

Saffron Lodge, 46 Kingsway
Craigweil, Bognor Regis
West Sussex, PO21 4DN

My Ref: AW/128/16/T- 8/12 Wychwood-1

Head of Planning Services
Arun District Council
Maltravers Road
Littlehampton
BN17 5L

FAO Head of Planning Services

6th May 2016

Dear Sir

**OBJECTION & Tree Preservation Order Application, in THE CRAIGWEIL HOUSE
CONSERVATION AREA, in the grass verge outside a vacant plot between 8 & 12
Wychwood Close.—AW/128/16/T**

The site of this Application is the Craigweil House Area of Special Character(CHASC) and also has secured Conservation Area status (CHCA), followed by the attachment of two Article 4 Directions to prevent the despoiling of verges and front gardens.

1. It is apparent from Planning Application AW/128/16/TC that works on a proposed house will destroy a valuable mature tree, a Red Oak (a fine example of a rare species and a superb example in the judgment of a Consultant Arboriculturist).
2. The Applicant is very straight and open, if not callous and indifferent, to the character of the Estate, in his intention to destroy and remove the said tree, saying it will interfere with his building proposition. But we, the owners of the tree are not interested in the Applicant's view, for the tree is ours and not his to 'play with'. The condescending remark about 'well-meaning people' sums up the attitude of this Application and its expression of self-interest without thought for others and the consideration of what Craigweil is all about. Destroying what we have here must not be in the hands of speculative developers whose own personal gain is sought at the expense of all others and failing to take into account the amenity value of this tree to hundreds of residents.
3. The tree is not in the possession of the Applicant as it is owned by the Craigweil Private Estate Limited (CPEL), in other words, all residents on the estate collectively as shareholders and they have not been consulted or notified. At this point I am not aware of any agreement with CPEL by the applicant and it would seem only polite they should be consulted in writing first, on the matter sooner rather than later.

4. The proposed house is too close to the frontage of the plot to take account of the existence and maintenance of this valuable tree. In addition, the Applicant says his mechanical and other equipment on site will damage or destroy the tree. The **Root Protection Areas of this Red Oak will be seriously compromised by this development** and as a Town Planner himself, the Applicant knows that very well, stating so as he does in his application. It seems somewhat arrogant to put the building horse first, after the tree cart in this case! It is for an Applicant to work around existing tree-scape/specimen, rather than tell Planning Officers and in this case local residents, what they must do to comply with **HIS PLANS. The tree is not his to do with as he wishes** and Planning Law protects amenity trees as this delightful and stately Red Oak is.
5. It should be noted that in 2010, before it was abandoned on cost grounds, the review of the general Aldwick TPO listed this particular tree under TPO/AW/390/10—Tree T-779. (incorrectly identified as a Maple)The addressee at that time was sent to No 8 Wychwood Close as there was no house present at the space between Nos. 8 and 12. I attach the relevant papers from my files. That review paper was never completed but it does show the importance of the tree to the Arboricultural Consultants, Richard Harris of CBA and the Arun Officers Ian Brewster and Eve Hearsey, who all recommended protection with this TPO, undertaking the review of the Craigweil Area. So why not NOW issue that TPO when the tree is of even greater Amenity Value.
6. BS 5837:2012 clearly lays out the RPA requirements and whose responsibility planning for construction it is and Mr. Ellis as an expert knows that well too.
7. What is demanded here is the creation of a TPO on this valuable tree and I make Application for that formally in this letter for that TPO.

Please therefore, initiate a TPO Order forthwith and RUFUSE this Application AW/128/16/T.

Yours faithfully

Ian Jefferies

Ian Jefferies

Att: Copy of 2010 TPO Docus.

Copies to: Martyn White, Conservation Officer.
Joe Russell-Wells, Parks Dept.
Councillor Mrs Gill Brown.