

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 4 AUGUST 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page
H	BH2021/00795 - Benfield Valley Golf Course, Hangleton Lane, Hove - Full Planning	1 - 24

Benfield Valley Golf Course, Hangleton Lane

BH2021/00795

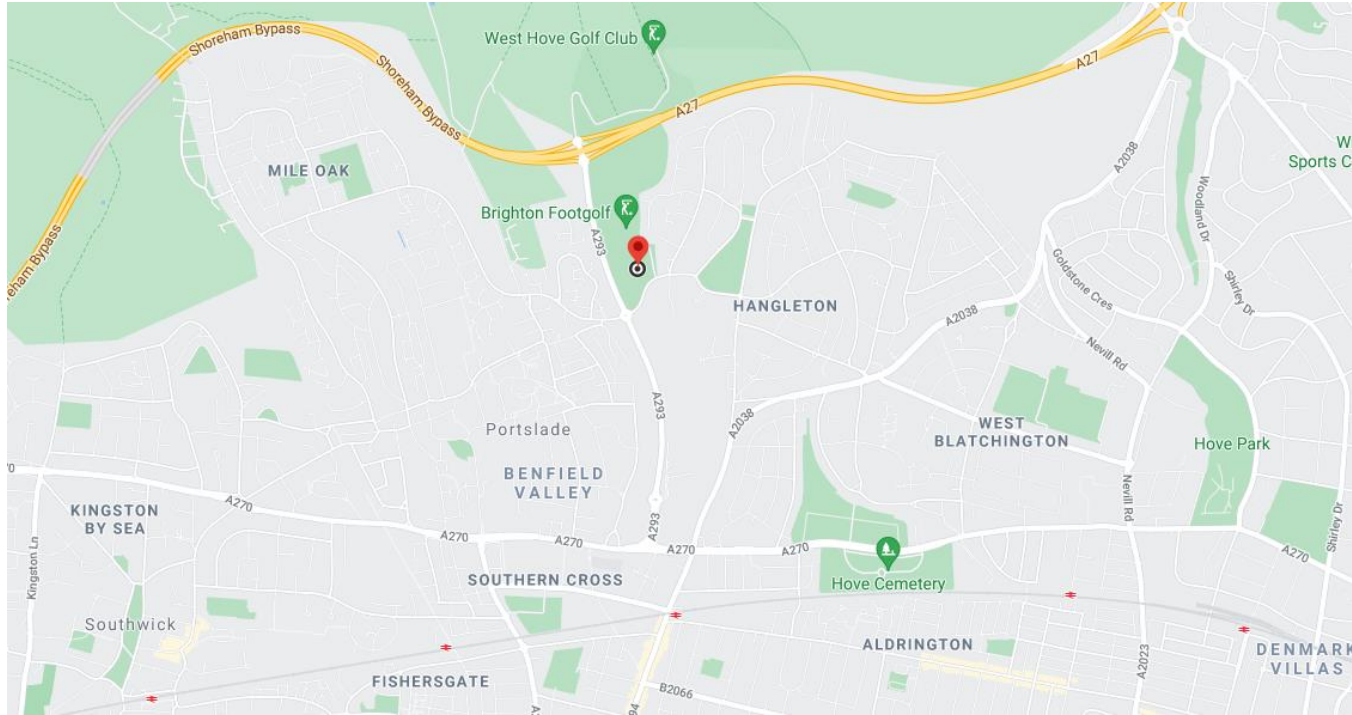


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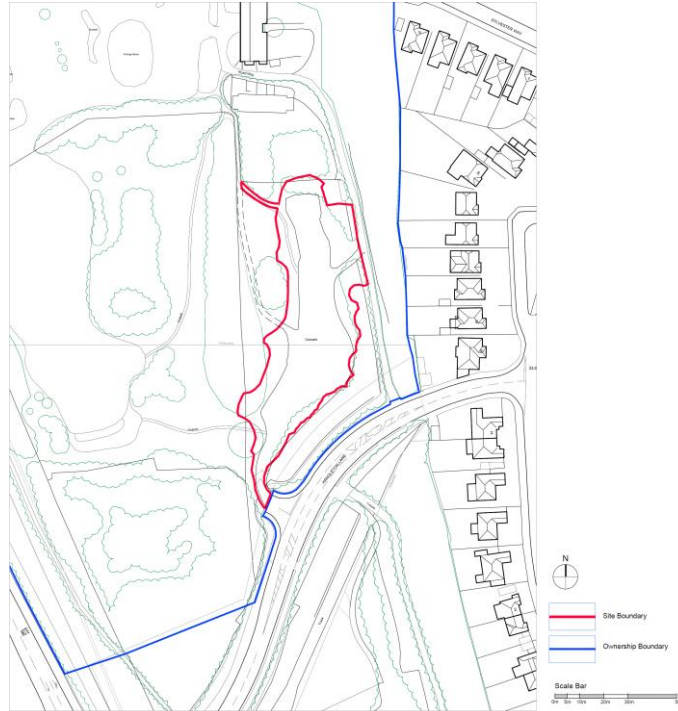
Application Description

- Resurfacing of existing car park and creation of landscaped bunds along car park boundaries.

Map of application site



Location Plan



Aerial photo(s) of site



Photos of site (winter 2020/2021)



View from PRoW looking north towards Conservation Area with car park to the left now visible following tree clearance by BHCC on both sides of PRoW.

Photos of site (winter 2020/2021)



Photograph from PRow looking west towards car park

Photos of site (winter 2020/2021)



Longer west-facing view of site from Hangleton Lane

Photos of site (summer 2021)



Entrance to car park from Hangleton Lane

Photos of site (summer 2021)



View north from southern end of car park. Chalk mounds visible but overgrown

Photos of site (summer 2021)



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Photos of site (summer 2021)



View northwest from eastern edge of car park towards the Conservation Area, the roof ridge of Benfield Barn just visible in the distance (not the chimney)

Photos of site (summer 2021)



View facing south-east from top of existing chalk mound. Car park visible on right hand side, nearest residential properties visible on left hand side

Photos of site (summer 2021)



View facing north from PRow – car park just visible on extreme left



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Pre-existing car park arrangements (aerial photos)



Aerial 2009
Indicative Carpark Area = 2710m²



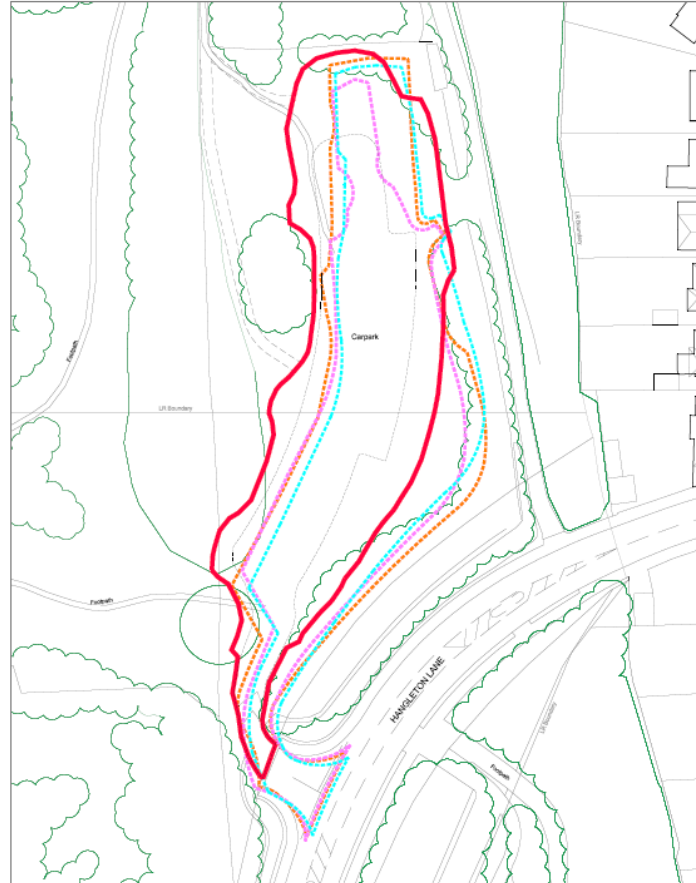
Aerial 2015
Indicative Carpark Area = 2405m²



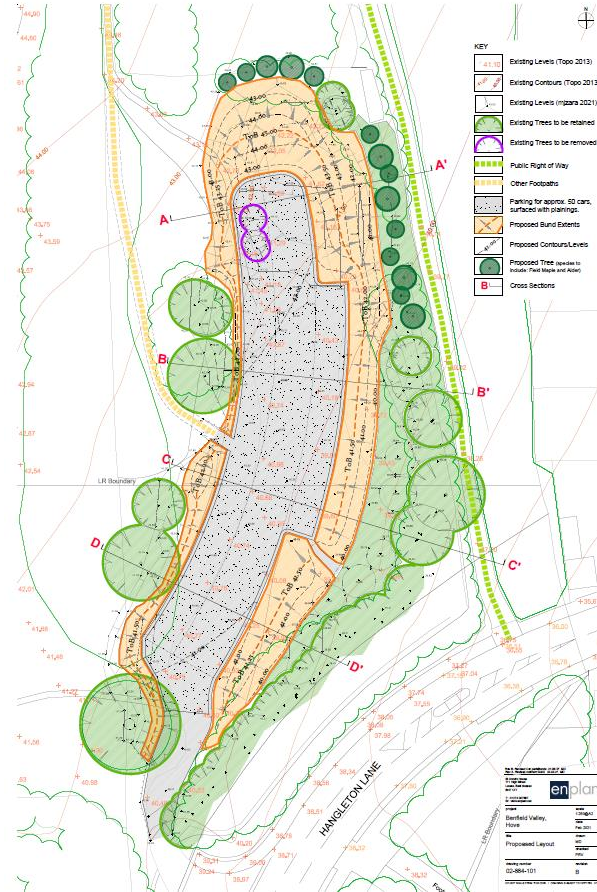
Aerial April 2020
Indicative Carpark Area = 2200m²

Pre-existing and Proposed Layout

Dotted – pre-existing car park extent
Solid red – proposed extent (including area of bunds)



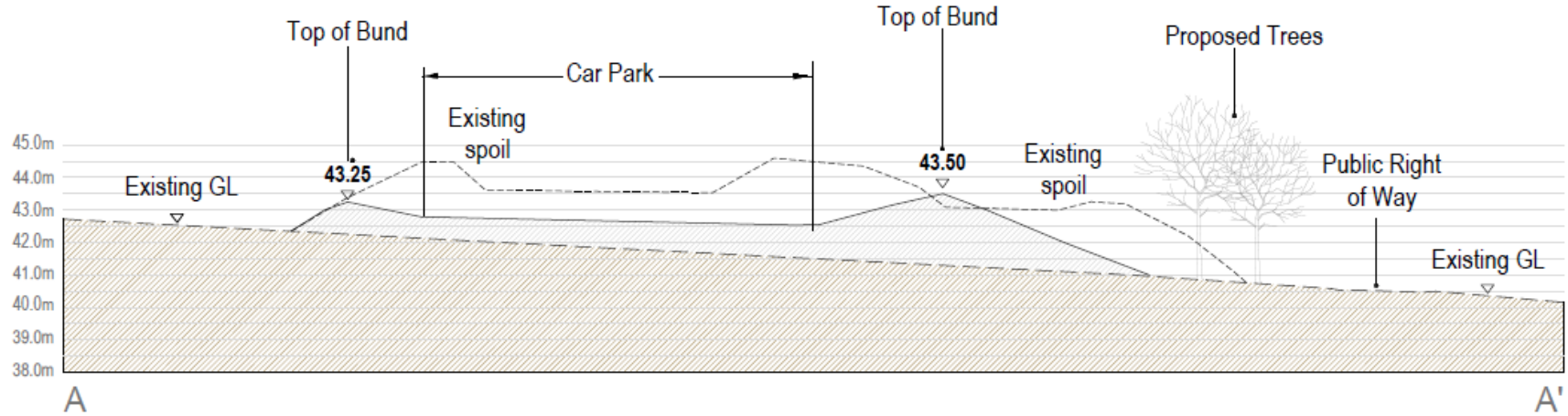
Proposed Layout



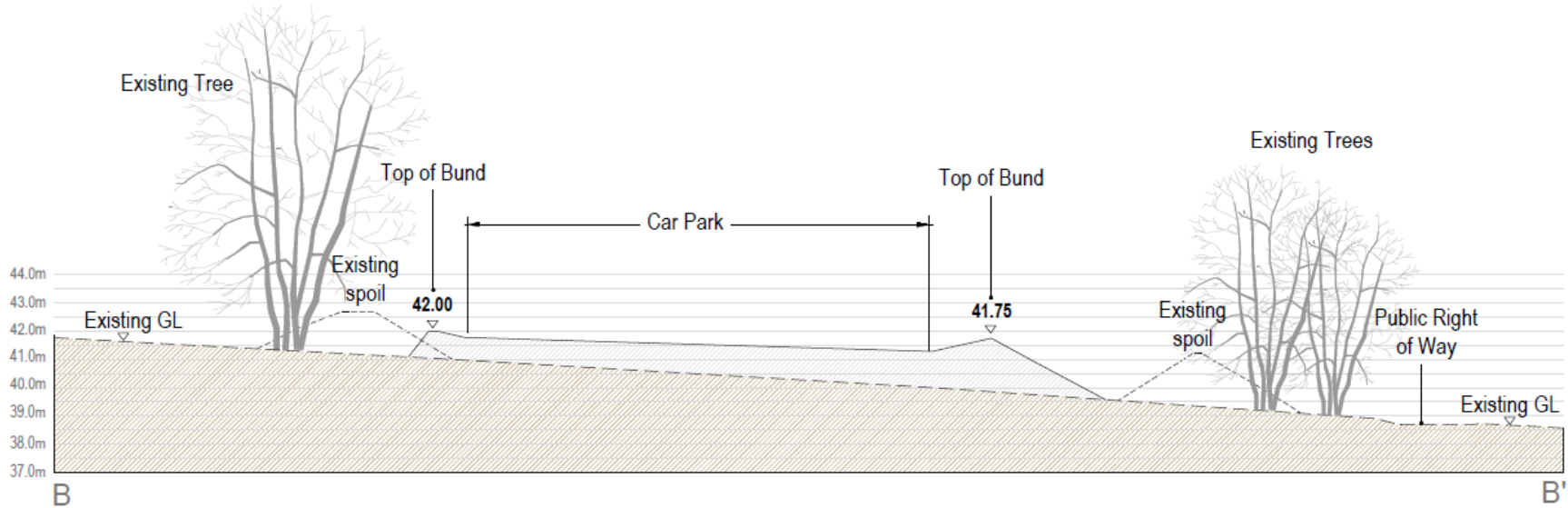
- Existing Levels (Topo 2013)
- Existing Contours (Topo 2013)
- Existing Levels (mjzara 2021)
- Existing Trees to be retained
- Existing Trees to be removed
- Public Right of Way
- Other Footpaths
- Parking for approx. 50 cars, surfaced with plainings.
- Proposed Bund Extents
- Proposed Contours/Levels
- Proposed Tree (species to include: Field Maple and Alder)
- Cross Sections

Proposed Site Section A-A

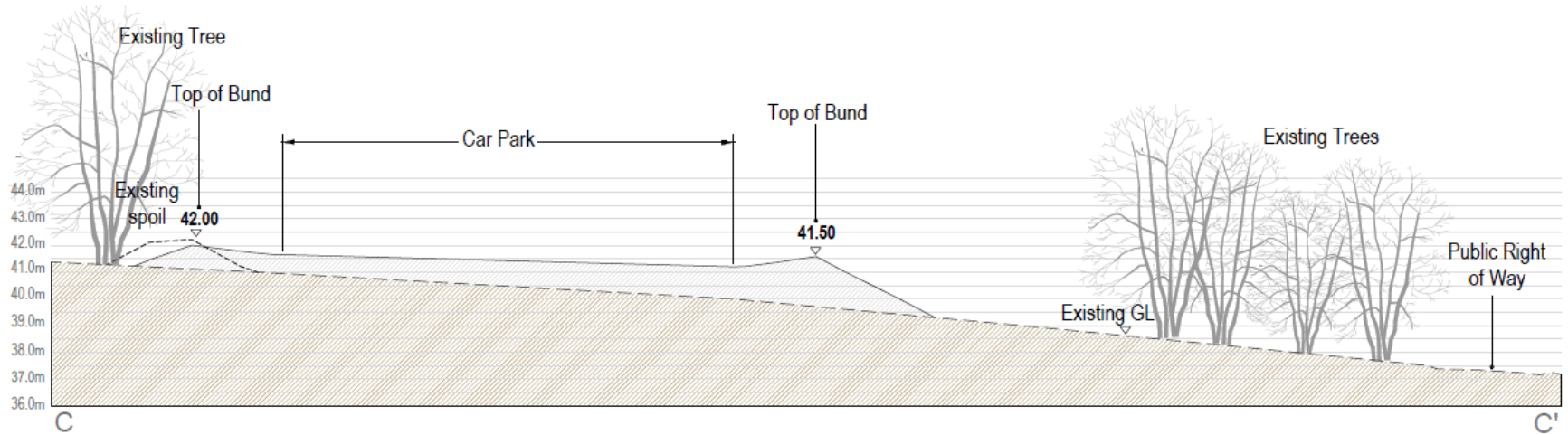
18



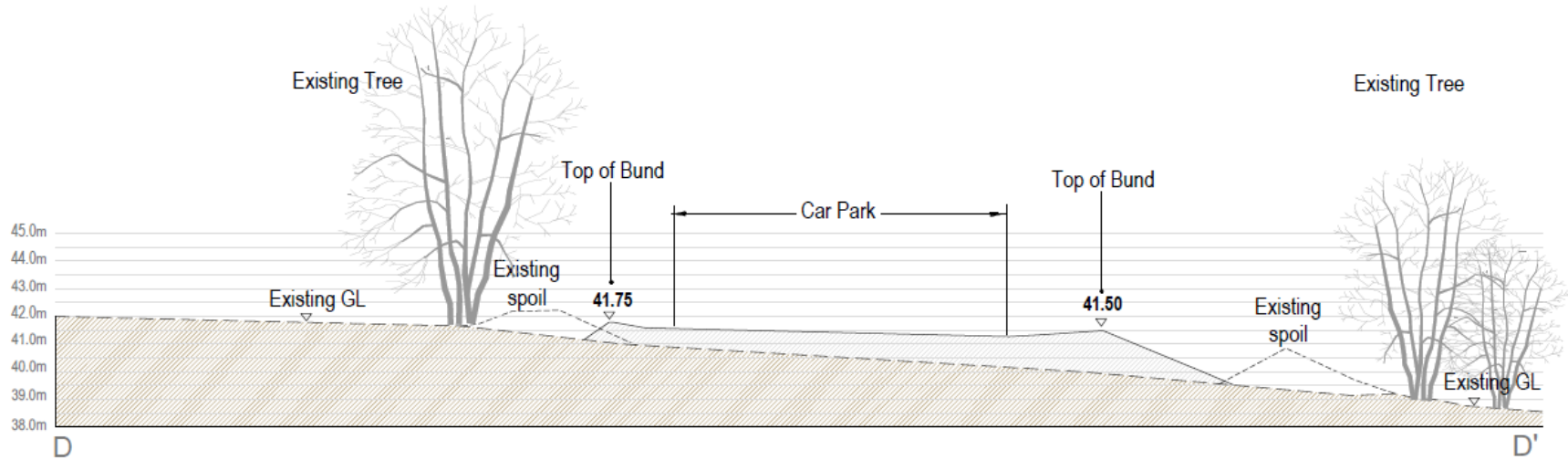
Proposed Site Section B-B



Proposed Site Section C-C



Proposed Site Section(s)



21

Key Considerations in the Application

- Principle of formalisation of car park
- Design and appearance
- Impact upon neighbours
- Ecology
- Arboriculture
- Sustainable transport



Conclusion and Planning Balance

- The proposal complies with saved policies NC4, NC9 and NC11. Draft policy Special Area SA7 of the City Plan Part Two currently carries only limited weight. The proposal is therefore considered acceptable in principle.
- Design and appearance considered acceptable as amended. The reutilisation of the existing chalk mounds to form wildflower seeded bunds would mitigate for the increased visibility of the car park area following the tree removals in January 2021.
- No significant impact upon neighbouring amenity likely to occur, given separation distance to nearest residential properties.
- The existing chalk mounds are likely to have had an impact upon the habitats of protected species and to have intruded into the designated wildlife protected areas. The scheme has been amended to reflect the submitted Preliminary Ecological Appraisal, including revising the layout of the bunds, and further mitigation and ecological enhancement of the site can be secured by condition. The gradient of the bunds has been reduced to better accommodate the proposed wildflower seeding.
- Arboriculture and Transport impacts can be satisfactorily addressed through the recommended pre-commencement conditions. Replacement tree planting is proposed on eastern boundary to mitigate for recent tree removals.
- Accordingly approval is recommended, subject to conditions.

