Wellingborough Walks Action Group Limited

PRESS RELEASE

Harrowden Road trees saved following NNC reversal

North Northants Council (NNC) have announced that, following a consultation into the proposed felling of 4 mature trees on Harrowden Road, the trees **will NOT now be removed**.

We are delighted that the Council has reconsidered its position, listened to the evidence submitted by WWAG and others and has decided to save these beautiful trees.

The trees were threatened because insurers claimed that subsidence at a property on Roche Way was being caused by the trees and they must be felled. The Council initially agreed and were set to fell the trees but legal intervention by WWAG's solicitors and detailed evidence obtained by WWAG, including from a surveyor and arboriculturist, confirmed that the trees were not the likely cause of the subsidence and felling them would not resolve the issue.

We are delighted that the Council saw fit to obtain its own independent expert evidence, which provides a clear evidence base for retaining the trees.

The Council's report finds that the:

"*whole of the property appears to be subject to seasonal changes in the Clay sub-soil."*

*"**removing the trees would not solve the problem** as the foundation to the porch is quite shallow and would always move up and down during season fluctuations in Clay moisture content."*

*"The permanent solution would be to **either underpin or rebuild the porch extension on an adequate foundation with a movement joint where it abuts the original property**."*

This finding matches the conclusion that the structural engineer commissioned by WWAG arrived at as part of our consultation submission in February 2026.

The Council's decision will be welcomed by residents and groups across the town, many of whom made their own objections.

This landmark decision comes after a great deal of work by local residents (through WWAG) and latterly by colleagues in the Highways Department at NNC, to ensure that:

- residents and groups have the opportunity to be heard on the proposed felling of these vital natural community assets
- all appropriate investigations by NNC were conducted in an even-handed way 'thoroughly testing' the claims made by the insurance company in this case, and that

- new learning about how such cases should be managed by NNC in the future has also been achieved, which could save the Council £1,000's in dealing with erroneous compensation claims, while also safeguarding the town's trees

We hope that this decision, backed by the clear statements made by the two structural engineers that examined this case (via WWAG and latterly NNC), will provide further evidence which the owners of the affected property will be able to draw on to ensure their insurers provide appropriate resolution of the subsidence affecting their property.

The WWAG Committee wishes to thank everyone that helped save the trees, including those that took the time to write in and have their say, the professionals that supported us, and colleagues at NNC for ultimately being open to finding a better and fairer way to deal with this case, and hopefully others like it.

"*We hope that today's decision will empower other communities and councils fighting to save trees threatened by insurance companies and provides a positive example of how the duty to consult and robust evidence can be used to prevent the senseless felling of much-valued mature trees*", said Marion Turner-Hawes, spokesperson for Wellingborough Walks Action Group.

"*This case shows what an evidence-based approach led by a local council, with involvement from the local community can achieve. WWAG looks forward to working with NNC in the future to protect Wellingborough's natural assets,*" Marion added.

Date:- 19th November 2026

Notes to editors

WWAG is a not-for-profit company that works to protect trees in and around Wellingborough. To support our work please donate by:

(a) via a **bank transfer** - please email Marion at **marion@wwag.org.uk**

(b) to donate **by card** please call **Jonathan on 07954 082802** and he will arrange a card payment with you over the phone

(c) **cash donations** can be made by contacting Marion on 07584 350 308 or by visiting Wellingborough's ECO HUB on Tuesday's (10am to 5pm) or Thursday's (10am to 5pm).

For full details of NNC's decision in the case please follow the attached link: https://www.northnorthants.gov.uk/conservation-and-protection/tree-protection-and-high-hedges/duty-consult-felling-street-trees

- The "Roche Way DDR" document contains the decision.
- The above link also contains details of the objections submitted to the NNC consultation.

WWAG instructed **Goodenough Ring Solicitors** for legal support, **Rob Adaway** from RASS for a surveyor's report and **Professor Jeffrey Duckett** for an arboricultural report.