

Dear Ms Stewart,

I firstly apologise for the delay in replying.

Oyster Cottage, 39 South Street, Emsworth, PO10 7EG

APP/20/00625 – Crown reduce height on 1No. Cypress tree by 1m and laterals by .5m to previous pruning points within Conservation Area Emsworth

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection subject to the works being carried out outside the bird nesting/breeding season.

Following a site visit made 6.8.20 and having regard to the Policy framework* below, it is noted that this tree is clearly visible from the public car park, south Street and also from Bridgefoot path.

It has some limited amenity value within the AONB landscape and contributes to the character and appearance of Emsworth Conservation Area.

Overall, The Conservancy is happy to see the tree retained, but is fully sympathetic to the owner's desire to prune, given the relatively small size of their garden, noting that pruning works have previously been approved for this tree under APP/12/01041 and APP/17/00343.

*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-DM9; **DENP** – H1, D1; **CHMP** – LS1, NC1, HE1; **PP's** – 01.

NPPF – National Planning Policy Framework (Revised 2018)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

DENP – Draft Emsworth Neighbourhood Plan (2018)

CHMP – Chichester Harbour Management Plan (2014-2019)

PP – Planning Principles (adopted 17.10.16)

SPG/SPD –

Emsworth Conservation Area CACA & Management Plan

Borough Design Guide

Emsworth Design Statement

Yours sincerely

Steve Lawrence MRTPI,
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