

Summary of responses

No.	Section/ Para	Response	Comment	Notes	Change made to doc
1	4.0 Map	<p>Boundary should be amended to include: A) the 'railway triangle' (site of form Langstone Halt); B) and all former railway land that borders No. 32 to 46 Langstone Road; C) includes Langstone Sailing Club, and the peninsula leading to the now demolished railway bridge; D) The Billy trail south of Mill Lane forms an essential extension to the existing conservation Area.</p> <p>Reasons</p> <ul style="list-style-type: none"> • Historical interest, natural rural charm • The triangle provides welcoming gateway to walker and motorist to the Conservation Area. • Shared pedestrian and cycle way provides safe , peaceful route • Foreshore up to the old railway bridge provides major flood protection barrier • Seashore provides feeding ground for birds 	<p>Para 127 NPPF: When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Amend map to reflect changes below</p> <p>Former railway land has historical significance. Little remains visually within the triangle, other than modern utilities infrastructure. However it reflects the rural nature of Mill Lane and is therefore deemed appropriate to include:</p> <p>A) the railway land at the triangle and B) the former railway land bordering No. 32 to 46</p> <p>C) The spit leading to the bridge is a more tangible connection to industrial past and the railway however the sailing club has little significance as it was historically mud flats.</p> <p>D) Show Billy Trail/former railway line as included</p>	<p>Map supplied with response</p> <p>Representing residents of Langstone Road</p>	<p>Map amended to show additional land</p>
2	<p>4.1</p> <p>5.2</p> <p>Issue 1</p> <p>6.2</p> <p>6.3</p>	<p>Why change it? It been working for 21 years</p> <ul style="list-style-type: none"> • Is not a wide vehicular access for cars, there are no pavements so it is very narrow – Please keep in plain English • Area is not wholly residential, parking issue with yellow lines • States there are only street lights in Harbourside – there are 4 street lights in Mill Lane • Solar panels on rear facing roofs limits effective use of panels on houses that face south. Restricting human rights 	<p>Remove the word 'main' and insert 'along Mill Lane. Add comment to effect that there are no pavements. Dealt with under 5.8.</p> <p>Amend wording to predominantly residential There are five lights in Mill Lane and 4 in Harbourside.</p> <p>Amend wording to roof slopes that do not compromise primary elevations or key views.</p>	<p>Checked with E&D</p>	<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>NFA</p>

		<ul style="list-style-type: none"> Strongly objects to Article 4 as it dictates how people have to spend their money replacing windows. 'Cannot tell the difference at 20 metres'. 	Objection relating to windows noted		
3	Cover 2.1 Section 4	<ul style="list-style-type: none"> Refer to detail response submitted representing residents of Langstone Road Cover photograph should reflect the character of the area, not the stream that forms its boundary Field to the north know as Southmere has value as providing setting for the conservation Area and is key to the grazing regime operated in conjunction with South Moor to the west. This wording needs strengthening 'Natural' (field) hedgerows are far preferable to 'suburban' hedge species in retaining the essential 'character of a rural lane' This wording needs strengthening 	<p>Change cover photo to photo of leafy lane, document will have photographs added throughout in the final version.</p> <p>South mere provides view to the edge of the Conservation Area but is not reflective of the area itself. CA are justified on their special architectural or historic interest (Para 127 NPPF) No justification to include Southmere into CA on grounds of grazing regime.</p> <p>Additional para relating to mixed rural structure</p>	obo Langstone Village Assoc.	
4		Natural England does not consider the draft Appraisal and Management Plan poses any likely risk or opportunity in relation to their statutory purpose – no comment	No action required		
5		<ul style="list-style-type: none"> Descriptive part is fine and seems to flag up the importance of adjoining undeveloped areas abutting the lane and harbour side What needs addressing is the integration of the plan with the matter of applications and the weight the plan carries. Erosion of leafy lane through applications for tree removal creating estate like open fronted feel. Ornaments add to verge detract from the character Changes to the character 'ignored or endorsed' by those supposed to enforcing the Conservation Area Request to police what the Appraisal describes. 	<p>Noted</p> <p>As the CAA progress towards an approved document it will gain weight eventually becoming a material consideration. However the designation of a Conservation Area does not remove permitted development rights unless an article 4 is in place to do so. The Listed Buildings and Conservation Area Act states in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.</p> <p>Removal of trees within CA requires consent HBC reliant on members of the public reporting such matters to enable enforcement.</p>		

6		<p>Endorses the comments made by another representor</p> <ul style="list-style-type: none"> • in particular his observations concerning management of development applications within the Conservation Area • Concern about the removal of trees within the Conservation Area at the detriment to the natural environment • Need for housing over riding the need to preserve the natural environment 	<p>Noted</p> <p>As the CAA progress towards an approved document it will gain weight eventually becoming a material consideration. However the designation of a Conservation Area does not remove permitted development rights unless an article 4 is in place to do so. The Listed Buildings and Conservation Area Act states in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.</p> <p>Removal of trees within CA requires consent HBC reliant on members of the public reporting such matters to enable to enforcement.</p>	Change cover image	Changed cover image
7	<p>Cover</p> <p>4.0</p> <p>4.1</p> <p>4.2.2</p> <p>5.4</p>	<p>Important for Mill Land and Harbourside to remain a Conservation Area</p> <ul style="list-style-type: none"> • Cover picture doesn't represent the Lane or a view in the Conservation Area. Suggest more pictures. Langstone Village Association may be able to help. • It would be desirable to include the Billy Line in the Conservation Area where it abuts Mill Lane. Also the tree belt to the east of the entrance of Mill Lane, and west of the A3023 (behind the layby). • Reference to the Lavant Stream isn't strictly accurate – 'lavan't' is a term for a winter rising stream, the stream on the western boundary is the Langbrook. • There is a need for a new conservation area sign at the beginning of Mill Lane. The original rotted away about five years ago and has never been replaced (photo provided) • Mention of 'to the north is an open field' needs to be strengthened as this field is farmed and is an important adjunct to South Moor and it's cattle grazing. 	<p>More appropriate photo reflecting the character of the area</p> <p>Include Billy Line on account of historical links and significance. The belt of trees to the east has previously been referred to as the triangle and is to be included as it was formally the railway holt.</p> <p>The historic mapping for the area shows no reference that would suggest that the stream was called the Langbrook. OED defines lavant as a land springs</p> <p>Noted but does not form part of the remit of this re-appraisal</p> <p>Inserted text 'Immediately to the north is an open field, Southmere which is used in conjunctions with the salt marsh to the west of the Conservation Area for grazing and the production of hay.'</p>	<p>Change cover image</p> <p>Amend map boundary</p>	<p>Changed cover image</p> <p>Amend map boundary</p>

	<p>5.8</p> <p>R 2, c</p> <p>Map</p>	<ul style="list-style-type: none"> • A very important view of the Mill Lane Conservation area is when travelling south on the A3023 and looking into the area across the open aspect of Southmere field. Also looking inward from South Moor across the field at the end of the lane adjacent to West Mill. • It is not correct that there is only street lighting in Harbourside. Mill Lane has four lanterns of the same design. • Encourage the retention of hedgerows as boundary features: encouraging native species would give the lane more cohesion; recently non-native species have been planted as new hedges, they look out of place and don't enhance the conservation area. <p>The following points have been marked up on map provided</p> <ul style="list-style-type: none"> • Two 'significant trees' have gone – notably the tulip tree in Tulip Tree House and the walnut tree in Claremont's garden (recently given permission by HBC to be felled). • A tree belt is marked as being in front of Fern House. This does not exist anymore. A tree belt should be marked on the lane boundary of Flint House, also on the 'triangle' at the entrance to Harbourside (this has several mature trees not marked on the map). • The green tint of the field adjacent to Gulls Way should extend up to the top opposite West Mill, which is still grazing land and tree belt. • The wall which is marked on the map correctly runs along the northern field and up from the lane on Sweetwaters boundary, but does not 'join up' around the boundary of Lindis Cottage (No. 3) the line running parallel to the northern boundary is an old yew hedge and the line running parallel to Sweetwaters wall is a new wall built when Tulip Tree House was built. • I would also suggest that an arrow pointing inwards from the panoramic view at the southern end of the Langbrook across the meadow towards Mill Lane would be appropriate. <p>In conclusion: It is with regret that over the years the leafy aspect of the 'public areas' of Mill Lane have been somewhat degraded by decisions that have been made by the local planning department that don't seem to take into account that Mill Lane is a conservation area.</p>	<p>Increase coverage of map and show extra views</p> <p>Text corrected to 'Street light is present in both Mill Lane and Harbourside'</p> <p>Noted</p> <p>Last tree at Tulip Tree House to be felled was in 2009 and was a Holly. No record of tulip tree being felled check historic files however not on Ariel photo</p> <p>Whilst the tree belt has been greatly thinned there are still one or two trees forming a continuation of the tree belt. Will narrow the belt in front of Fern House.</p> <p>The area south of West mill is scrubby under growth and not deemed to be open fields.</p> <p>Remove the wall parallel to northern boundary from map. Whilst part of the wall may be recent it is still reflective of the historic walls and of architectural interest within the Conservation Area.</p> <p>Add arrows to map at south western viewpoint.</p> <p>Noted</p>		<p>Remove from map</p> <p>Reduce area of tree belt</p> <p>-</p> <p>Remove section of wall that is hedge from map</p> <p>Add view points</p>
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8		<p>Further to my earlier response to the Mill Lane CA Draft Character Appraisal I would ask that reference is made in the Appraisal to the fact that the undeveloped fields to the immediate north and west of the Mill Lane CA, form part of the South Moor and Broadmarsh Coastal Park. The reason for this is that part of this coastal park forms the setting of the CA and presumably comes under Policy DM9 of the Core Strategy - Development in the Coastal Zone.</p> <p>http://www.havant.gov.uk/sites/default/files/documents/LCASection5mainandLCA41.pdf</p>			
9		<p>No negative comments but amendments to:</p> <ul style="list-style-type: none"> • Emphasis given to Southmere Field as a major setting for this Conservation Area. • The Article 4 Direction proposed in Recommendation 1 is supported, although one expects some opposition from the people living in the subject Area. • The Lavant Stream is also known as the Langbrook Stream and this should be made clear in the report. <p>Sample text submitted with comments:</p> <p>In section 2.1</p> <ul style="list-style-type: none"> • insert 'to the west' after to Hayling Island and the coast • Insert reference to The Lavant stream also know as the Langbrook Stream. • Insert 'of Southmere and South Moor' following the flat green fields • Change means to 'measures' against the impact of flooding <p>In section 4.0</p> <ul style="list-style-type: none"> • Change Lavant Stream to Lavant/Langbrook Stream <p>In section 4.2.2</p> <ul style="list-style-type: none"> • Insert Langbrook • Insert Southmere, an important area for grazing, wildlife and plants <p>In Section 5.6</p> <ul style="list-style-type: none"> • Insert Langbrook <p>Section 5.8</p> <ul style="list-style-type: none"> • Insert that 'create the imagery' after signage and trees • In paragraph 2 change to 'hedges provide' the rural character 	<p>Noted</p> <p>Noted</p> <ul style="list-style-type: none"> • Not deemed to be necessary • Amend text to include the streams other name but only for the first instance. • Amend text • Amend text • Not necessary as previously inserted in first reference to stream • See comment above • Not included as it does not relate to special architectural or historic interest of Conservation Area • As previous • Text amended to that create that landscape • Amend text 	Langstone residents Assoc.	

		<ul style="list-style-type: none"> Insert 'reflecting' to read ...there is very little reflecting the rural nature of... <p>Section 6.1</p> <ul style="list-style-type: none"> Amend text under water heading to ' the location, adjacent to the coast and the open nature of the foreshore, the Lavant/Langbrook Stream, bridge crossings and the sound of water, particularly over the old mill race, create a soft and tranquil setting for the Conservation Area. <p>Management Plan Issue 2 – remove the word Bentley</p>	<ul style="list-style-type: none"> Amend text as suggested Text intended to give brief statement of positive features, no amendments <p>Word Bentley removed as it is a typo</p>		
10	<p>3.2</p> <p>3.2 4.2.2</p> <p>5.6</p>	<ul style="list-style-type: none"> West Mill was originally known as Langstone Mill and should be referred to as such at 3.2 paragraph one. (The mill near The Royal Oak was known as the windmill or corn mill and is now called 'The Old Mill'.) See attached 1870 map sent with comments Paragraph 3 - 1990's and 1960's - remove apostrophes please. Paragraph one line 5 - After 'open field to the north' please name it as 'Southmere' and add, which is used in conjunction with the salt marsh to the west of the Conservation Area for grazing cattle and providing hay, for the local production of Three Harbours Beef. Please note that the Chichester Harbour Management Plan states 'Increasingly there has been a move towards promoting local produce, and local initiatives such as Three Harbours Beef have been well supported. Organic smallholdings have done well as people become increasingly interested in the provenance of their food.' West Mill, add originally known as Langstone Mill..... <p>An Article 4 Direction would be useful to prevent the addition of inappropriate solar panels, in particular.</p>	<p>Insert formally known as Langstone Mill</p> <p>Remove apostrophes</p> <p>Alter to read 'stream Immediately to the north is an open field, Southmere which is used in conjunctions with the salt marsh to the west of the Conservation Area for grazing and the production of hay. Southmere is separated... Note not including reference to particular business.</p> <p>Add in 'formally known as Langstone Mill</p>		

Comments summary

Support	Objection	Comments	No Comment	Objector to Article 4	Total number of Responses
	1	9	1	1	11