



Location: **8 Towers Garden, Langstone, Hampshire**

Planning Application: **APP/22/00736 (TREE WORKS)**

Development Proposal: **Tree works to 1x Magnolia to reduce to old pruning points (Langstone Conservation Area)**

Submitted Details and AONB supporting documents

The tree work proposal is to one tree. The proposal comprises the reduction in size as indicated. The tree is positioned north of the dwelling (and terrace) within the front garden public amenity area of the property. No apparent justification for the works are indicated on the application form.

The submitted information is barely sufficient enough to make an informed desk-top assessment. Reliance on the LPA Consultee Landscape Architect is also appropriate and should be given suitable jurisdiction in this matter. The LPA Consultee Landscape Architect has not as yet offered a comment on the proposed works.

Unfortunately, there is no AONB Landscape Visual Impact Statement for the tree works, although within the AONB protected landscape designation. Within the AONB this is required under the LPA Local Validation List requirements. There is no reference to para 172 of the NPPF, and no mention of the AONB Management Plan, and no specific AONB Planning Principles consideration has been shown to be made.

Details of the application submission can be obtained from the LPA public access web site link.

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_253915

Scope of AONB Planning Assessment

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. Development proposals located within or impacting on the Area of Outstanding Natural Beauty (AONB) are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location.

The AONB is not just applicable to the harbour waters and immediate coastline which gives the AONB its identifiable name, but includes large areas of inland rural countryside, small hamlet enclaves, built-up villages, and urban town areas spreading out and around the harbour area and further inland to the A259 Havant to Chichester route, and the A286-B2179 Chichester to West Wittering. The immediate supporting visual hinterland outside the AONB is also subject to consideration should it have a visual or other impact upon the AONB designated area (e.g. from visual impact or traffic impact reducing tranquillity in the AONB).

The submission is a planning application for works / operations that should be considered against the Chichester Harbour Area of Outstanding Natural Beauty (CH-AONB) Planning Principles, planning history record, architectural and landscape character and setting of the red-line site development area and any blue-lined land in the ownership and/or control of the applicant(s). In considering the implications and impact within, or to, the Area of Outstanding Natural Beauty protected national landscape, the exterior visible works and the operational land use activity implications that affect the appearance and character of the surrounding setting are assessed.

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and locality of the AONB protected

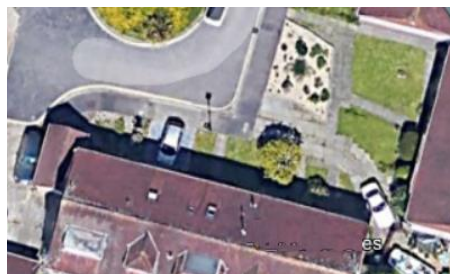
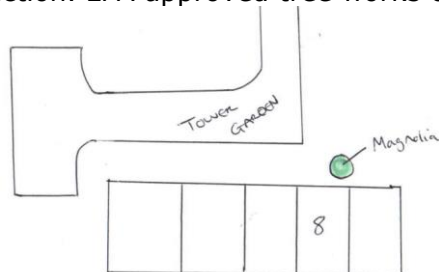
landscape. The main AONB protected landscape Planning Principle policy assessment issues for this site relate to the following considerations.

1. Relevant and/or recent planning history implications for the tree works proposal

The planning history is noted for the following records –

APP/19/01057 – 1x Magnolia reduce back to old pruning points and crown lift to 2.5m, remove any dead, crossing or epicormic branches (Langstone Conservation Area). CHC delegated comments of 6 November 2019 raised no objection. LPA approved tree works on 5 December 2019.

APP/17/00512 – 1x Magnolia (multi-stem) crown reduce up to 2m overall, remove any dead, crossing or epicormic branches (Langstone Conservation Area). CHC delegated comments of 1 June 2017 raised no objection. LPA approved tree works on 8 June 2017.



PLANS FOR APP/17/00512

2. Tree works locational positioning and environmental impact to the AONB character

The location of the proposed tree works is within the front garden of the property. The scale of the tree was considered to have a general amenity value. 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 to the front of nos.13-14.

3. Any measures needed to mitigate an impact on biodiversity, ecology, wildlife, environmental quality or disturbance effects

In matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas, the development proposal in the AONB would be unlikely to have any identifiable harmful impact. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. The provision of on-site ecological enhancements, such as the provision of bat and bird boxes, hedgehog houses, etc. would be helpful in ensuring on-site wildlife is not excluded from the site. Existing trees and hedges and any other green infrastructure should be retained, particularly were providing screening from surrounding external areas. There are no mitigation measures necessary in relation to this proposal.

Summary Conclusion

Given the backdrop of the location, the scale of the proposed works to the tree as identified is considered within acceptable tolerances. The works would not be demonstrably harmful to the natural beauty of the wider AONB environment and surrounding supporting hinterland / buffer area. The retention of the tree is welcomed.

The Chichester Harbour Conservancy raises **no objection** to the current submission, **subject to** the comments of the LPA Arboriculturist / Tree Officer / Landscape Architect advisor to the planning office.

Appropriate planning conditions to ensure that no works should be carried out during the bird nesting season (April to September) or if there is evidence of bat roosting (hibernation or maternity roosts) should be considered by the LPA.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal. Such matters are not normally commented on by Chichester Harbour Conservancy.

It is noted that as of the date of this consultation comment dispatch, the LPA web site still shows this proposal as still pending a decision.

CHC AONB Delegated Report Decision Process

Assessment 09-08-2022 LPA request reply 20-08-2022
Chichester Harbour AONB Case Assessor: David Rothery

Comment to LPA 10-08-2022
LPA Planning Case Officer: Tom Gregory