

From: Steve Lawrence
Sent: 04 December 2017 16:58
To: Jamie Gargett
Cc: Planning and Development Shared Mailbox
Subject: APP/17/01194 – 12 Towers Garden, Langstone, PO9 1RZ

Dear Jamie

12 Towers Garden, Langstone, PO9 1RZ

APP/17/01194 – Crown reduce 1 No. Pittosporum by 2m and laterals by 1m 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 breeding season.

Following a site visit made 9.11.17, where the site was viewed from a pedestrian cutway between Langstone Road and Towers Garden and also from The Saltings, where this tree is most visible to the public.

Having regard to the Policy framework* below, it is noted that this tree occupies a small garden and would benefit from some management.

The tree has some limited amenity value in the immediate landscape but probably does not merit a Tree Preservation Order. The conservancy is pleased that the tree is being retained though.

Yours sincerely

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

*Policy framework

NPPF - 14, 58, 109, and 115; **NPPG** – ID's 06 and 08; **HBLP** – CS11-CS12, DM8-DM9: **CHMP** - LS1, NC1; **PP's** – 01.

NPPF – National Planning Policy Framework (2012)
NPPG – National Planning Practice Guidance (2014)
HBLP – Havant Borough Local Plan (2011/2014)
CHMP – Chichester Harbour Management Plan (2014-2019)
PP – Planning Principles (adopted 17.10.16)
SPG/SPD –
Langstone Conservation Area CACA & Management Plan
Borough Design Guide

Joint CHANOB SPD (2017)

Did you know there are lots of disabled access paths and facilities within Chichester Harbour? The *Solar Heritage*, our solar powered catamaran also has a wheelchair lift. For more information on access to the Harbour [click here](#).

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