the tree (including roots*) protected by a TPO without the approval of the Planning authority or
- The removal or pruning of any part of the tree (including roots*) within a Conservation Area which the Council has not been given prior formal notification of

**Land owners should note that the root systems of protected trees are also subject of the protected status and they consider very carefully any intended re-landscaping, garden designing, wall replacement, decking construction that will involve any excavations or changes of levels within the root protection area of a protected tree.*

The law provides for a few exceptions to prosecution: for example if a tree is dead or dangerous, in which case formal authorisation may not be required. However, landowners should note that the burden of proof to show, on the balance of probabilities, that the tree was dead or dangerous rests with the defendant. The Council advises landowners using this exemption to forward supporting documentation (photographs, reports) at their earliest convenience. If the Council investigates and land owners are not able to adequately justify the exemption they will be considered in breach of the regulations and liable to prosecution.

ETP38 Review of Tree Preservation Orders (TPO)

The Council will seek to; carry out a review of its TPOs, update the records accordingly and maintain these details in publicly-available electronic records.

Many of the borough's TPO records are old and in need of updating. Some of the trees protected by TPO have died, whilst other trees have grown and are now in need of protection. The orders are largely recorded in paper files and there is a desire to update this to an electronic system which can be accessed by the public on-line.

ETP39 Unprotected Trees Outside of Conservation Areas

The Council will seek to identify important/special trees located outside of conservation areas and protect those worthy of Tree Preservation Orders.

A large proportion of the borough is not included in conservation areas and, if trees are not protected by TPO, there is no requirement for the Council to be informed of any proposed works. Often very significant landscape trees are removed for development purposes and as a result there can be a significant difference in the character of the land within a conservation area. The Council will seek to identify important/special trees located outside of conservation areas and protect those worthy of Tree Preservation Orders.



ETP40 Pruning Standards to Protected Trees

The Council will expect all approved pruning works to protected trees to be undertaken in accordance with BS3998:2010 and good arboricultural practice.

All proposed pruning should be in accordance with British Standard 3998:2010 and works should be essential to the long term retention of the tree in its current position, rather than simply for appeasement reasons. The authority will aim to maintain a natural silhouette to the tree unless it can be shown to be in the best interests of the long-term health of the tree to do otherwise.

The Council will aim to attain the highest possible level of arboricultural pruning standards within the borough and will usually not consent to pruning works that are greater than the standards set out by the Arboricultural Association and industry best practice, generally accepted to be crown reductions and thins of no greater than 30% by volume. In exceptional circumstances related to the structural condition of a tree and in some cases where there may be issues related to subsidence, pruning works may be agreed that are greater than 30%. All pruning works that are given consent will be required to be carried out in accordance with the British Standard for Pruning trees, currently BS:3998:2010, and any subsequent amendments.

ETP41 Removal and Replacement of Protected Trees

The Council will resist the removal of any protected trees from the borough that do not conform to the Council's general tree removal policies and when protected trees are removed they are replanted during the next planting

Tree owners should be aware that protected trees are considered highly valuable to 'urban tree stock'. Private tree removals are likely to be refused unless there is a risk to Health and Safety, or damage to property, or where the outcome can be demonstrated to be good arboricultural practice (ETP03 Tree Removal). When approval is given for the removal of protected trees the Council will seek to ensure that the site is replanted during the next planting season. The Council's Tree Service will provide web-based advice for residents about tree planting on their property to encourage the appropriate species selection and best practice when planting and establishing new trees.

ETP42 Private Trees and Development Proposals

When processing planning applications the Council will have a high regard for the retention of all protected trees or those worthy of preservation as per recommendations in Section 197 Town and Country Planning Act 1990.

When considering proposed development sites the Council has a statutory duty to preserve trees that are worthy of retention through the imposition of planning conditions (Section 197 Town and Country Planning Act 1990). Trees worthy of retention will be identified by the Council's Tree Service during consultation and assessed for their amenity and CAVAT value (See section 3.8 on valuing trees).

The Council will not consider favourably any development proposals that require:

- protected trees or those worthy of preservation to be removed or where it is deemed by the Council that the development (including subsidiary or enabling works) will result in tree damage
- unnecessary or excessive pruning works to enable a development to be constructed or that result in post-development pressure leading to increased pruning that will impact the long-term health and amenity of a tree or trees
- the removal of Council-owned trees to enable the construction or to access the site

Where trees of sufficient value exist on development sites and they are currently not covered by a Tree Preservation Order, the authority will survey them with a view to protecting the trees, either through the use of planning conditions or through the serving of a new Tree Preservation Order.

The Council will use the CAVAT value of the tree to assist in decision making and to achieve the best possible outcome for the local area by:

- providing additional evidence for a tree's retention, or
- informing the Planning department and the applicant as to the appropriate level of landscaping required to compensate for any proposed loss of amenity.

Council owned trees, due to their high amenity value, will always be treated as though they are protected by a Tree Preservation Order when planning applications are assessed.

Tree owners carrying out permitted development to their property adjacent to protected trees may also require permission, through the Tree Preservation Order application process, before starting work, if the development is likely to lead to the severing of roots or branches to facilitate the build.

ETP43 Tree Information Required for Development Applications

The Council will ensure the protection of trees on development sites by insisting that all applications and subsequent construction activities adhere to the industry best practice detailed in BS 5837:2012 "Trees in relation to design, demolition and construction" (or any subsequent revision).

To ensure that due consideration and protection is given to trees worthy of retention, the Council will require all development applications that affect trees, to provide the following information (to the standard detailed in BS 5837:2012 "Trees in relation to design, demolition and construction):

Pre-application stage;

- Tree survey
- Tree retention/removal plan
- Consideration for protected wildlife species

Planning Application stage;

- Tree survey
- Arboricultural impact assessment
- Tree retention/removal plan, detailing retained trees and their Root Protection Areas (RPAs)
- Any proposed level changes
- Hard and soft landscape design plans (replacement tree planting)

Reserved matters/planning conditions;

- Arboricultural method statement
- Details of all special engineering within RPAs
- Details of utility apparatus and installation
- Schedule of works to retained trees
- Arboricultural site monitoring schedule*
- Post construction remedial works

**The Council, aside from making its own spot checks on development sites, will impose planning conditions to ensure that all proposed tree protection measures are carried out and maintained throughout each stage of the development as recommended in BS5837: "Trees in relation to design, demolition and construction".*

ETP44 Tree Planting on Development Sites

The Council will strive for suitable space for tree planting and future tree growth on development sites. Proposed buildings or gardens should not be positioned where they will be excessively dominated by the crown of current or proposed trees.

In accordance with policy 7.21 of the London Plan in respect to trees and woodlands, the Council agrees that *"any loss as a result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate the planting of additional trees should be included in new developments, particularly large-canopied species"* (GLA Jul 2011, p.235). To encourage replacement or new planting on development sites the Council will apply these principles:

- All development sites must look to incorporate tree planting as part of the planning application.
- Where trees have been removed to facilitate the development, suitable levels of replanting will be required (Appendix D –Compensatory Planting)
- Where the provision of tree planting on a development site conflicts with other Council policies or where suitable levels of replacement tree planting cannot be found on site, the Council will seek funding for alternative tree planting in the locality (ETP45 Compensatory Tree Planting Offsite).

ETP45 Compensatory Tree Planting Offsite

The Council, where considered necessary, will secure financial contributions towards off-site tree planting to mitigate for development proposals, which do not comply with the Council's development requirements.

The Council appreciates that some development sites, due to their size and density, may not be able to meet all development policy requirements. Where such applications exist and will result in a loss of amenity or fail to satisfy planting requirements, section 106 agreements will be secured to enable an appropriate level of compensation in the local area.

5 Action Plan

Objective 1: Raise profile, value and appreciation of trees and tree issues in the borough to improve customer understanding and manage customer expectations.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
1.1	Update website to ensure that customer expectations are managed with regards to; the reasons for pruning /tree removal and the reasons that are considered beyond the Council's responsibility.	Tree Service	Marketing and Communications	Existing	Revenue	Cost neutral	Aug-2013	Website updated and a reduction in the number of these enquiries
1.2	Create new tree felling notice and ensure that Tree Officers fix these to trees at least 5 days prior to the removal.	Tree Service		Existing	Revenue	Cost neutral	Sep-2013	Increased customer satisfaction and reduction in tree removals complaints.
1.3	Publicise the proposed cyclical tree pruning works through Ward forums and the Council webpages	LBE Tree Service	Neighbourhood Governance	Existing	Revenue	Cost neutral	Oct-2013	Increased customer satisfaction and a reduction in tree pruning enquiries.
1.4	Launch next year's annual street tree planting programme through Ward forums meetings and the Council webpage.	Tree Service	Neighbourhood Governance	Existing	Revenue	Cost neutral	Sep-2013	Increased customer satisfaction and a reduction in tree Planting enquiries.
1.5	Explore opportunities to develop links with schools and Educational sites to ensure good arboricultural management and improve their natural resource	Tree Service	Education and Schools	New	Income	Inspection and management fees to be agreed	Apr-2014	Increased number of formal SLA's
1.6	Completely overhaul the 'Tree' specific webpages to reflect the new policies and encourage owners of private trees to manage them in accordance with good arboricultural practice	Tree Service	Marketing and Communications	Existing	Revenue	Cost neutral	Apr-2014	Increased customer satisfaction and a reduction in private tree maintenance enquiries.
1.7	Ensure that Highways Inspectors and Enforcement Officers report private trees that are considered to be an unreasonable risk to public.	Tree Service	Highways Service	Existing	Revenue	Cost neutral	Annual	Number of reported instances per year

Objective 2: Manage and enhance the existing urban tree stock, in accordance with good arboricultural practice.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
2.1	Continue with the cyclical inspection of street trees and publicise the proposed programme on the Council website.	Tree Service	Marketing and Communications	Existing	Revenue	Cost neutral	Annual	Programme on website and customer feedback
2.2	Encourage all departments to adopt the policies of this Tree Strategy and follow good arboricultural practice	Tree Service	All departments	New	Revenue/Income	Costs will be dependent on site/location Inspection and management fees to be agreed	Apr-2013	Increased number of formal SLA's
2.3	Introduce a programme for the cyclical inspection of parks, open spaces and cemeteries.	Tree Service	Parks Service	New	Revenue	Anticipated being funded from existing resources following a risk based review of street tree pruning regime	Dec-2013	The publicly available inspection regime should reduce customer complaints relating to Parks sites and reduce the volume of reactive site inspections
2.4	Update the Customer Service scripts and review the procedure for reporting emergency works in office hours	Tree Service	Customer Services	Existing	Revenue	Inspection and management fees to be agreed	Aug-2013	Increased response times and customer satisfaction
2.5	Ensure Tree Officers are aware of highways excavations across the borough and create NJUG questionnaire for onsite evaluation of engineering contractors	Tree Service	Highways Service	Existing	Revenue	Cost neutral	Dec-2013 Then annual	At least six visits
2.6	Continue to provide an advisory and maintenance service to the Housing department and discuss the publicising of the proposed three yearly inspection cycle.	Tree Service	Housing; Marketing and Communications	Existing	Revenue/Income	Cost neutral – based on current budgets/ arrangements being in place	Aug-2013	Cyclical programme achieved
2.7	Seek the creation of new TPO's on Council sites not managed directly by the Tree Service	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Annual	Number of TPO's on Council sites

2.8	Attend regular London Tree Officer meetings and contribute to the sharing of knowledge and best practice.	Tree Service	LTOA	Existing	Revenue	Cost neutral	Quarterly	Number of meetings attended annually
2.9	Ensure best practice control and containment of existing and new pests and diseases.	Tree Service	LTOA; Forestry Commission	New	Revenue	A future report will be prepared on Emerging Pests and Diseases in order that the Council can consider the full impact of managing the problem and the potential costs	Biannual	Fit for purpose control measures in addition to existing budgets
Objective 3: Improve the protection of trees within the borough to ensure the area's character and history is preserved.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
3.1	Update the Council website to ensure that there is clear understanding and instruction for anyone wishing to report suspected damage or illegal works to Council trees	Tree Service	Marketing and Communications	Existing	Revenue	Cost neutral	Aug-2013	Review ease of use from the perspective of Customer Service representatives, monitor page hits.
3.2	Notify Tree Wardens /Street Watchers of the requirement for Tree Contractors to display signs and how to report unscrupulous activity.	Tree Service	Neighbourhood Governance	Existing	Revenue	Cost neutral	Sep-2013	Monitor CRM reports for an increase in the reporting of illegal activity
3.3	Discuss with Highways engineers the most effective way to communicate the requirements of NJUG 4	Tree Service	Highways Service	Existing	Revenue	Cost neutral	Aug-2013	Random site visits to question those excavating the highway
3.4	Identify new opportunities for TPO's and promote the requesting of such designations by members of the public and Tree Wardens.	Tree Service	Tree Wardens; Planning Service	Existing	Revenue	Cost neutral	Annual	Review the number of TPO's created annually
3.5	Continue to resist the removal of trees for reasons that do not conform with the Council's general tree removal policies by making new TPO's	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Annual	Review the number of TPO's created annually

3.6	Meet regularly with Senior Planners to raise the profile of trees and ensure that all Planning Officers are aware of the importance and value that trees offer	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Biannual	Monitor annually for significant errors or oversights
3.7	Assist the planning department with the procurement of their forthcoming programmed TPO review.	Tree Service	Planning Service; External Tree consultants	New	Capital	Funding already identified	Sep-2013	Review begins
3.8	Work with the Planning department to ensure that decision notices provide guidance on arboricultural good practice and promote the Arboricultural Association Approved Contractor Scheme and the Council's Tree Service web pages.	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Aug-2013	New notice templates created
3.9	Ensure Conservation Area and TPO applications are processed with the agreed timescales	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Annual	No more than 5% beyond expected deadline
Objective 4: Raise the level of tree cover across the borough to realise the many benefits of trees and to mitigate the future effects of climate change.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
4.1	Monitor the removal of Street trees and ensure that new trees are proposed.	Tree Service	Tree Wardens	Existing	Revenue	Cost neutral	Annual	Periodical database reports
4.2	Increase awareness of the National, Regional and Local policy aspirations to plant new trees on all Council sites through the Council website and tree planting days. Consider events for National Tree week?	Tree Service	Tree Wardens	Existing	Revenue	Cost neutral	Sep-2013	Two tree planting days to be held each year
4.3	Update the Council's web pages to include advice for tree planting, including the importance of choosing the right tree for the location and the value of planting large canopy trees wherever appropriate.	Tree Service	Marketing and Communications	Existing	Revenue	Cost neutral	Sep-2013	Changes in place, monitor annual volume of hits.
4.4	Circulate this new strategy to encourage all departments to adopt the policies within this Strategy	Tree Service	Various Council services	Existing	Revenue	Cost neutral	Aug-2013	Increased number of formal SLA's

4.5	Monitor the Tree Service requests and the corresponding allocation of section 106 funding in respect to trees	Tree Service		Existing	Revenue	Cost neutral	Annual	Monitor the annual funding pot
4.6	Work with the colleagues in Parks Grounds Maintenance to encourage alternative grass cutting regimes around large, over maturing trees.	Tree Service	Parks Service	Existing	Revenue	Cost neutral	Annual	3 parks sites reviewed and amended annually
4.7	Identify the boroughs key woodlands and review with the Ranger Service the existing woodland management plans.	Tree Service	Parks Service	Existing	Revenue	Cost neutral	Dec-2013	Annual Plan for review in place.
4.8	Encourage the Housing department to assign an annual budget for tree planting.	Tree Service	Housing	New	Capital/Revenue	Funding to be identified	Aug-2013	Number of trees planted annually.
4.9	Explore with the Planning department the ways of monitoring protected tree replacements, including the issuing of reminder notices.	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Sep-2013	Number of 1st and 2nd reminder notices sent annual.
4.10	Raise the importance of existing and new trees on development sites and seek to create the Tree Service as separate consultee in the planning system.	Tree Service	Planning Service	Existing	Revenue	Cost neutral	Aug-2013	Monitor the increase in consultation correspondence.
4.11	Investigate alternative sources of funding for new tree planting	Tree Service	GLA; Forestry Commission; LTOA	Existing	Capital/Revenue	Funding application to be submitted	Annual	Number of trees planted annually.
Objective 5: Increase the efficiency and cost-effectiveness of the Council's Tree Service while continuing to deliver a first class service.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
5.1	Promote the Council's Tree Sponsorship scheme through website and other avenues	Tree Service	Marketing and Communications	Existing	Income	Scheme offered to participants at near cost	Sep-2013	Monitor the level sponsorship
5.2	Explore all options in preparation for tendering the next arboricultural contract	Tree Service	External contractors; LTOA	Existing	Revenue	Cost neutral	Apr-2015	Various options thoroughly examined
5.3	Use the CAVAT system to value all Council street trees and use this information to assist in the management of the tree stock.	Tree Service		Existing	Revenue	Cost neutral	Jan-2017	All street trees have accurate CAVAT value

5.4	Upgrade the current tree management software, to enable the mobile mapping and management of all Council owned trees	Tree Service	Business Services Group; Third party supplier	Existing	Revenue	Cost neutral	Oct-2013	Complete overhaul of existing processes including the introduction of real time monitoring.
5.5	In preparation for street tree planting ensure new sites are located on the boundary of properties to reduce future risk of complaints /claims	Tree Service		Existing	Revenue	Cost neutral	Annual	Street trees located on boundaries.
5.6	Identify the planned highways regeneration scheme within the borough and ensure that sufficient consideration is given to existing and new Street Trees.	Tree Service	Highways Services	Existing	Capital/Revenue	Cost neutral	Annual	Number of newly constructed tree pits per year.
Objective 6: Reduce the incidence of tree-related subsidence and improve the handling of claims, so as to and accordingly minimise the inconvenience caused to residents and the financial implications to the Council.								
Ref	Action	Lead	Partners	Existing or new cost	Revenue, Capital or Income	Value	Timescale	Performance Measure
6.1	Review current procedures and consider adopting the Joint Mitigation Protocol to speed up the processing of subsidence claims	Tree Service	Insurance	Existing	Revenue	Cost neutral	Aug-2013	Reduce the time spent handling claims
6.2	Explore and where possible experiment with alternative maintenance regimes to reduce the number of tree related insurance claims	Tree Service	Insurance	Existing	Revenue	Cost neutral	Apr-2014	Reduce the number of successful claims annually

6 Monitoring and review

The monitoring and review of this strategy is considered fundamental to achieving successful implementation, the completion of actions and ultimately realising the Council's objectives and vision. The 'Action Plan' and specifically the 'Performance Measures' will be analysed and reviewed at quarterly intervals during the first year and then biannually thereafter. This will assist in identifying any new challenges to arboriculture and highlight areas of Ealing Tree Policy that might require addition or revision.

In addition to the biannual reviews and on the anniversary of this strategy, the Council's Tree Service will publish on its webpage an annual report detailing the following information;

- Amount of Conservation Area applications processed
- Number of Tree Preservation Order applications received
- Quantity of new Tree Preservations Orders requested and confirmed
- Number of tree planning contraventions that have been investigated
- Total compensation for trees in relation to development (section 106): requested and received
- Volume of trees planted and trees felled across all service areas
- Number of new trees planted through highways regeneration
- Details of annual pest and disease control measures
- Quantity of enquiries handled by Customer Services on behalf of the Tree Service
- Any notable achievements such as tree planting days, obtaining additional funding, Tree Warden initiatives, Ward forum contributions, and successful prosecutions for tree damage



7 References

Department for Communities and Local Government	2011	National Planning Policy Framework	DCLG
Department for Environment, Food and Rural Affairs (DEFRA)	2011	Government White Paper 'The Natural Choice'	DEFRA
Greater London Authority (GLA)	2002	Mayor's Biodiversity Strategy – Connecting with London's Nature	GLA
Greater London Authority (GLA)	2005, March	Connecting Londoners with Trees and Woodlands -A Tree and Woodland Framework for London	GLA
Greater London Authority (GLA)	2011, Oct	Mayor of London Climate Change Adaptation Strategy	GLA
Greater London Authority (GLA)	2011 July	The London Plan	GLA
Greater London Authority (GLA) and Forestry Commission (FC)	2013, February	Green Infrastructure and Open Environments: Preparing Borough Tree and Woodland Strategies - Supplementary Planning Guidance	GLA
London Borough of Ealing (LBE)	2006	LBE Sustainable Community Strategy 2006 to 2016	LBE
London Borough of Ealing (LBE)	2008	LBE Climate Change Strategy	LBE
London Borough of Ealing (LBE)	2010	Ealing Corporate Plan 2010 to 2014	LBE
London Borough of Ealing (LBE)	2012	LBE Green Spaces Strategy 2012 to 2017	LBE
London Borough of Ealing (LBE)	2013	LBE Biodiversity Action Plan	LBE
London Borough of Ealing (LBE)	2003	LBE Parks and Open Spaces Strategy 2003 to 2008	LBE
LTOA	2008	LTOA Joint Mitigation Protocol	LTOA
LTOA	2008	London Tree Officer Association Risk Limitation Strategy	LTOA
NJUG	2007	Volume 4 - NJUG Guidelines For	National Joint

		The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees	Utilities Group
Task Force Trees	1993	Action for London's Trees	Countryside Commission

8 Photographs

Thank you to Dale Mortimer (Tree Service Manager) and James Morton (Ranger Service) for providing the photographs.

9 Appendix A –Green Space Deficiency

The map below, which features in the ‘**Green Spaces Strategy 2012-17**’ (LBE 2012), shows the locations of parks and open spaces and illustrates the deficiency in provision and access to large District and smaller Local Parks (this categorisation is based on size, this being 20 hectares and 2 hectares respectively). (Smaller Pocket Parks and Small Open Spaces are included on the map but these have not been factored into the deficiency modelling.)

There is a large variance in the availability of Green Space across the borough. The east of the borough, which is the most urban area, is widely deficient in access to larger District Parks. This makes the Local Parks in this area particularly important and the following need to perform as Priority Parks are:

- Acton Park
- Southfield Recreation Ground
- North Acton Playing Fields
- Springfield Gardens

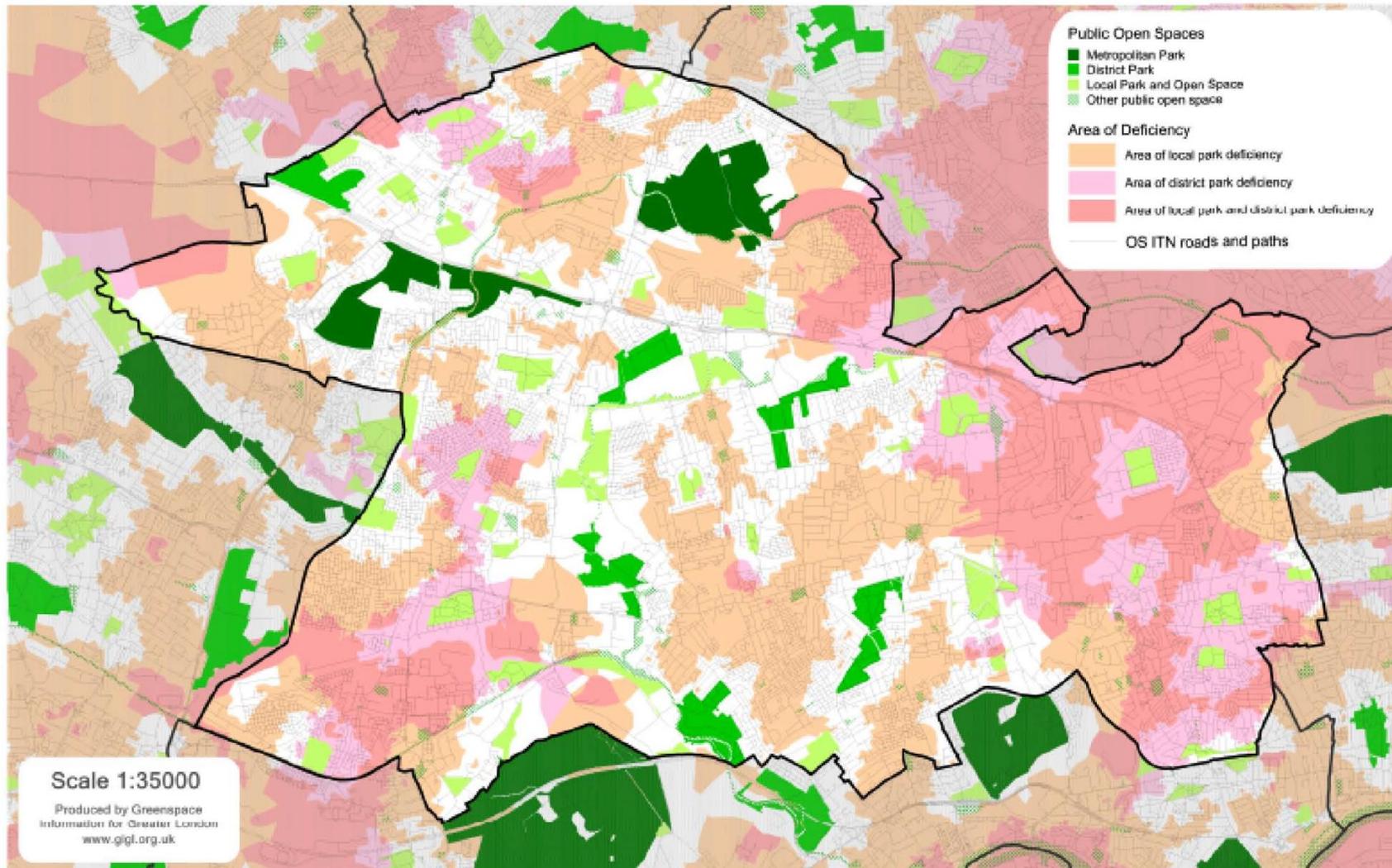
There is also a high District Park deficiency across much of Southall in the south west of the borough and key Local Parks in this area include:

- Spikesbridge Park
- Southall Recreation Ground
- Southall Park
- Manor House Grounds (below Local Park size but an important space in an area otherwise deficient in Local and District sites)

There is a Local Park deficiency through the centre of Ealing which accentuates the importance of small sites such as Haven Green, Dean Gardens and Ealing Common to the east.

Areas of Deficiency in Access to Local and District Parks

GiGL



10 Appendix B –Street Tree Stock

Street tree distribution

Table 1 below has been organised by street tree density and shows the variance in tree numbers between Wards (3.6.2 refers).

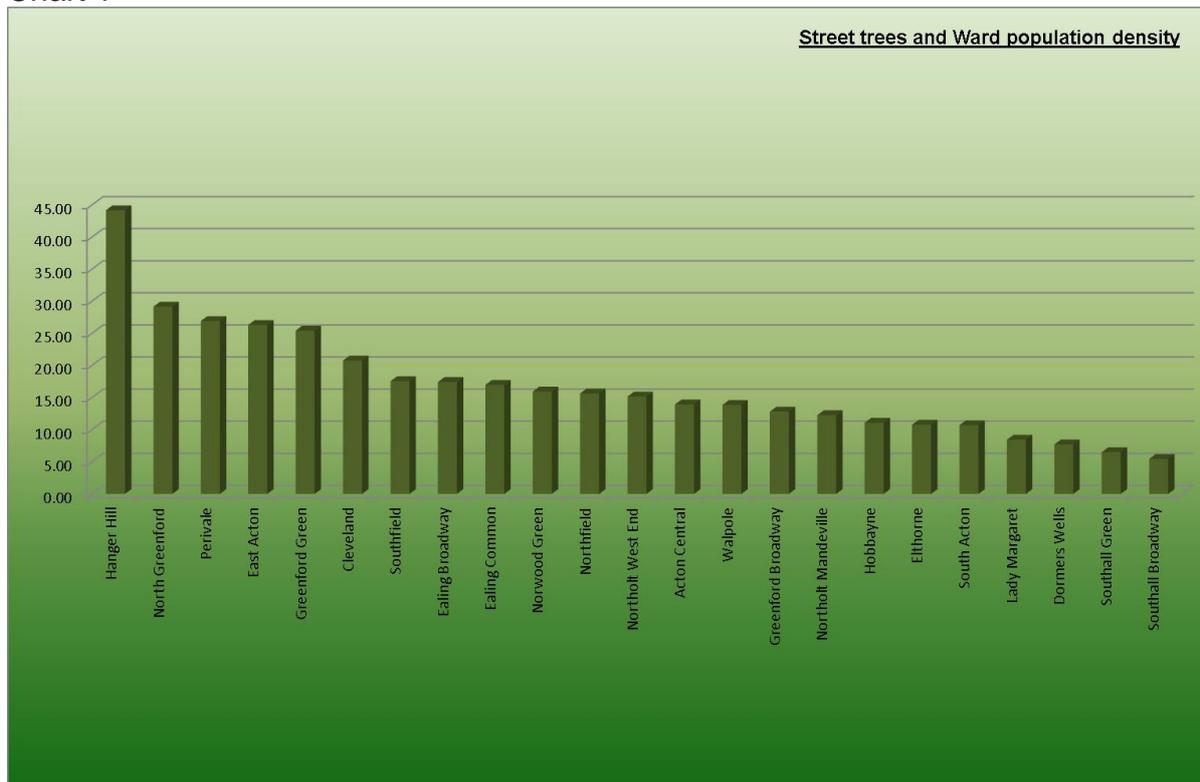
Table 1

Ward name	Number of residents	Area (Hectares)	Density (number of persons per hectare)	Tree numbers	Density (number of trees per hectare)
Southfield	13474	143.29	94.03	1652	11.53
Northfield	13517	153.45	88.09	1380	8.99
Walpole	13330	146.60	90.93	1261	8.60
Ealing Broadway	14029	185.67	75.56	1318	7.10
Acton Central	15427	177.53	86.90	1212	6.83
Hanger Hill	15561	327.39	47.53	2101	6.42
Cleveland	14558	223.17	65.23	1357	6.08
South Acton	14873	171.90	86.52	927	5.39
Ealing Common	14019	213.99	65.51	1113	5.20
Lady Margaret	13897	153.89	90.30	762	4.95
North Greenford	14713	324.79	45.30	1322	4.07
Elthorne	14539	200.02	72.69	784	3.92
Southall Green	14579	158.54	91.96	598	3.77
Perivale	15339	336.56	45.58	1228	3.65
Greenford Broadway	17625	252.16	69.90	896	3.55
Hobbayne	14229	220.78	64.45	715	3.24
Greenford Green	14349	338.15	42.43	1080	3.19
Southall Broadway	13439	162.23	82.84	452	2.79
East Acton	18706	427.18	43.79	1153	2.70
Northolt Mandeville	15183	275.16	55.18	677	2.46
Dormers Wells	13910	225.85	61.59	475	2.10
Northolt West End	15121	354.80	42.62	647	1.82
Norwood Green	14032	379.40	36.98	590	1.56
Ealing average	14715	241	67	1030	4.78

Street trees and human population density

Chart 1 below plots street tree numbers against the human population density of the Ward; this illustrates where the street trees are located and how many people enjoy them.

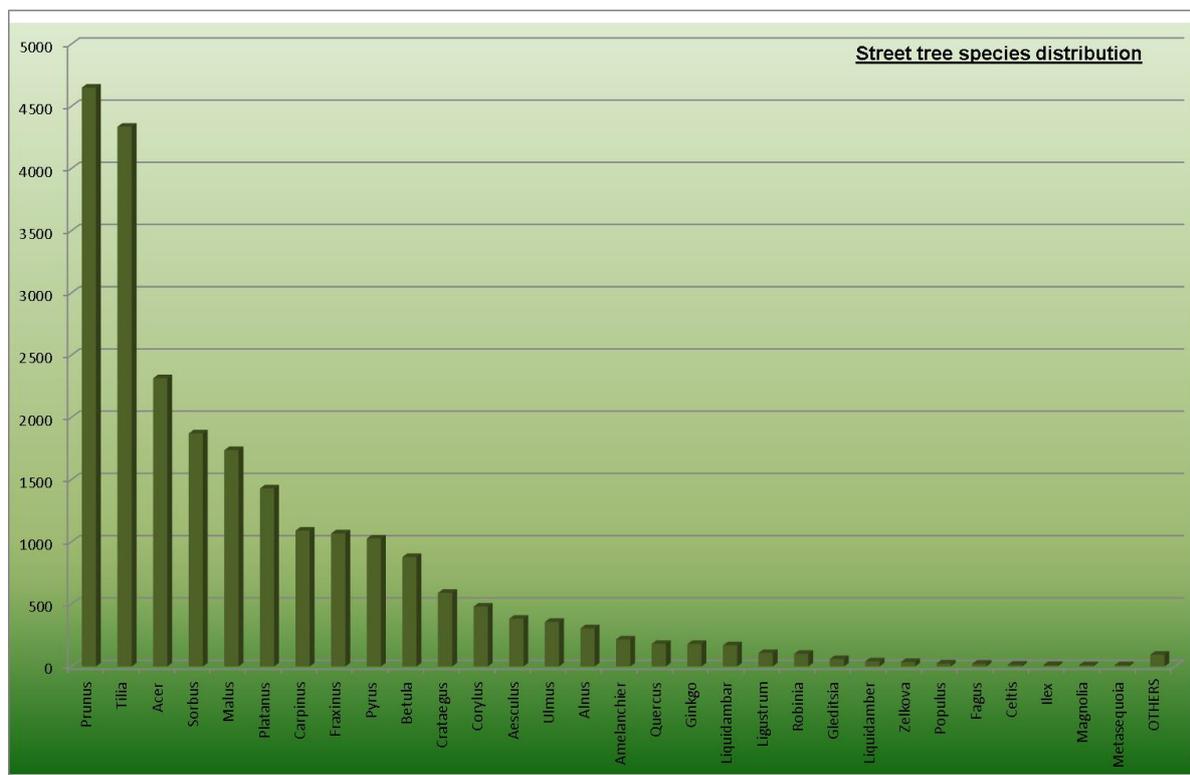
Chart 1



Species Distribution

Chart 2 below shows the most common street tree species and their distribution across the borough.

Chart 2



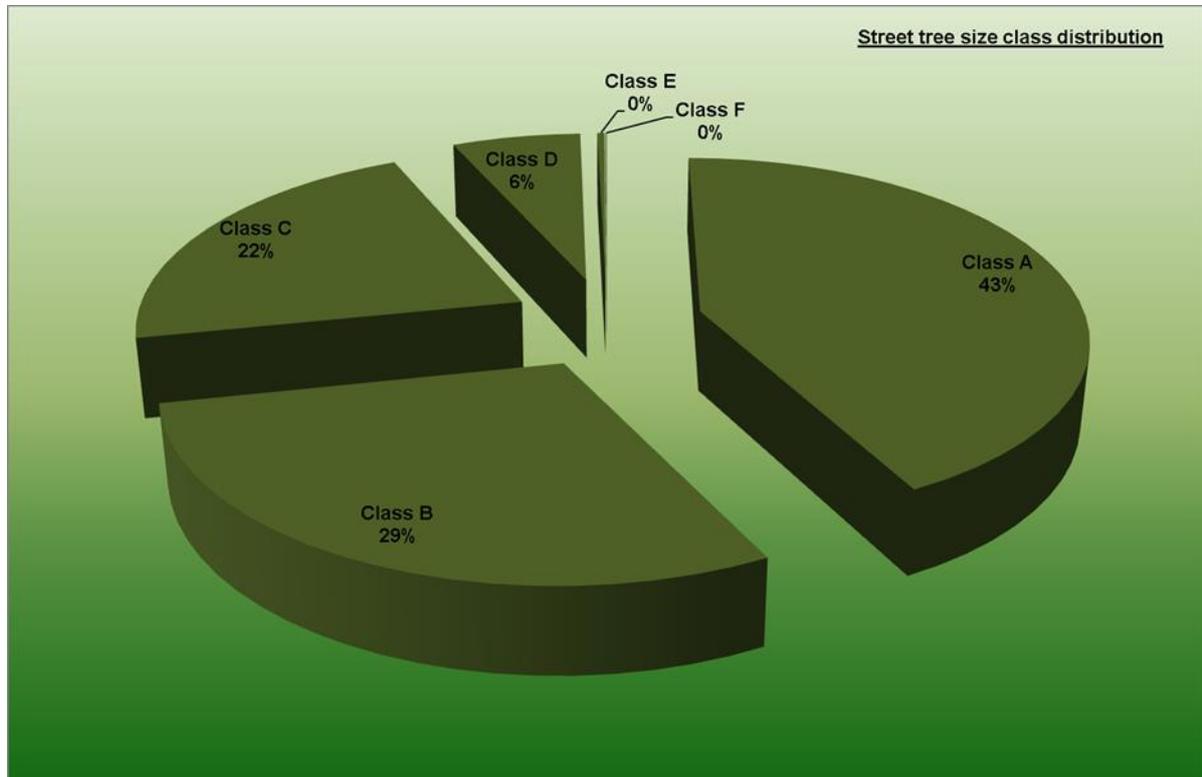
Size Class Distribution

Ealing's street trees are placed into six different tree size classes:

SIZE CLASS	SIZES (Diameter at Breast Height)
A	1 – 20 cm DBH
B	21 – 40 cm DBH
C	41 – 60 cm DBH
D	61 – 90 cm DBH
E	91 – 120 cm DBH
F	121 – 160 cm DBH

The distribution of size class in the street tree population is shown in Chart 3 below.

Chart 3



11 Appendix C –Tree Species Lists

Street Trees

The following table shows some of the tree genera that can be found planted in Ealing's streets.

Small trees (up to 10 metres)	Medium trees (up to 15 metres)	Large trees (above 15 metres)
Catalpa	Acer	Alnus
Ligustrum	Betula	Betula
Arbutus	Carpinus	Corylus
Cotoneaster	Celtis	Fagus
Crataegus	Davidia	Fraxinus
Koelreuteria	Fraxinus	Ginkgo
Parrotia	Liquidambar	Liquidambar
Prunus	Prunus	Liriodendron
Sorbus	Pyrus	Metasequoia
	Sorbus	Platanus
	Tilia	Quercus
		Tilia
		Ulmus
		Zelkova

Please note other trees may be planted where the location is deemed acceptable to the tree's form and growth habit.

Disease tolerant

The following species of trees will be planted to help maintain the presence of many of the country's favourite tree genera. To date they appear to offer good resistance against Oak processionary moth (Oak), Cameraria ohridella (Horse chestnut leaf miner) and Fraxinea chalara (Ash die-back):

Quercus (Oaks)	Aesculus (Chestnuts)	Fraxinus (Ash)
Q. glauca	A. californica	F. sieboldiana
Q. oxyodon	A. assamica	F. americana
Q. nigra	A. indica	F. pensylvanica
Q. marilandica	A. chinensis	F. caroliniana
Q. agrifolia	A. wilsonii	F. ornus
Q. wislizenii	A. flava	F. paxiana
Q. phellos	A. glabra	F. lanuginosa
Q. palustris	A. sylvatica	
	A. pavia	

Garden trees

The following is a list of small to medium sized trees that would be suitable for many gardens. This is not an exhaustive list and some gardens may be capable of supporting much larger trees; we would recommend contacting a local tree nursery for further advice:

Acer campstre Nanum	Koelreuteria paniculata
Acer griseum	Magnolia species
Acer palmatum	Malus species
Amelanchier arborea	Mespilus germanica
Betula utilis Long Trunk	Morus nigra
Carpinus japonica	Prunus species
Crataegus monogyna	Pyrus species
Cryptomeria japonica	Sorbus aria lutescens
Cydonia oblonga	Sorbus aria Mtichellii
Ilex aquifolium	Sorbus aucuparia Joseph Rock

12 Appendix D –Compensatory Planting

The authority will use the following criteria to ensure the correct level of compensatory planting is applied to each development application:

Council Owned Trees

Where permission is given for a Council owned tree to be removed the Council will seek the full CAVAT value of the tree in accordance with Policy ETP13 Valuing Trees and Compensating for Tree Damage and ETP45 Compensatory Tree Planting Offsite.

Privately Owned Trees

Where privately owned trees are to be felled as part of the development the following guidelines will be applied:

- All publicly visible trees and/or trees covered by legal protection (TPOs & Conservation Areas) will be assessed using CAVAT and the Council will seek this level of compensation.
- All other trees will be required to be replaced 1 for 1 by paying the basic tree planting costs. This will be split into 3 levels depending on the size of trees to be removed (see below).

No trees on site

Where a development has no trees on site but the development will result in an increase in the built form and sufficient trees cannot be planted on site the following guidelines should be followed to calculate the basic tree planting costs:

- Dwellings – Two trees per dwelling (basic tree planting costs at Standard level -see below)
- Commercial – Two trees per 100m² floor space (basic tree planting costs at Standard level -see below)

Where a landscaping plan is proposed for a site but it fails to replace lost trees or meet the minimum tree planting requirements of the site a section 106 agreement will be sought to make up the difference.

All monies generated from section 106 agreements will be directed towards street and park tree planting in the Council ward local to the development.

Basic tree planting costs will be valued according to the following:

Tree Type	Trunk diameter of tree lost to development (cm)	Breakdown of Costs	Price
Standard tree 12-14cm girth	less than 34.9	Provision of a tree (12-14cm) Planting Costs (current contract) Watering Costs - 3 water/year x 3 years 10 year Maintenance costs Site visit/Inspection 2/year x 2 years 10% for failed planting Total Cost	£100.00 £110.00 £60.00 £40.00 £40.00 £350.00 £35.00 £385.00
Large tree 14-20cm girth	35-69.9	Provision of a tree (14-20cm) Planting Costs (current contract) Watering Costs - 3 water/year x 3 years 10 year Maintenance costs Site visit/Inspection 2/year x 2 years 10% for failed planting Total Cost	£200.00 £110.00 £60.00 £40.00 £40.00 £450.00 £45.00 £495.00
Extra large tree +20cm girth	Greater than 70	Provision of a tree (+20cm) Planting Costs (current contract) Watering Costs - 5 water/year x 3 years 10 year Maintenance costs Site visit/Inspection 2/year x 2 years 10% for failed planting Total Cost	£450.00 £175.00 £100.00 £40.00 £40.00 £805.00 £80.50 £885.50

All costs are 2012 values, which will be reviewed and edited annually