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Dear Andy

Borde Hill Stables – Discharge of Condition 14 relating to DM/23/3210

Please find the enclosed drawing 241720-PUR-04-XX-DR-A-2105_P03 required to discharge planning Condition 14 associated with the approved amended application DM/23/3210:

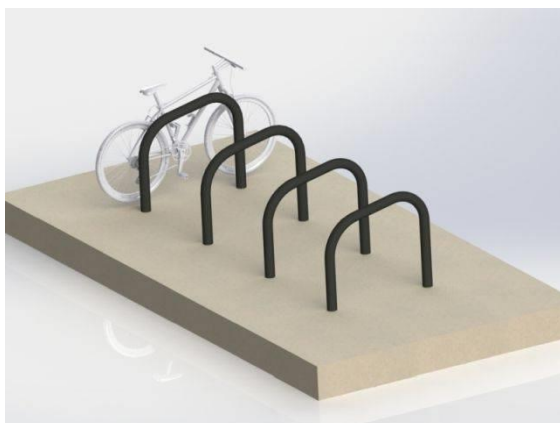
No part of the development hereby approved shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policy DP21 of the Mid Sussex District Plan.

As set out in the approved drawing 241720-PUR-04-XX-DR-A-2105_P02 and the approved Transport Statement by Motion Transport Planners, February 2023, section 4.17, “the proposals include eight Sheffield stands within the Stables car park providing space for 16 cycles. As no cycle parking is provided adjacent to the Stables at present, this provides a betterment to the existing arrangement and will encourage sustainable travel”.

The proposed Sheffield Stand product is as follows:

- Manufacturer: Eagle Automation Systems Ltd
- Product reference: PAS68 Cycle Hoop APT20CR
- Finish: Painted black (CGI below)



The layout of the cycle parking has been designed in accordance with national cycle infrastructure design guidance published by the Government.

It is noted that the wording of Condition 14 infers that the cycle parking is to be secure and covered. It is assumed that this is standard wording that has been incorrectly applied in this instance, as the cycle parking detailed in the approved plans and report is not covered, nor secure and cannot be made so for the following reasons:

- The minimum size of the cycle parking area is 5.8m x 4.8m and contains eight discreet black Sheffield stands. Introducing a roof and sides to cover and secure the cycle parking would substantially increase its visual mass and would adversely affect the setting of the Grade 1 Listed Registered Park and Garden. A staff accommodation building of similar scale was previously proposed to the north of the Stables as part of the original application DM/23/0421, but was removed due to heritage concerns received by the Conservation Officer.
- The approved cycle parking is intended for both visitors and employees. Introducing a layer of security would be difficult to manage and would discourage visitors from utilising the cycle parking, as it is not practical for visitors to obtain a key or code every time they wish to access the parking.

For the reasons stated above we trust the details enclosed are sufficient to discharge condition 14, and facilitate sustainable transport options to the site.

Kind regards,
Jonathan Crosthwaite
Senior Architect
On behalf of Purcell®