

CHECAA

Craigweil House and its Environs

Conservation Area Association

'Preserving our Regal, Historic and Architectural Heritage for Future Generations'

Objection (1) and Tree Preservation Order request by CHECAA - Brus Lodge, 28 Kingsway – 26-6-2017

Head of Planning Application,
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

BY EMAIL

26 June 2017

Dear Sir,

OBJECTION TO AW/155/17/PL and REQUEST FOR AN IMMEDIATE (S.201)
GROUP TREE PRESERVATION ORDER protecting all trees under threat and at
 risk by this proposed development of the side garden of Brus Lodge, 28 Kingsway
within the Craigweil House Conservation Area and Brus Lodge
And the Craigweil House Area of Special Character.

CHECAA's 200 plus members have long campaigned for the protection of all the trees and shrubs which make up the magnificent public amenity and verdant frontage which has been part of the heritage asset for many decades and so superbly complements the wide green verge that is a feature of Kingsway and the CA. In 2016 we commissioned the expert Consultant Arboriculturalist, Mr. Bernie Harverson, Master of Arboriculture, and a copy of his report which will follow is still relevant today. **It recommends that ALL the trees behind the original, and equally valued Oak fencing to the north of the west side garden to Brus Lodge, be made subject of a Group Tree Preservation Order. The LPA accepted part of our Consultant's advice and issued TPO/AW/1/16 on the 16 February 2016, protecting the Pittosporum and the Norway Maple.**

We now ask, please, that, nearly 18 months afterwards, the LPA re-visits the issue and the site and re-considers the issue of a Group Tree Preservation Order for it is clear that protecting just two trees as in TPO/AW/1/16 is not enough – and it is equally clear, given the current application, that ALL these trees are under imminent threat of destruction.

It is stressed, for your consideration, and in support of our claim that trees are at risk, that neither the applicant nor the application nor the Landscape Company reporting upon the trees even makes reference to the existence of any TPO nor discloses any intention to protect Root Protection Areas of the two TPO'd trees.

We respectfully draw attention to the 'Blue Book' – Government's Definition of the Law – otherwise known as 'DETR –Tree Preservation Orders – A Guide to the Law and Good Practice' which has this to say about a Group of trees:-

'If trees merit protection in their own right, they should be specified as individual trees in the TPO. The group category should in general terms be used for trees whose overall impact and quality merits protection. The intention of the group classification is not simply to protect the trees which have individual merit and happen to be standing close to one another but for their merit as a group. The number of trees in the group and their species should be specified in the 1st. Schedult of the TPO, and if each tree's location can be indicated within the broken black line on the map, so much the better.'

This guidance, and the paragraph quoted, supports and underpins CHECAA's conviction that the Group of trees, seen on the front page of the attached Arboricultural Consultant's report, to the front of the garden to the west of Brus Lodge and in the most prominent position in Kingsway – the main entrance to the estate and Conservation Area warrant the protection of a Group Tree Preservation Order for, patently, the trees have that special **'overall impact and quality which merits protection'** defined by the DETR Guidance.

Accordingly, we ask that this site be examined by the District Tree Officer and that a Group Tree Preservation Order be made upon all the trees to the northern frontage, facing Kingsway, and starting with the Bay Trees abutting White House at 24 Kingsway running eastwards to the end on the boundary fencing where it meets the open frontage to the house, Brus Lodge, 28 Kingsway.

Yours faithfully,

Richard D. Ostler
Chairman

Established 20 January 2001

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