

8 Towers Garden, Havant, PO9 1RZ

APP/17/00512 – Crown reduce up to 2m overall, 1No. Magnolia (multi-stem). Remove any dead, crossing or epicormic branches as necessary. Within conservation area of Langstone

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to works being conditioned not to take place within the bird nesting season.

A site visit was made 30.5.17 and regard had to the policy framework* below.

This magnolia is an attractive feature of this open-plan cul-de-sac, which is albeit dominated by a larger tree on the right when entering Towers Garden.

The Conservancy is pleased to see the tree being retained and subject to the council's tree officer being satisfied, no objections are raised to the proposed crown reduction works.

Yours sincerely

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

*Policy framework

NPPF - paragraphs 14, 58, 109, and 115; **NPPG** - ID 8, ID18a; **HBLP** - CS11, CS12, DM8; **CHMP** - LS1, NC1, HE1; **PP** – PP01; **SPG/SPD**.

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 – CHC Planning Principles (adopted by Conservancy 17.10.16)

SPG/SPD –

Emerging Joint Chichester Harbour AONB SPD

Borough Design Guide

Emsworth Design Statement

CACA and Management Plan for Langstone Conservation Area