

From: Antonia Bose
Sent: 23 July 2021 10:03
To: Nick Bell; Tom Little; Planning
Subject: Re: Weeping Willow at UCS School

(Please redact my personal email address if adding to case correspondence. Thanks.)

Dear Nick and Tom,

In a follow-up to our earlier objection/request for a TPO, I'd additionally like to expand on a point made below by UCS in its planning application to you, which clearly acknowledges the need **'to mitigate water uptake capabilities associated with this 'High' category NHBC rating tree'**. No new planting could successfully undertake the immense work that this willow tree does underground in 'mitigating water uptake responsibilities' on this site. I would suggest that the sectional fungal damage can be removed and the tree given regular monthly attention, instead of the two-yearly work presently being undertaken on it, leading to this request to cut it down - more intensive maintenance rather than cutting this 'problem' down.

'The removal shall be mitigated with replacement for the long term as is highlighted within the Tree Works Schedule - Section 8 to provide direct replacement of canopy cover and biodiversity value. This replacement shall also aim to mitigate water uptake capabilities associated with the 'High' category NHBC rating tree which is a secondary factor to dispensing with duty of care.'

This **High Risk** rating establishes that there is a duty of care to the evident flooding implications. As I understand it, all elms, eucalyptus, hawthorn, oaks, poplars and willows have a 'High Water Demand' under the NHBC rating, and therefore are of particular importance when embedded in a flood risk area, such as this one. On the gov.uk Flood Risk Assessment website, UCS is assessed as **'Surface Water: HIGH RISK'**

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=526202&northing=185414&map=SurfaceWater>

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/risk> (Input NW3 6XH)

***Flood risk summary for the area around:
UNIVERSITY COLLEGE SCHOOL, FROGNAL, LONDON, NW3 6XH
SuRFACE WATER - HIGH RISK***

***What this information means:
Surface water flooding, sometimes known as flash flooding:***

***Happens when heavy rain cannot drain away
Is difficult to predict as it depends on rainfall volume and location
Can happen up hills and away from rivers and other bodies of water***

Is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is Camden council.'

Because Camden Council has responsibility for managing the flood risk from surface water, we'd ask that this tree be retained under a TPO as part of that flood risk responsibility and management which Camden is very intensively engaged in on our behalf as Camden residents, and which we appreciate. This tree needs better care and remedial help; what it doesn't need is to be taken out of the core flood-risk eco-system it contributes to so vitally and comprehensively. Please, let's protect it with a TPO.

Many thanks,
A Bose

Comment Type is Objection