

Dear Ms Stewart,

Apologies for the late response. I appreciate the application has been determined, but wanted the Council to have The Conservancy's comments for the file.

Following a virtual site visit made 3.8.20 using Google streetview/Earth satellite photography and the applicant's own basic site location plan on-line.

It is noted that this appears to be the only submitted information, there being no O.S. location plan of the site. There is no special report to confirm the tree is causing any damage to 63 Langstone Road.

63 Langstone Road, Havant, PO9 1RB

APP/20/00471 – Hawthorn (T1) - Reduce height by approx 6 meters to leave a standing height of 1 meter within conservation area Langstone

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection; The Conservancy would have wished to see a Tree Preservation Order made for this tree.

A virtual site visit was made 29.7.20 and regard had to the policy framework* below.

The property is well set back from the street and the tree would appear to be only just in the Conservation Area boundary. Public footpath 54b lies some way off to the east, from where it is (using Google Earth satellite photography) possible to see the tree and the softening effect it has to built form over an otherwise open part of the AONB.

The tree is positioned very close to the house and it is noted applications for various tree works at the site have been made in the past.

The Conservancy is at least happy to see an ash tree is to be replanted at the site, albeit this will take many years to become established as a landscape feature within the AONB.

*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, 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

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