

Land to the East of Coldean Lane

BH2021/03525



Brighton & Hove
City Council

Application Description

- Variation of Conditions 1 and 13 of BH2018/03541 (Erection of 2no seven storey buildings and 4no six storey buildings (including lift overruns) to provide 242no residential dwellings (C3), 162 car parking spaces, 365 cycle parking spaces, new access from Coldean Lane; associated landscaping incorporating areas of play/amenity space/active learning and substations.) to allow alterations to access, elevations and landscaping, the arboricultural impact assessment and tree protection plans and the updating of outstanding pre-commencement conditions.

Map of application site



Existing Location Plan

4



18.003.001 (BH2018/03541)

Site Plan



Aerial photo of site



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3D Aerial photo of site



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Overview photo of site



Site Entrance

Drainage
Connection

Progress of Block D



Progress of Block E



11

Progress of Block F and site entrance



Trees by site entrance



Trees by drainage runs



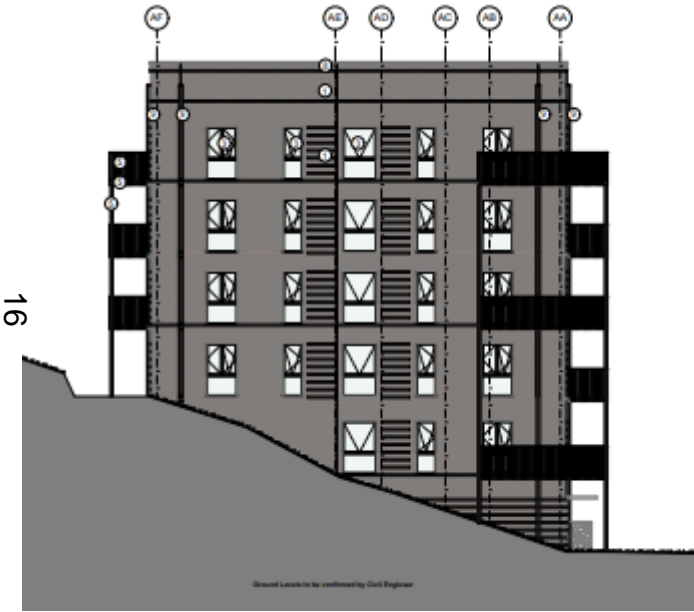
Approved Front Elevation (A)



15

18.003.114

Proposed Front and Left Side Elevations (A)



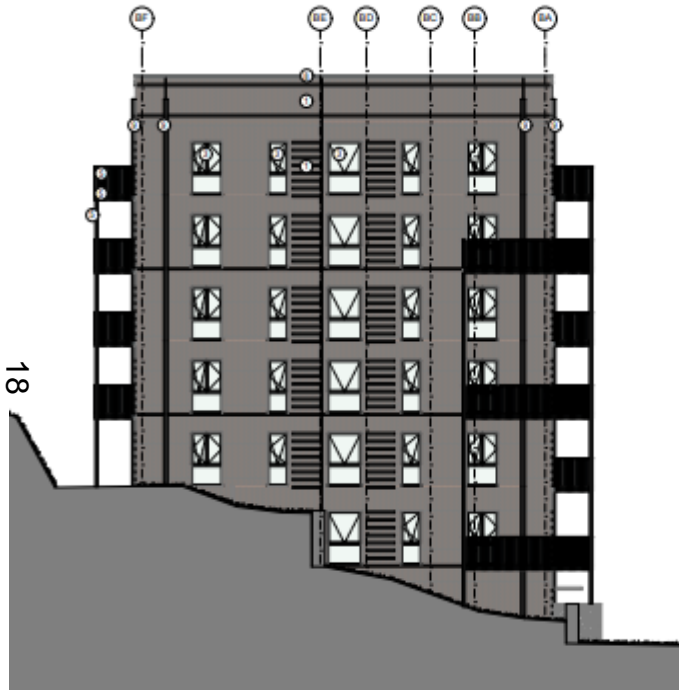
Approved Front Elevation (B)



17

18.003.124

Proposed Front and Left Side Elevations (B)



Approved Front Elevation (C)



19

18.003.134

Proposed Front and Left Side Elevations (C)



Approved Front Elevation (D)



21

18.003.144

Proposed Front and Left Side Elevations (D)



22

Approved Front Elevation (E)



23

18.003.154

Proposed Front and Left Side Elevations (E)



24

Approved Front Elevation (F)



25

18.003.164

Proposed Front and Left Side Elevations (F)



26

List of trees to be removed

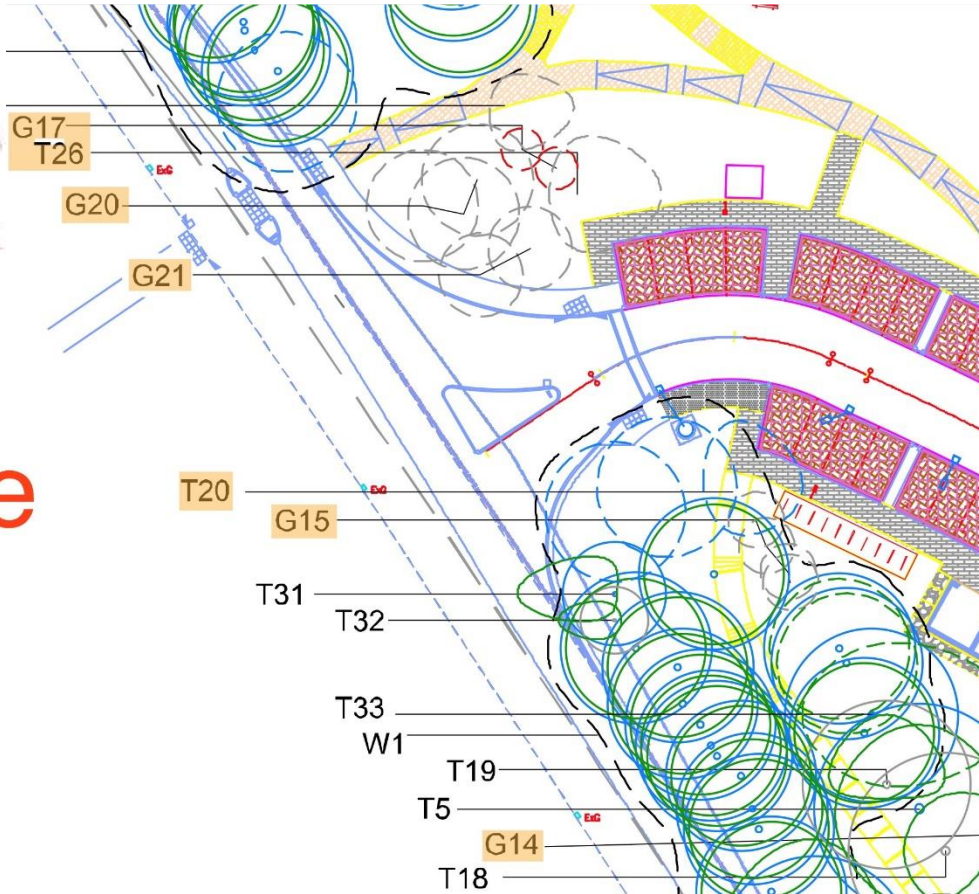
Tree reference	Species	Age class	Category grading	Required management recommendations
W1	Sycamore, elm, European ash and wild cherry	Semi mature - mature	B2	Remove three trees to allow the construction of the bellmouth entrance.
W3	European ash, sycamore and English elm	Semi mature - mature	B2	Remove four trees to allow connection of foul outfall.
G9	Elder	Semi mature	C1	Not considered worthy of retention considering recent elm disease control removals and subsequent exposure. Remove group.
G14	English elm	Semi mature	B2	Three remaining trees have significant folia dieback due to Dutch elm disease. Remove remaining trees.
G15	Hawthorn	Young - semi mature	C1	Remove due to ground works associated with creation of new parking bays and footpath.
T20	English oak	Early mature	B1+2	Remove due to ground works associated with creation of new parking bays and footpath.
T26	Sycamore	Early mature	C1	Remove due to ground works associated with the cutting back of ground.
G17	Sycamore	Young	U	Remove due to ground works associated with the cutting back of ground.
T27	European ash	Early mature	C1	Remove due to ground works associated with the cutting back of ground.
T34	European ash	Mature	U	Folia dieback. Remove due to existing defects.
G20	European ash and sycamore	Mature	C1+2	Remove due to ground works associated with creation of parking bays, footpath and the cutting back of ground.
G21	Sycamore and hawthorn	Mature	C1	Remove due to ground works associated with creation of parking bays, footpath and the cutting back of ground.



Trees requiring felling by the site entrance



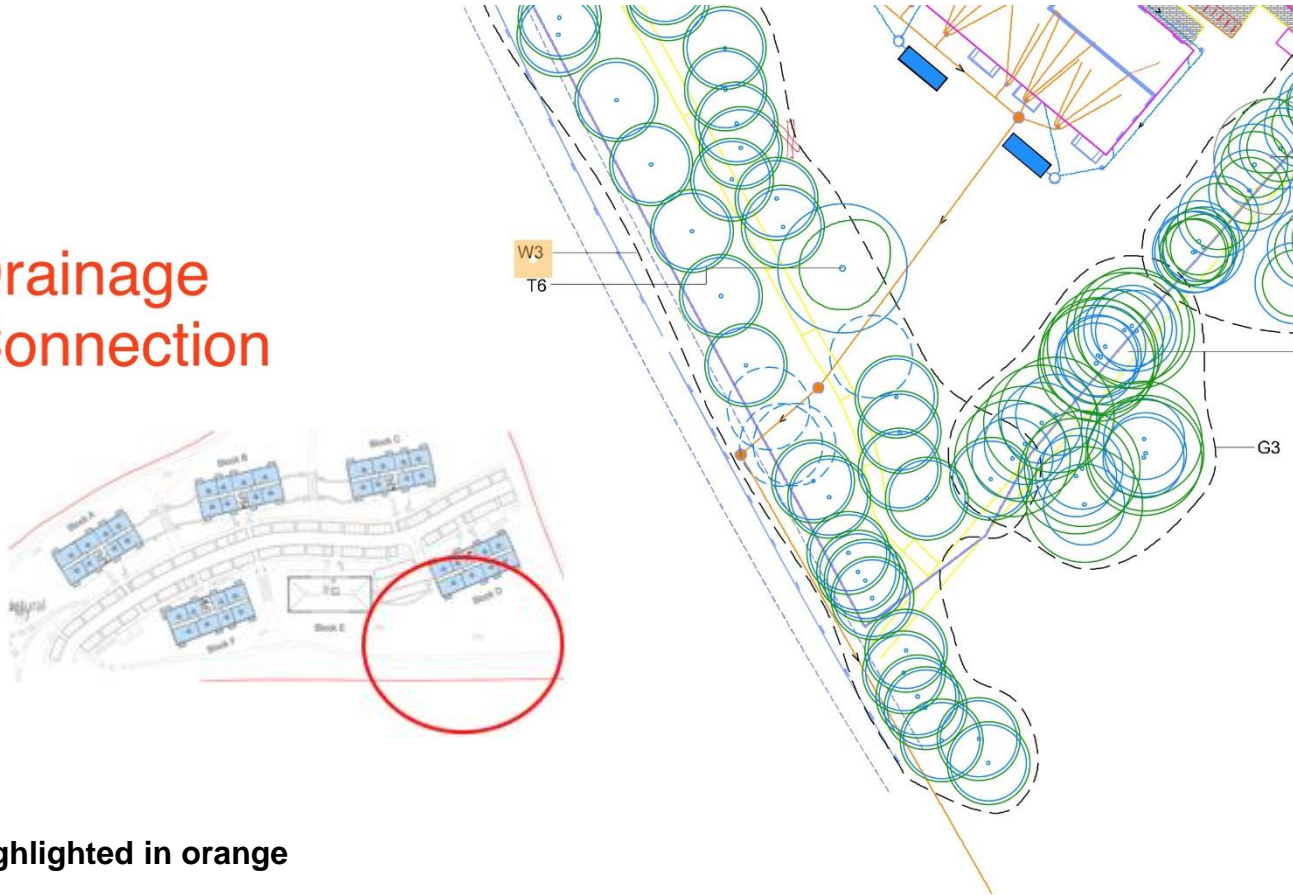
Site Entrance



Relevant trees highlighted in orange

Trees requiring felling for drainage runs

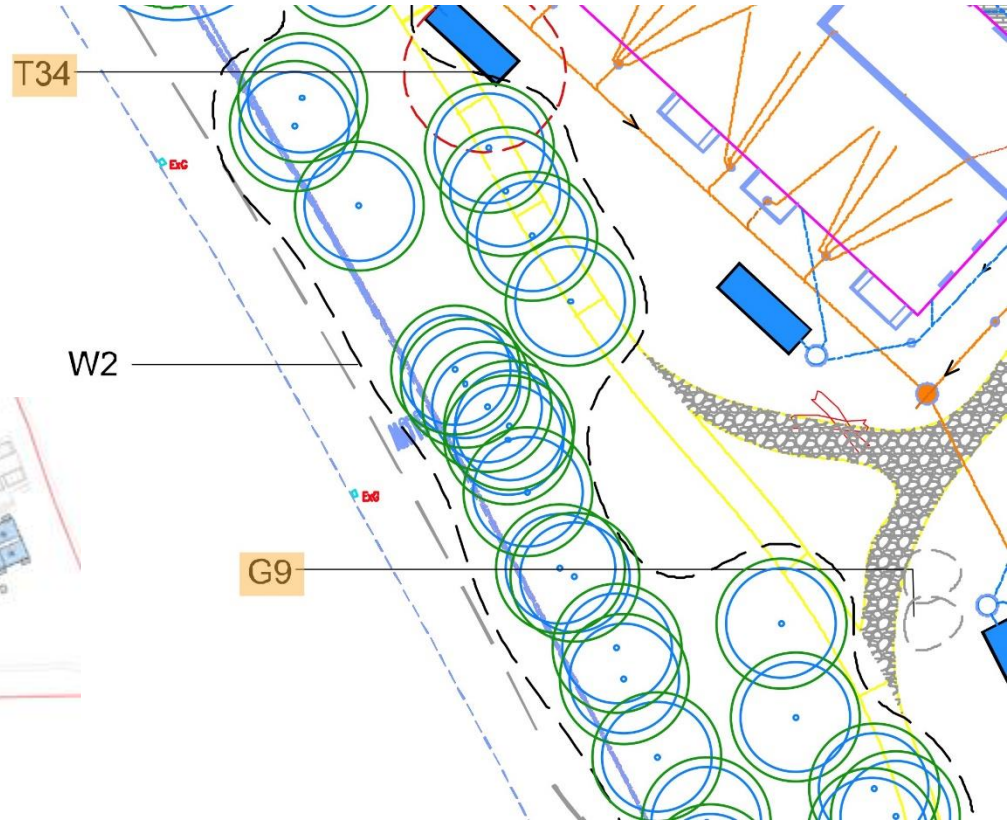
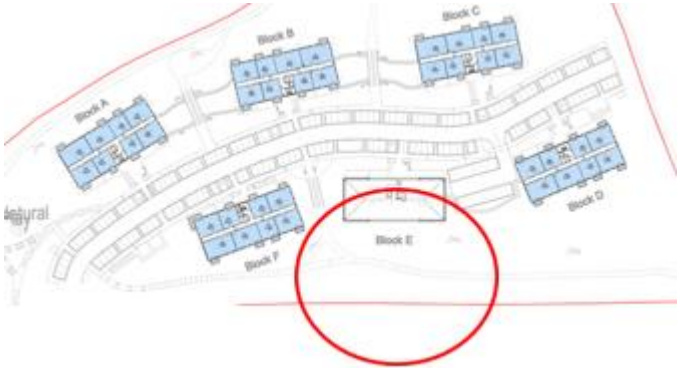
Drainage Connection



Relevant trees highlighted in orange

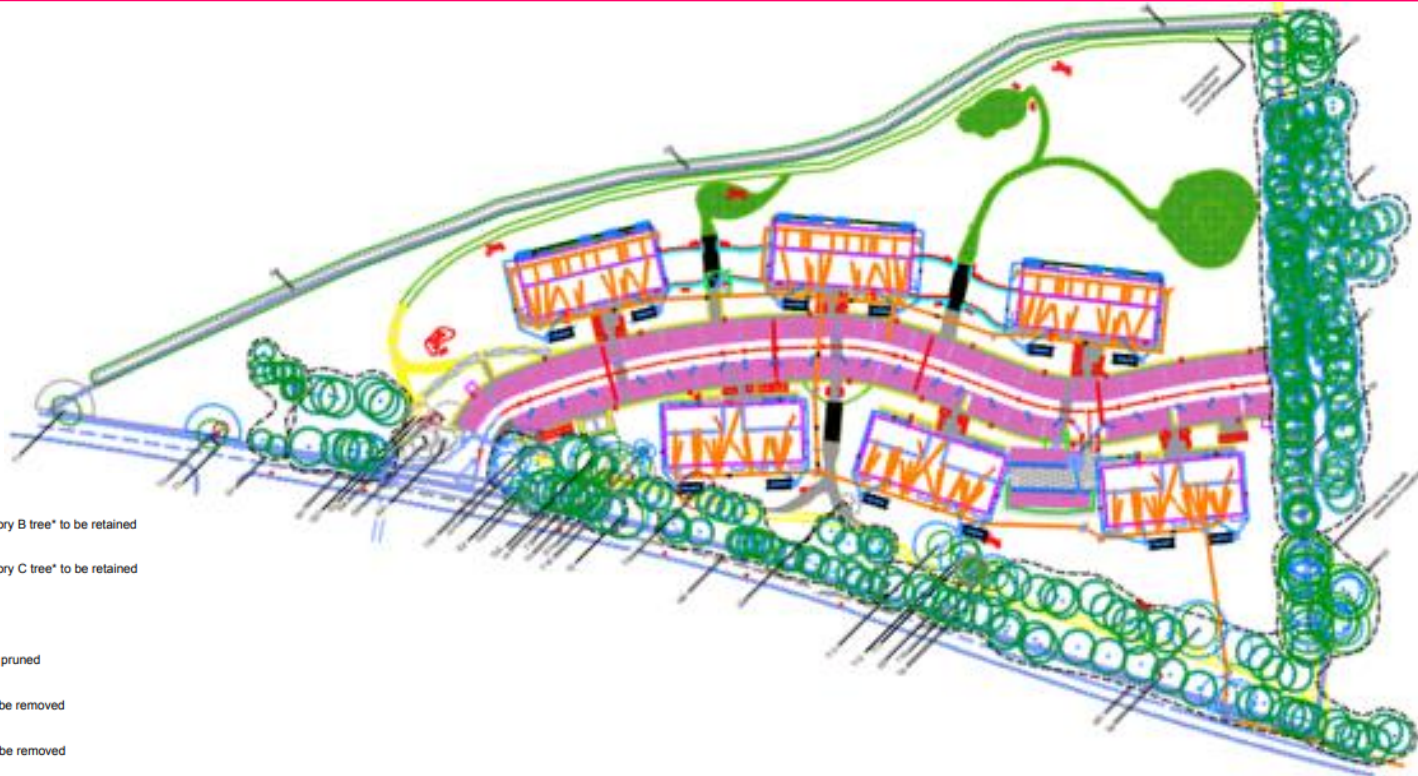
Diseased Trees

30



Relevant trees highlighted in orange

Tree Retention Plan



31

- Key:**
- Root protection area of category B tree* to be retained
 - Root protection area of category C tree* to be retained
 - Canopy of tree to be retained
 - Canopy of retained tree to be pruned
 - Canopy of category B tree to be removed
 - Canopy of category C tree to be removed
 - Canopy of category U tree to be removed

Tree Protection Plan



Key Considerations in the Application

- Design
- Trees, landscaping and ecology
- Neighbouring amenity
- Highways

Conclusion and Planning Balance

- The proposal would result in the loss of additional trees, but this can be acceptably mitigated by condition, and an improvement in highways safety to the site entrance and Coldean Lane. No design, ecology or neighbouring amenity concerns are raised.
- it is considered acceptable to amend these conditions in the manner proposed and this application is recommended for approval.