

Houghton, Michelle

From: Steve Lawrence <Steve.Lawrence@conservancy.co.uk>
Sent: 12 October 2020 15:54
To: maria.stewart@havant.gov.uk
Cc: Havant Planning and Development Mailbox New
Subject: APP/20/00758 – Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

Dear Maria

Apologies for the late response.

Langstone Lodge, 1 Langstone High Street, Havant, PO9 1RY

APP/20/00758 – Crown reduce all northern sectors of 1No. Beech (T2) by 2.8m to leave crown width of 9m from centre of tree; reduce western sectors by 2.5m to leave a crown width of 7m from centre of tree; shape into top. Remove any dead, crossing or epicormic branches as necessary. Subject to TPO 0994

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection to the proposed works, provided they are carried out outside of the bird nesting/breeding season.

A virtual site visit was made 11.10.20 using Google streetview/Earth satellite photography and regard had to the policy framework* below.

It is noted that the application form states that works have previously been carried out to the southern and eastern sectors, approved under reference APP/20/000066. It appears that Chichester Harbour Conservancy was not consulted for that application and rather seems that Langstone Harbour Board was consulted in error.

The property is set within extensive grounds well set back from the street and the tree stand just north of the house, within Langstone Conservation Area and protected by TPO 0994. Public footpath 54b lies some way off to the east, from where it may (using Google Earth satellite photography) possible to see the tree, however, main views of the tree are from Langstone Road. It has good amenity value and has a softening effect the house located in an otherwise open part of the AONB.

The Conservancy is happy to see the beech tree is being retained as positive landscape feature within the AONB and Conservation Area and has no objection to the proposed works, provided they are carried out outside of the bird nesting/breeding season.

*Policy framework

NPPF – 170, 172, 174-175, 185, 188-189 and 193 specifically (& 1-3, 7-12, 28, 38-40, 42-43, 47, 124-125, 127, 130 and 148-149 generally); **NPPG** – ID's 06, 08 and 18a; **HBLP** – CS11-CS12, DM8, DM20; **HBLPPV** – DR1, E5, E13-E15, E18; **CHMP** – 1, 2, 8 & 15; **PP's** – 01.

NPPF – National Planning Policy Framework (February 2019)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

HBLPPV – Havant Borough Local Plan (up to 2036) pre-submission version (2019)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles (adopted by Conservancy 17.10.16)

SPG/SPD –

Joint Chichester Harbour AONB SPD (2017)

Borough Design Guide (2011)

CACA and Management Plan for Langstone Conservation Area pamphlet

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
Principal Planning Officer		Harbour Office, Itchenor
01243 510001		Chichester, PO20 7AW
		www.conservancy.co.uk

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