

**CHECAA**  
**Craigweil House and its Environs**  
**Conservation Area Association**  
**'Preserving our Regal, Historic and Architectural Heritage for Future Generations'**

AW-248-13-T – Kingsway – Fell and Lop Trees – Objection – 17-12-2013

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

**BY EMAIL ONLY**

17 December 2013

Dear Sir

**OBJECTION – AW/284/13/T – Fell, Lop and Top trees – Kingsway, within  
the Craigweil House Conservation Area and Area of Special Character**

CHECAA is an Association of over 200 members each dedicated to ensuring that the legal constraints imposed by the subject designations are respected and observed and that all planning applications serve to preserve or enhance the character or appearance of the Craigweil House Conservation Area and to make a positive contribution to the Craigweil House Area of Special Character. We respectfully stress the unique dual designation.

CHECAA's Planning Applications Scrutiny Committee has studied this application and the site, which is well known to members, and is of opinion that the felling of any tree, as required by this application, would not satisfy any of the above criteria but would have a harmful and detrimental effect upon the area.

We have to say that, in the last decade, we have seen the Craigweil Estate management company policy on trees, which are a centrally important and integral part of the conservation area designation reflecting the history of the estate, as being to plant trees; neglect trees and then to seek to fell or radically cut them back to a harmful and dangerously damaging degree. This application is no exception. These trees have been neglected but they remain a significant asset to the Area of Special Character and the Conservation Area and are of tremendous public amenity value.

CHECAA says that all the trees adjacent to the 57 Kingsway footpath should be retained as a defined group and not just individually – for to allow any one to be felled would destroy the magnificent sight that is admired by all entering or leaving the Craigweil Estate by the Kingsway 'Kissing Gate'. They are an outstanding visual amenity.

It is clear that if the felling and removal of the Golden Lleylandii (T5) – an extremely attractive, fine tree - was to be allowed then not only would its highly significant visual amenity value be lost but the Root Protection Areas of innumerable nearby trees would be damaged and the trees harmed or killed – contrary to BS5837:2012. None of these trees can be removed without causing extensive damage to many others around.

The applicant claims (Para. 8) to have produced a ‘Professional Report’ but is a total travesty of any kind of tree report we have ever seen. Comment is made regarding *‘trees you have brought to my attention’* but no professional arboricultural opinion is given nor reasons nor justification for felling the Golden Lleylandii.

At Para.7 on the form, the applicant makes various claims which we regard as being spurious or exaggerated but the condition of the trees in Kingsway is a matter for the District Arboriculturalist to assess and the Case Officer to consider. We say that we do not accept that the Golden Lleylandii ***‘is causing an unsightly obstruction’*** which justifies felling. CHECAA says that this is abject nonsense and their own photograph (attached) supports our contention. **Works on trees should be in the interests of the trees and the applicant declares no horticultural or arboricultural reason for lopping one branch.**

If the work suggested to a Lime tree (T1) outside No. 24 Kingsway was clearly defined then it may be acceptable but **what does *‘Lightly crown lift...’* mean? We do not know.**

Work requested to the White Poplar (T2) outside No. 23 Kingsway may be justified but the fact remains that epicormic growth should be removed and controlled at an early stage in the life of a tree in order to allow more energy to help the tree – particularly during the severe droughts we are experiencing.

The Wingnut tree (T3) outside No. 35 Kingsway is a splendid specimen and may benefit from a light trim but the description of ***‘2 to 2.5 mtrs all over’*** needs clarification for smart operators take this to mean, say, 2.5m to the left; right; top and bottom – 5m in width and height! That is a matter for the arboriculturalist.

To destroy any tree on the boundary of 57 Kingsway would have a detrimental effect upon the whole group of trees which has been carefully and skillfully created there through many years and to fly in the face of the very design concept of the Craigweil Estate in 1930 when it was created out of forest land under the control of Sir Arthur Du Cros and its architect, Joshua Auty, FRIBA, who required that existing forest trees should be retained and more planted upon the verges throughout the estate. Some seventy Horse Chestnut and Oak trees were felled to allow seven bungalows to be built at Martineau Close – opposite 57 Kingsway – and that magnificent sylvan backdrop was ruined.

CHECAA contends that it is now time to stop the destruction of the area and to respect and comply with the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the Craigweil House Conservation Area. And trees have always been centrally important to this objective.

The Conservation Area Statement; the Area of Special Character Supplementary Planning Document and the English Heritage report of Mr. Graham Steaggles all stress the importance of trees as part of Craigweil's designations.

The last section of the Statement, at 'Opportunities for Improvement', reads, at 'a)' ***'Establish a planting programme to reflect the original concept of an "Arcadian" estate, with particular emphasis on the establishment of avenues of trees.'*** In pursuit of this laudable Arun District Council; objective, we wonder is now is not a good time to start? **And how better than to protect ALL these trees than with a new TPO?**

Queensway, before designation of the area, just a few years ago, had 14 superb Horse Chestnut trees in such an avenue and with a solid canopy rolling over the top from east to west. That avenue was broken when a consent was granted to fell one tree because a kerb stone had been lifted by a root and the canopy was broken and wind and rain did the rest. There are now just three Horse Chestnuts remaining and 'ornamental' trees being planted and annually trimmed into squares or cones – an insult to the original design concept and the thinking of the District Council in designating the Conservation Area.

**CHECAA says that the most important issue in this application is that the Local Planning Authority seriously considers protecting the superb Golden Lleylandii (T5) adjacent to the footpath alongside No. 57 Kingsway and we ask that a Tree Preservation Order please be placed upon this tree under Sections 198 and 201 of the Town and Country Planning Act, 1990 in order that it may take immediate effect. Clearly, this tree is in immediate danger and the Act provides for such a scenario by requiring a 6 week's notification of tree work in a conservation area.**

Yours faithfully

Richard D. Ostler  
**Chairman**

Attached: Photograph of trees, shrubs and footpath adjacent to 57 Kingsway.

**Established 20 January 2001**

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