**2022 Tree Report to AGM**

1. Since 2002, when the last Tree Preservation Order (TPO) and plan was registered by The Landings, 35 of our TPO trees have either come down - or been felled as a result of being declared “dead and dangerous”.

1. Having redrawn the TPO Map and Schedule, I can confirm that (up to the gales in February) all the above mentioned 35 trees have been replaced.

Approximately 15 other trees have, so far, been purchased (some being brought on in our “nursery” and still to be planted). The objective is to (a) increase the variety of trees on the estate and (b) grow replacements from an early age - thereby saving as much as £200 per tree if provided at the correct height and girth – a requirement of Waverley District Council (WDC). This “advanced planning” seems to be working well.

1. The intention, where possible, is to increase both the species of trees on the estate and to add new summer and autumn colours. We are also looking to plant trees in sensible locations for a residential site - and to use trees that do not grow so high – thereby reducing the chance of damage to homes. Where possible, we are restricting the potential height of new trees to 15 metres when fully grown. However, there is the possibility that WBC may occasionally insist on a replacement tree which will eventually be higher than this.

1. For info (especially for new residents), where any tree on The Landings has been included in the TPO List and Map we are at the mercy of WBC as to what we can do. WBC control whether or not we can remove any tree (unless it is declared ‘Dead & Dangerous by our tree surgeons). They also control what species we can use to replace any felled tree Fortunately, up to now, we have had a very good working relationship with WBC and they have been flexible and supportive of our requests. Unfortunately, Covid has resulted in all the tree staff at WBC working from home and this has resulted in greatly increased times for Planning Applications to be processed by The Council. What was taking 8 weeks pre-covid is now taking 12-14 weeks to finalise.
2. The Landings is required to have a tree survey, carried out by Specialist Tree Consultants, at least every 3 years. I am pleased to report that we have just received an excellent Report by our new surveyors Challis Tree Consultants (recommended by WBC).
3. This Survey and Report included a redesigned map– which will eventually form the basis of our, soon to be updated, TPO map. It also included information on the condition of each of our largest trees (except for trees in the Conservation Area). The Report includes a list of all maintenance to be carried out (a) within 6 months, (b) within 12 months and (c) within 24 months and reports on trees where Ivy should be cut back – thereby reducing both potential wind damage and falling trees. (Copies of the Survey and Map were made available to view).
4. The above Report has already been submitted to Waverley BC for approval. If agreed, it will form the basis of our work for the next 2 years. I should add, that in view of the nearly 200 trees on site (of which nearly 100 have TPOs) the Board has, for safety reasons, agreed to reduce the period between our future Tree Surveys to 2 years.
5. A copy of the Planning Application for the above Report will be exhibited shortly on the Notice Board – situated just inside the main gate. It will also be available for observation/objections at WBC online.
6. WBC Tree Department have supported The Report and it will be presented to The Council within the next 8-10 weeks for approval. Dryad Tree Surgeons are on standby to undertake the urgent maintenance as and when the application is approved.
7. The recent gales resulted in three of our trees falling (not including several others in the conservation area). In the interest of safety WBC are considering an urgent request from The Board to allow Dryad to take immediate action on dropping several “leaning/dangerous” trees in the Conservation area – a place where children might well visit.
8. Several trees fell into the river/canal from neighbouring estates. Both the National Trust and The Environment Agency were informed about the trees in the water with a request for action. The National Trust immediately removed all trees along the banks of their canal.
9. Finally, 6 extra trees have been purchased for the Queen’s Jubilee. These will be planted at the forthcoming work party.

Mike Slocombe