

Dear Ms Stewart,

71 Langstone Road, Havant, PO9 1RD

APP/19/00964 – Reduce crown 4No Leylandii by 0.5 - 1 metres to previous pruning points and crown lift to 3 metres. Reduce crown 1No Silver Birch by 1 metres to previous pruning points. Reduce crown 1No Holly by 0.5 - 1 metres to previous pruning points. Reduce crown 1No Magnolia to previous pruning points. All trees within Conservation Area of Langstone

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to the works being carried out outside the bird nesting/breeding season, (i.e. not within the period beginning of March to end of August).

A site visit was made 21.10.19. The site was viewed from the adjoining public highways, including the public footpath linking Towers Garden with Langstone Road.

The site is within the Langstone Conservation area where trees are a positive feature in the Conservation Area. The site is within the defined urban area, within an established residential curtilage, surrounded by other built form.

The Magnolia is not really visible to the general public owing to the site boundary walls and appears to have been lopped recently in any case. The Conservancy even wonders if it might legally be classed as a tree, as the stem does not appear to be greater than 12cm in diameter.

The Leylandii are not really positive features, but presumably give some acoustic screening to the busy A3023.

The Silver birch has a rather odd shape now, resembling a parasol over the front lawn.

In conclusion, these works would have no detrimental impact on the AONB, nor the ecological designations within the Harbour.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Harbour Office,
The Street,
West Itchenor,
PO20 7AW

*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 (Revised 2018)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

HBLPPV – Draft Havant borough Local Plan (2018)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP –Planning Principles (adopted 17.10.16)

SPG/SPD –

Langstone Conservation Area CACA & Management Plan (2011)

Borough Design Guide