

Dear Mr Gargett

Langstone Lodge 1 Langstone High Street Havant

APP/16/00518 – Fell 13 No. Sycamore trees within Langstone Conservation Area

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Holding objection, subject to securing replacement planting or means of constructing the new wall foundations to bridge over tree root systems to enable retention of some/all of the trees subject of this application.

Following a site visit made 14.6.16 and having regard to the Policy framework* below, it is noted that site works to demolish the (leaning) wall have commenced and that other tree cover exists in the highway margin, which might help to mitigate the visual amenity loss of the 13 trees.

However, the CACA for the Langstone Conservation Area notes a tree belt on the Appraisal map in this area as a positive feature of the Conservation Area. The Conservancy is concerned about the loss of these natural features within the AONB and the wildlife they no doubt support. The application form does not even propose any replacement planting, merely dismissing the strategy of 'buttressing' the new wall, in the answer to question 7 on the form.

The application does not appear to be supported by any report by an arborist, nor have options of building the wall in such a fashion that its foundations 'bridge' root systems or that perhaps, appropriately robust timber fencing might form an alternative to putting a wall back, where these 13 trees are.

The Conservancy would wish these options to be more fully explored and lodges a holding objection in the interim, with a view to the council making a Tree Preservation Order to retain these trees.

Yours sincerely

Steve Lawrence MRTPI,
Planning Officer,
Chichester Harbour Conservancy,
Dell Quay,
PO20 7EE