

Dear Maria

63 Langstone Road, Havant, PO9 1RB

APP/22/00280 – Crown reduce height of 1No. Oak (T1) by 5m and spread by 3m, to leave a crown height of 12m and crown spread of 8m 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/nesting season.

A virtual site visit was made 21.4.22 and regard had to the policy framework* below.

The property is well set back from the street and the tree would appear to be by the detached annex, so mainly visible from Langstone High Street, but also Langstone.

Public footpath 54b lies some way off to the east, from where it is (using Google Earth satellite photography) it is probably not possible to see the oak tree.

The Conservancy greatly values trees and the softening effect it has to built form and biodiversity value within the AONB. The Conservancy is happy to see the tree is not being felled but notes the works are reasoned by the agent as - *"to reduce potential chance of failure over property"*.

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.

*Policy framework

NPPF – 7-11, 28, 38, 47, 55-56, 126, 130-131, 134, 153, 174, 176, 179-180, 189, 199, 218-220); **NPPG ID's** - 06, 08 and 18a; **HBLP** – CS11-CS12, DM8-DM9, DM20; **HBLPSV** – DR1, E5, E13-E15, E18; **CHMP** - 1, 2, 8 & 15; **PP's** – 01.

NPPF – National Planning Policy Framework (July 2021)

NPPG – National Planning Practice Guidance (2014)

HBLP – Havant Borough Local Plan (2011/2014)

HBLPSV – Havant Borough Local Plan (up to 2036) submission version (2021 – albeit now withdrawn)

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

Yours sincerely

Steve Lawrence MRTPI

Principal Planning Officer



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