

Land to The East of The Vale Brighton

BH2022/03066



Brighton & Hove
City Council

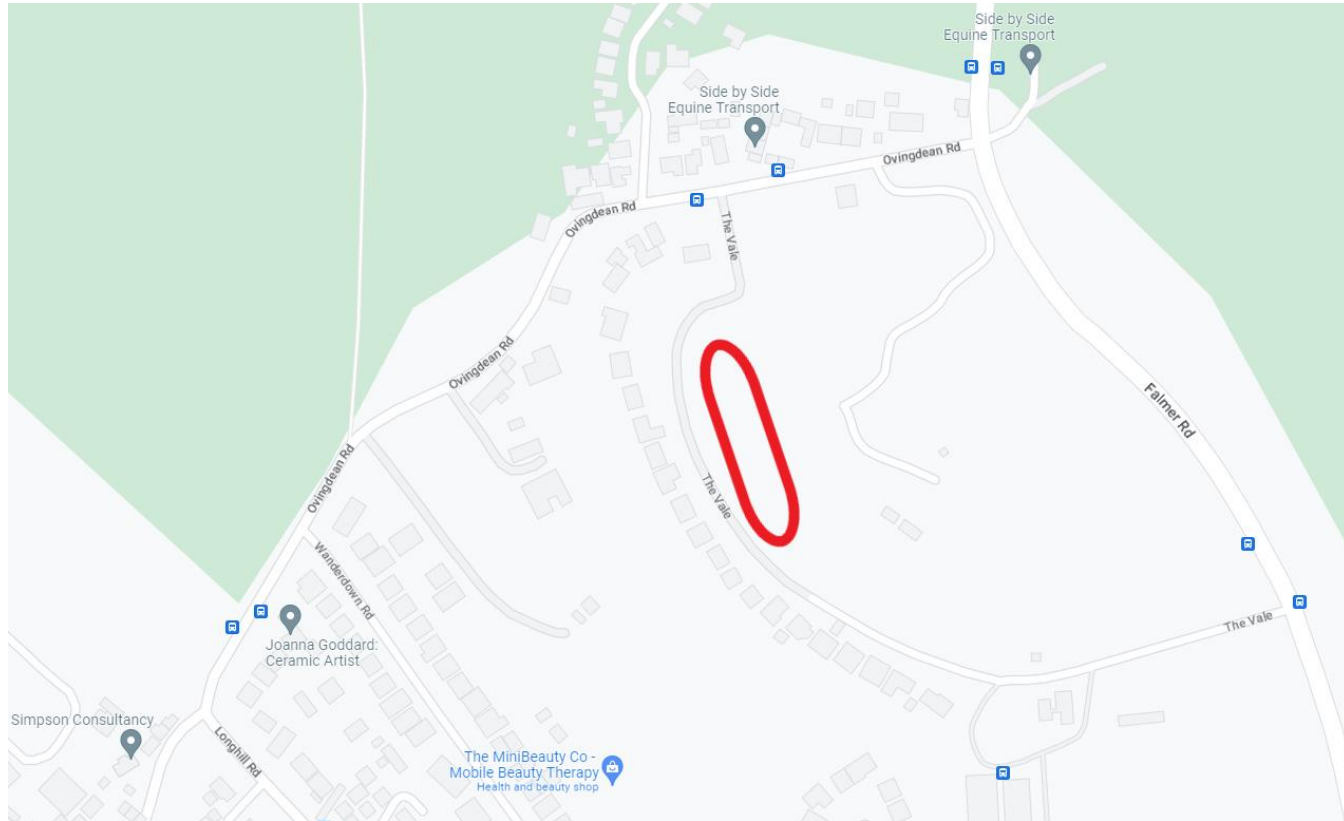
Application Description

- Application to vary condition 4 of planning permission BH2015/01890 (allowed on appeal) to permit works to the trees which were listed as to be retained in the Arboricultural Impact Assessment and Tree Constraints Plan but which have subsequently been authorised under applications BH2021/01696 and BH2022/00435 to be felled and replaced by standard red maple trees and field maple trees. And vary condition 4 of planning permission BH2015/01890 (allowed on appeal) to allow six further trees to be felled and replaced with standard red maple trees and field maple trees.

Map of application site



Location Plan



214

01

Aerial photo(s) of site



3D Aerial photo of site



216

01

Street photo of western entrance to The Vale



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City Council

Other photos of site (Western Side)



Other photos of site (Centre south)



Other photos of site (Eastern side)



Other photos of site

T31 and T33 proposed to be felled



T26 and T28 proposed to be felled



Other photos of site

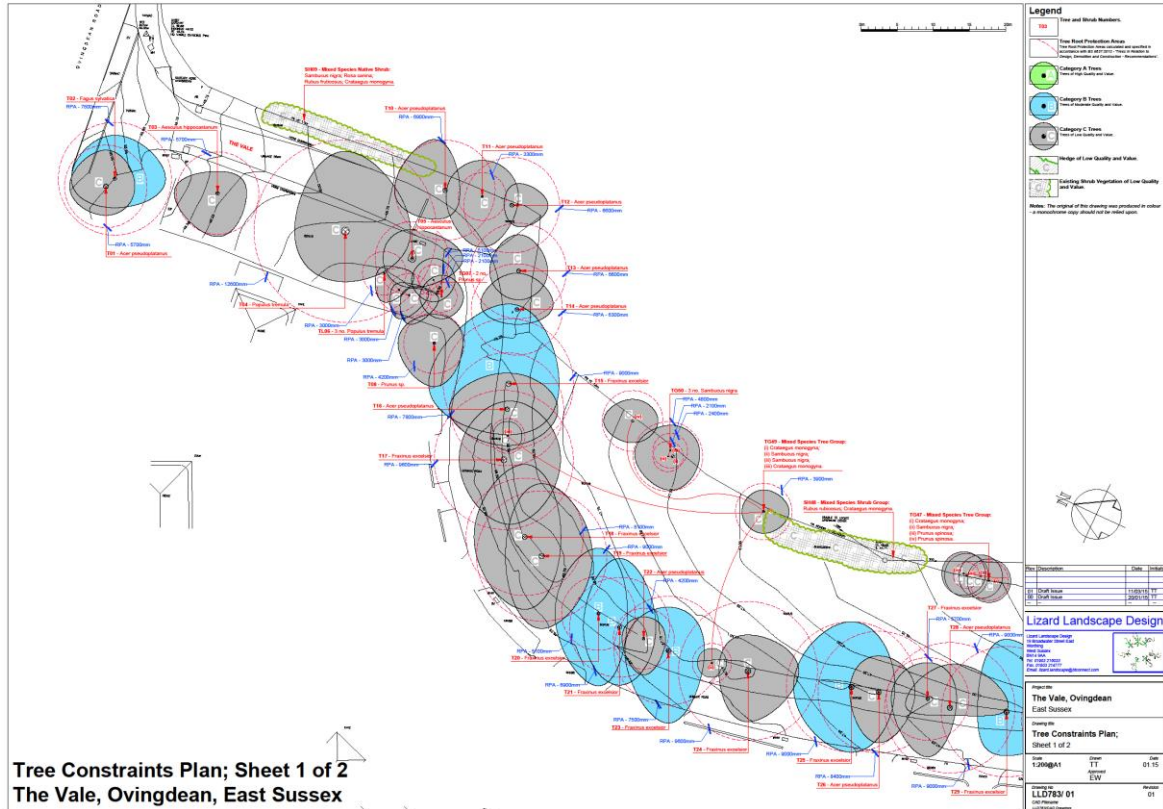
T16 proposed to be felled



T22 to be retained



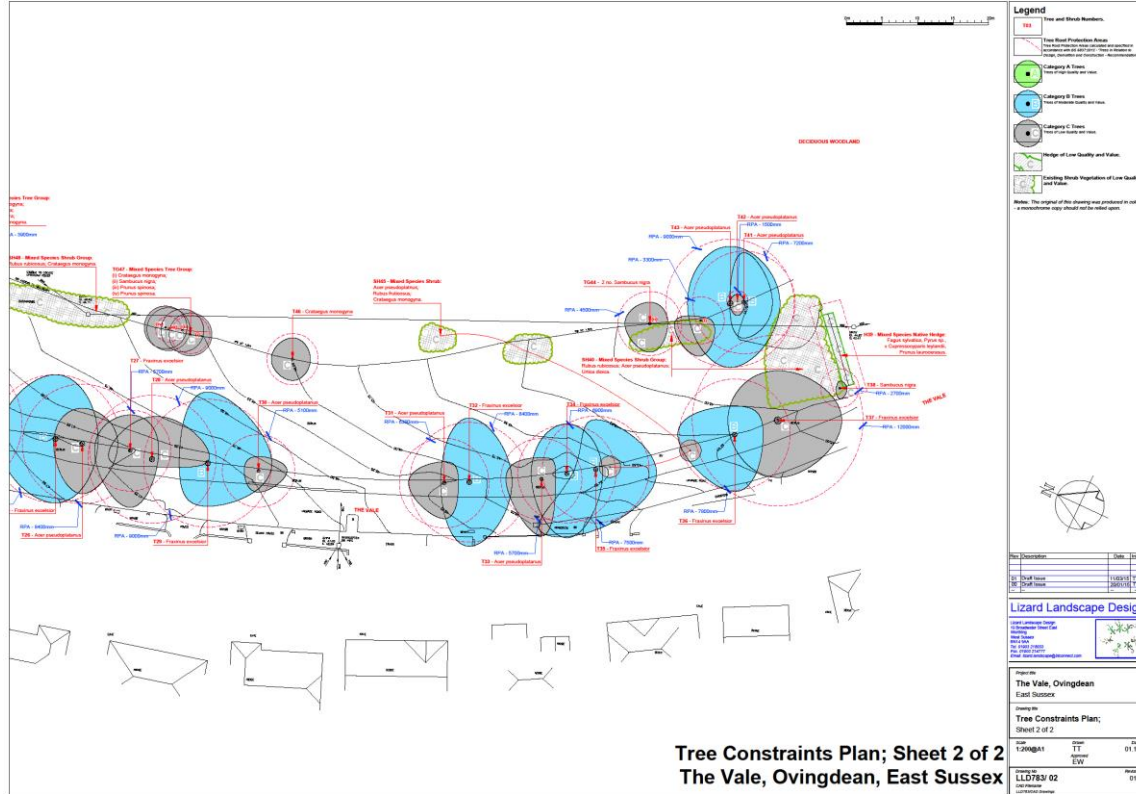
Pre existing Tree constraints plan 1 (West)



223

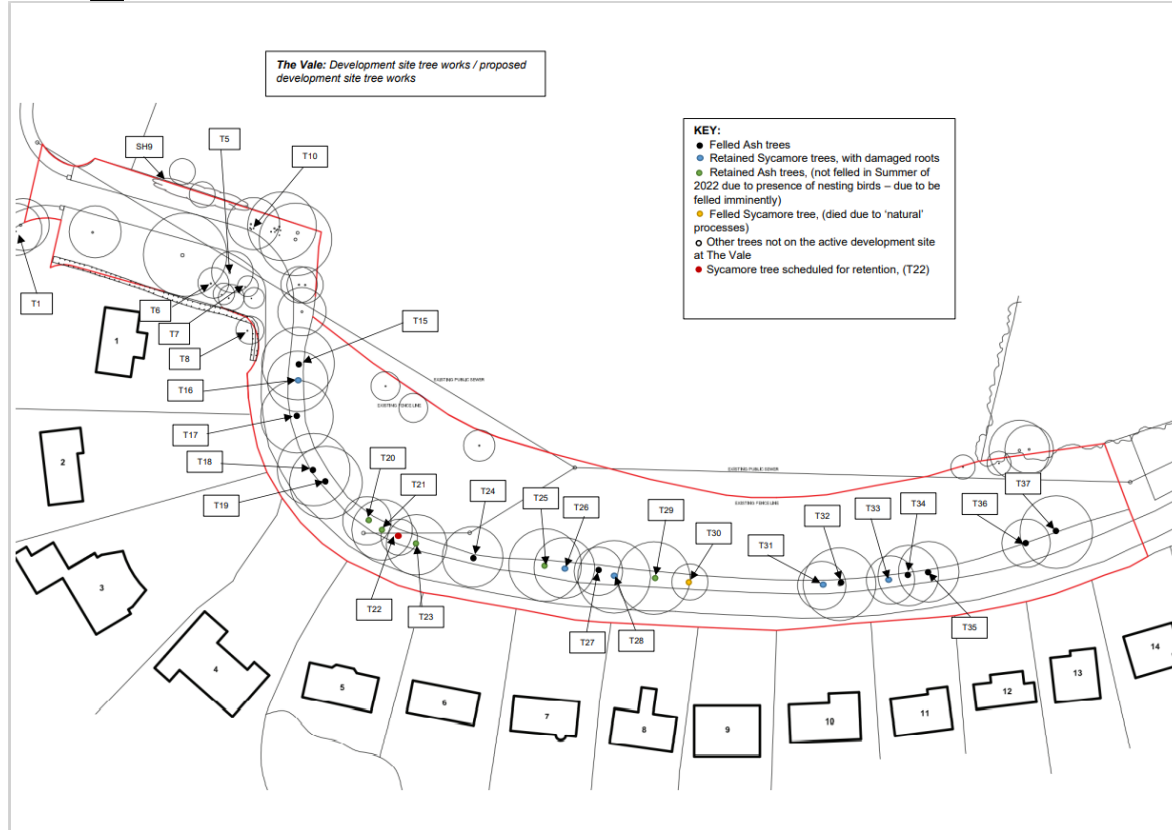
Pre existing Tree constraints plan 2 (East)

224

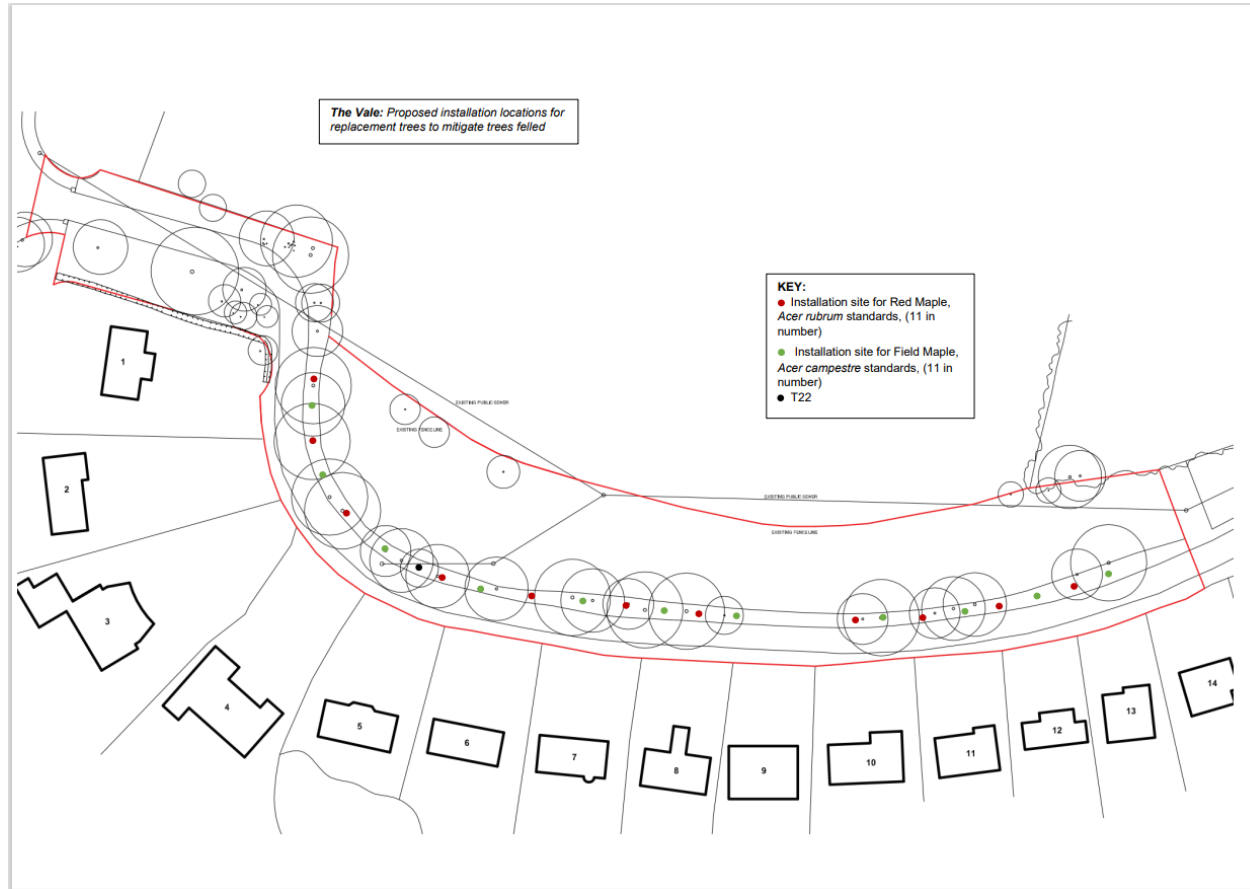


Tree Constraints Plan; Sheet 2 of 2
The Vale, Ovingdean, East Sussex

Development Site Tree works



Revised planting/tree installation scheme



Key Considerations in the Application

- The site is currently being developed for 6 no three bedroom dwellings as allowed on appeal following refusal of BH2015/01890.
- 16 Trees have already been felled as part of approved Treeworks (BH2022/00435 & BH2021/01696) due to Ash Die Back.
- Permission is sought for felling and replacement of 6 more trees. One has already been felled as “dead wood”, the other 5 have suffered significant root damage due to actions of the applicant in developing the site.
- 22 replacement trees (red and field maple) are now proposed.
- The one undamaged specimen (T22) will be retained.
- The Councils Arboriculturalist has confirmed that the damage caused to the roots of the trees proposed for felling will likely lead to Tree failure.
- The Councils Arboriculturalist has confirmed the retention of one tree (T22) and the 22 replacement trees is acceptable, subject to conditions to ensure their suitability and maintenance.



Conclusion and Planning Balance

- This application to vary condition 4 of BH2015/01890 (allowed on appeal) seeks to rationalise and update the pre approved Tree works with future works to remove the damaged trees. It includes a new cohesive replacement scheme and maintenance schedule.
- The completed felling has caused significant diminishment of the site's biodiversity and visual amenity, as well as the landscape which forms part of the character and appearance of The Vale. The proposed works to the damaged trees will compound this, but the trees are assessed as failing, therefore pre-emptive action is prudent.
- The proposed replacement trees, in conjunction with the previously approved landscaping under BH2021/02832 will go some way to restore the biodiversity and landscape/visual impacts in the short term, and the longer term as they grow into more mature specimens.
- On this basis the impact on the landscape of the area, and visual amenity is considered acceptable, subject to conditions to secure replacement planting and maintenance.
- The application to vary condition 4 is therefore recommended for **approval**.