

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

TREE REPLACEMENT NOTICE

**Tree Preservation Order no. 217A
London Borough of Bromley**

1. THIS IS A FORMAL NOTICE which is served by the Council under section 207 of the Town and Country Planning Act 1990 (the Act) because it appears to them that you have not complied with a duty to plant trees under section 206 of the Act.

2. THE LAND AFFECTED

Woodland (west of) Beech Road, Biggin Hill, Westerham, Kent, outlined in red on the attached Title Plan No. SGL792727.

3. REASONS FOR SERVING NOTICE

On or around 8th June 2018, 4 Beech trees, 2 Hazel trees, 2 Hawthorn trees and 3 Sycamore trees protected by the above Tree Preservation Order (TPO) were removed or destroyed without the consent of the London Borough of Bromley in contravention of TPO 217A. Under section 206 of the Act the owner of the land is under a duty to plant replacement trees. It appears to the Council that this duty has not been complied with.

Two letters addressed to the land owner dated 5th September 2018 required 10 specified trees to be planted within the confines of the property. A site visit carried out on 30th April 2019 revealed that trees have not been planted in accordance with the terms of the letter.

Due to the absence of a response, the Council are hereby serving a Tree Replacement Notice to achieve compliance.

4. WHAT YOU ARE REQUIRED TO DO

You are required to plant the following:

a) Field Maple trees x 4 and Hazel trees x 6 of standard size, rootballed or container grown, within the area labelled G1 hatched in black shown in the attached Plan No. 1 and;

b) All trees mentioned in paragraph 4 (a) must be planted at approximately 2 metres distance, must have a girth of between 6 and 10 centimetres at breast height (1.5 metres) and must be planted in the approximate locations marked by circles in the attached Plan No. 1 and;

Time for compliance: 3 months from the date effective, stated in paragraph 5 below:

5. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 29th July 2019, unless an appeal is made against it beforehand.

Dated: 24th June 2019

Signed: 
Borough of Bromley.

(Chief Planner) on behalf of The London

YOUR RIGHT OF APPEAL

You can appeal to the Secretary of State for the Environment, Transport and the Regions against this notice by submitting your case to:

The Environment Appeals Team
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5584

Email: environment.appeals@planninginspectorate.gov.uk

Your appeal must be received, or posted in time for it to be received, before the timeframe specified in the enclosed guidance. You can appeal on any one or more of the following grounds:

- (1) that the provisions of the duty to replace trees or, as the case may be, the conditions of consent requiring the replacement of trees, are not applicable or have been complied with;
- (2) that in all the circumstances of the case the duty to replace trees should be dispensed with in relation to any tree;
- (3) that the requirements of the notice are unreasonable in respect of the period or the size or species of trees specified in it;
- (4) that the planting of a tree or trees in accordance with the notice is not required in the interests of amenity or would be contrary to the practice of good forestry;

- (5) that the place on which the tree is or trees are required to be planted is unsuitable for that purpose.

You must also state the facts on which your appeal is based.

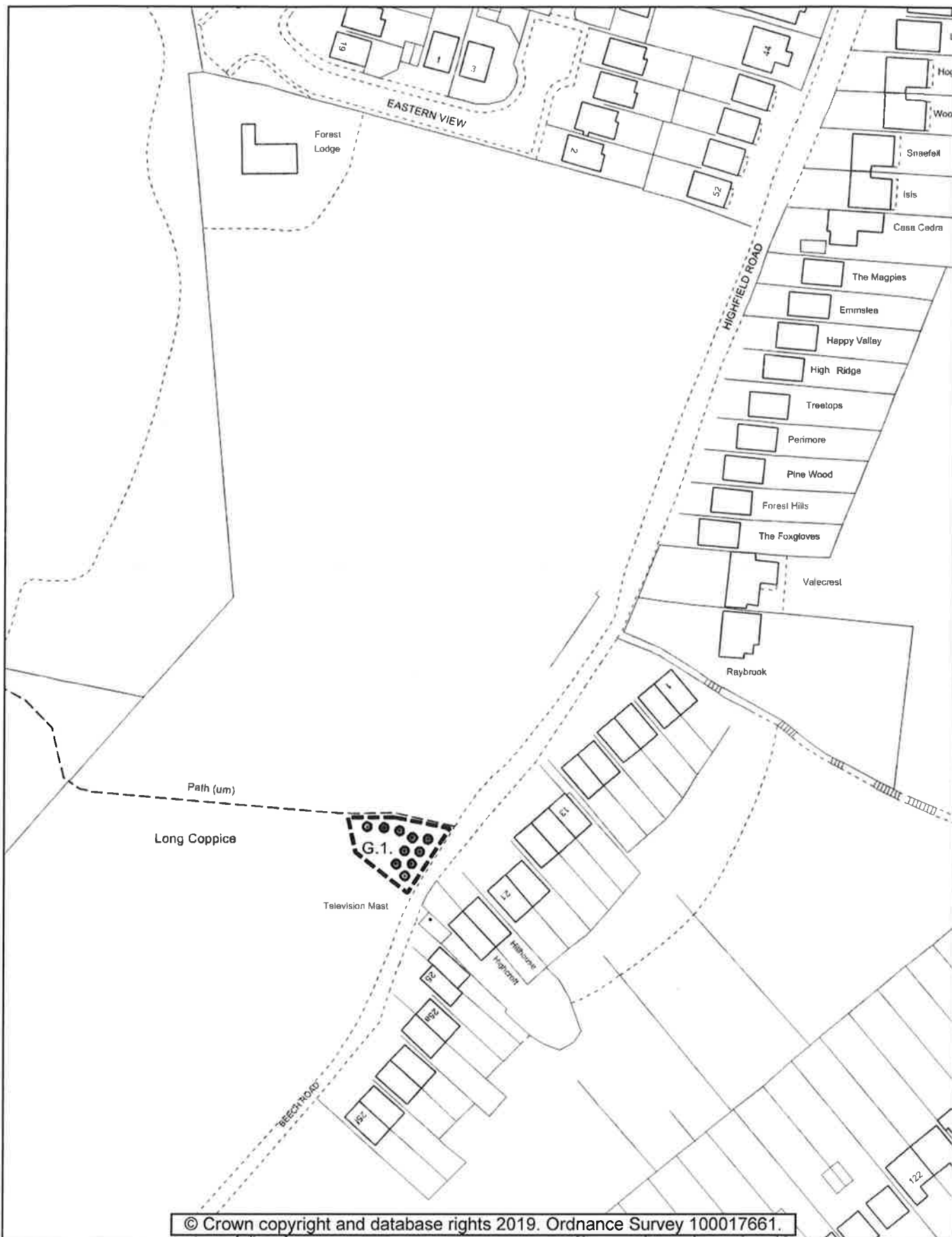
FAILURE TO COMPLY

If you do not comply with this notice, the Council may enter the land, plant the tree(s) and recover from you any reasonable expenses incurred.

ADVICE

If you have any questions about this notice or would like some advice on how to comply with it, please contact the Chris Ryder on 0208 313 4516 or email trees@bromley.gov.uk.

Trees should be planted in October to accord with the start of the planting season.



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TOWN PLANNING

JIM KEHOE



CHIEF PLANNER
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Enforcement Notice

Woodland (west of) Beech Road, Biggin Hill, Westerham, Kent

Scale: 1:1250



ENF 18/00373

24.06.2019

Plan No: 1

HM Land Registry

Current title plan

Title number **SGL792727**

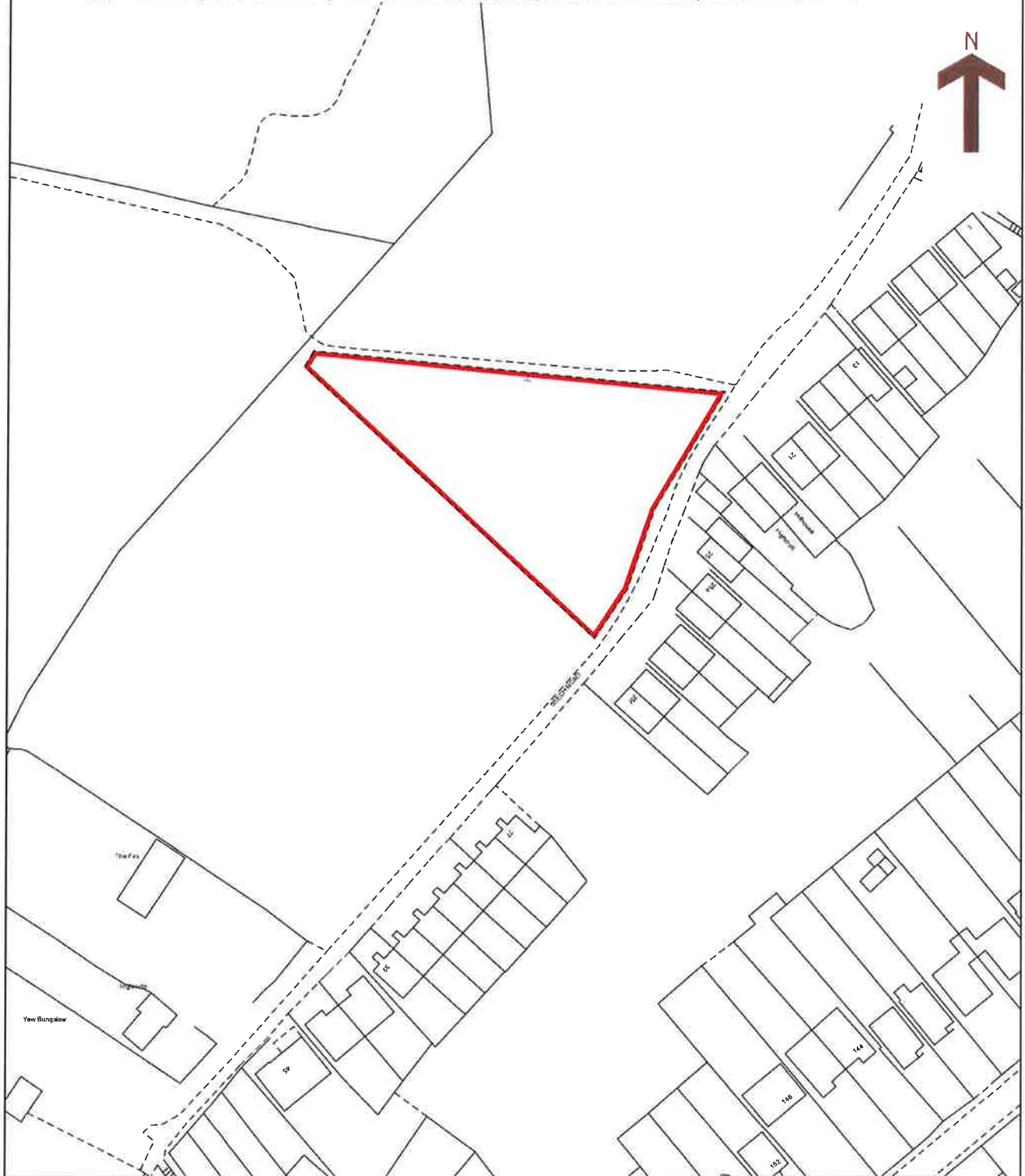
Ordnance Survey map reference **TQ4158NW**

Scale **1:1250**

Administrative area **Bromley**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 05 September 2018 at 12:29:56. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Croydon Office.