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Sent: 09 January 2025 19:07:26 UTC+00:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Subject: DM/24/1623 - Hurstpierpoint College
Attachments: IMG20231016145155.jpg

Dear Andy,

Thank you for your emails and for outlining the concerns raised during the consultation process. Below is a detailed response addressing each issue:

WSCC Parking Standards

The pre-existing parking provision at the site consisted of **343 spaces**, which has been increased to **389 spaces** following the development. This figure includes disabled spaces and staff/HOM-designated spaces within general parking areas. It does not account for minibus or coach parking spaces, drop-off areas, residential driveway spaces, or overflow parking behind Pelican.

The increase in parking provision was necessitated by the following operational demands:

- **28 buses**, 500 staff, and at least 200 student drivers.
- Daily parental parking requirements.
- Previous issues of nuisance parking along College Lane, Malthouse Lane, and Chalker's Lane, leading to complaints from residents and parents.

The additional spaces have addressed longstanding issues of road narrowing, obstructed sightlines, and dangerous conditions caused by overflow parking on local roads.

Electric Vehicle Charging Points

The campus now includes **14 EV charging points**, which incorporates the 6 recently installed units. Additionally, there are plans to install **2 more charging points** in other areas of the campus.

However, it is not currently possible to expand the provision further on the application site due to limitations in the existing electrical infrastructure. Should UKPN increase the available electrical capacity in the future, the applicant is committed to expanding the EV charging provision to meet identified needs.

Impact on Trees and Mitigation Measures

The development was undertaken with strict adherence to **BS5837:2012** guidelines to protect existing trees. Measures implemented include:

- **Root Protection Zones (RPZs):** RPZs were clearly delineated and protected with fencing and signage.
- **Supervised Excavation:** Manual excavation techniques were employed near RPZs to minimise root damage. Photographic evidence confirms compliance.
- **Post-Excavation De-compaction:** Compressed air with an Air Spade was used to de-compact soil, promoting root recovery and aeration.

Tree Planting and Mitigation:

- Six additional oak trees have been planted along Chalker's Lane.
- Four more oak trees will be planted strategically between the green zone of the parking area and Chalker's Lane to mitigate any perceived impact, subject a conditional approval.
- Further planting is planned as part of upcoming developments, including the swimming pool and Many Weathers Pavilion projects.

Response to Tree Officer Comments:

The Tree Officer suggested that "undeniable damage" was caused to the trees. However, the applicant disputes this and has provided evidence of compliance with BS5837 standards. The applicant acknowledges that planning permission was not obtained prior to the works but denies any harm to the trees. Additionally, the applicant agrees to conditions requiring the replacement of affected trees if they die or are removed.

Construction Method and Specifications

The parking area construction adhered to the following specifications:

- **Surface Course:** 200 x 100 x 60mm Formpave Aquaflo block pavers.
- **Laying Course:** 50mm layer of 5mm clean crushed stone.
- **Geotextile:** Terram T1000 Geotextile.
- **Base Layer:** 100mm layer of 5-20mm clean crushed stone.
- **Sub-base Layer:** 500mm layer of 10-63mm clean crushed stone.
- **Reinforcement:** Tensar TriAx Geotextile.

This design minimizes root impact and ensures water permeability, integrating with the sustainable urban drainage (SUD) system.

Tree Planting and Replacement Conditions

The applicant has committed to:

- Planting four additional oak trees to mitigate perceived impacts.
- Replacing any affected trees if they die or are removed, as a condition of approval.

Listed Building Officer Consultation

The consultation echoed tree officer concerns regarding the impact of the development on the listed buildings, should the trees be lost. Specifically:

- The northern parking area extension reduces the green buffer along Chalkers Lane, potentially affecting the rural character and setting of the listed buildings.
- The applicant acknowledges these concerns but disputes the claim that the works detract from the setting or approach to the assets. This is based on the following:
 - **Topography:** The parking spaces are situated on land lower than Chalkers Lane, ensuring they are not visible from the road.
 - **Mature Hedge:** A mature hedge lines Chalkers Lane, obstructing views of the parking area from the road and the approach to the listed buildings.
 - **Visibility of Listed Buildings:** There is no direct visual connection between the car park or Chalker's Lane adjacent to the site and the heritage assets.

The applicant contends that these factors mitigate any potential visual impact. Additionally, the applicant has agreed to enhance the existing hedge to maintain screening and further reduce any perceived effects. As well as plant a further four trees.

I trust this comprehensive response addresses the issues raised. Should further clarification or additional information be required, please do not hesitate to contact me.

Kind regards,
Danny Barker



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