

HAVE YOUR SAY TO PREVENT TREE-FELLING ON HARROWDEN RD (ROCHE WAY)

Chart showing items shared by NNC on this matter since November 2025, listed in date order:

Date: 8th Feb 2026

| Item no | Description | Date produced | Notes |
|---------|--|---------------|---|
| 1 | Insurance Report for AVIVA by Innovation Group Property Ltd | 23-01-2024 | Says that the 4 mature trees are the primary cause of subsidence under the 'extension' of the property, even though the report also recognises that 'clay shrinkage' is the main issue. They recommend the felling of all 4 trees. We challenges the assumption in this report that these 4 mature trees are 'younger' than the age of the property (which is 58 years). We believe the trees are much older than this, possibly 100 years old and were well established BEFORE was built. |
| 2 | Level Monitoring Report - produced by SubsNetUK | 11-11-2024 | This forms part of the above report and shows the results of tests the company did to assess movement under the building over a limited period – see chart for details |
| 3 | Email No.1 from DAC Beachcroft Claims Ltd | 07-11-2024 | 1 st email from the solicitors representing AVIVA in subsidence insurance case for ■■■ Roche Way |
| 4 | Email No.2 from DAC Beachcroft Claims Ltd | 29-11-2024 | 2nd email from the solicitors firm representing AVIVA in the subsidence insurance case for ■■■ Roche Way |
| 5 | Email No.3 from DAC Beachcroft Claims Ltd | 03-01-2025 | 3 rd email from Insurance company's solicitor chasing up a response from NNC about their client's possible compensation claim - (From DAC to NNC Planning) |
| 6 | Email - NNC person to another | 06-01-2025 | Admin email |
| 7 | Email from NNC Landscape Officer to another NNC Officer and a Kiersp Officer | 06-01-2025 | * the Officer mentions that "Beech trees are a 'low water demand species', and that extensions can sometimes be built with inadequate foundations". * they query the high water demanding hedge at the boundary of the property is not seen as a problem, but the 4 trees much further away are. * they make the point that "no mention is made (in the report) of the fact that in removing so many trees the soil may swell and cause heave to occur". |

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| 8 | Email from a NNC Planning Officer to another NNC colleague | 06-01-2025 | Requesting what to do with the 3 rd email sent by DAC Beachcroft Claims about the outstanding matter re-█Roche Way |
| 9 | Email from Andrew Cayley Senior Arborist (unknown organisation) to 'Dyana' (unknown organisations) - linked to the IG Report | 11-02-2025 | His main conclusion is that ..."only roots from the trees identified as being causal (T2,T4, T5, T6, T7) .were recovered below the advised area of damage, confirming that ONLY these trees are causal and that other vegetation simply poses a future risk and does not need any management as part of the current claim" |
| 10 | Email - NNC Senior Improvement Officer to other NNC Colleague | 31-03-2025 | Asking for a decision on this matter |
| 11 | Email from NNC Head of Highways to Kiersp colleague | 31-03-2025 | Question - "What's the history here. Do we have to do this work?" |
| 12 | Email from Kier colleague to NNC colleague (Kiersp Delivery Manager) | 31-03-2025 | This person states NNC / Kier don't have to do this work, in response to an email question to them earlier that day by an NNC colleague (Head of Highways Delivery). The Kier Officer points out the trees are healthy and not causing a safety issue locally, only an alleged problem regarding the subsidence case nearby |
| 13 | Email from NNC Asst Head of Highways to NNC Highways Insurance and to KierSP | 17-04-2025 | Email giving permission to NNC Insurance and Keir SP colleagues to proceed with the works. |
| 14 | Email between Kiersp colleague and NNC Officer | 16-05-2025 | Note that the property (and trees) are outside the Town Centre Conservation Area. |
| 15 | Email from ? to another NNC colleague (CC'd to Kiersp) | 30-05-2025 | Says these cases are difficult and they would appreciate meeting to discuss the alleged 'tree related subsidence issues' |
| 16 | Email from Senior Tree and Landscape Officer at NNC to Kiersp and other NNC colleague | 23-05-2025 | Detailed analysis of the reports and papers supplied by DAC Beachcroft on behalf of AVIVA. This is a critic of the reports from Innovation Group Property Ltd.... Officer recommends - case requires further investigation and NNC should " <u>undertake its own due diligence and request a structural engineers report</u> " |
| 17 | Email from Kier (Delivery Manager) to NNC colleague | 30-05-2025 | This preceded the one above, the person thanks their NNC colleague for providing a detailed analysis of the situation - they then advise that the case be 'suspended' until they (NNC) do further investigatory works via a 3 rd party |