

Tom Gardner

From: planningvalidation
Sent: 20 November 2024 12:14
To: 'danny.barker@bsclimited.co.uk'
Cc: Rachel Richardson; Wendy Little
Subject: RE: DM/24/1623 - Hurstpierpoint College

Morning Danny

Apologies for not coming back to you sooner on this. We have since visited the site and it turns out the entire works are retrospective, including the additional “new” car park spacing. So on that basis, we will not require BNG but can we ask that we change the description to say:

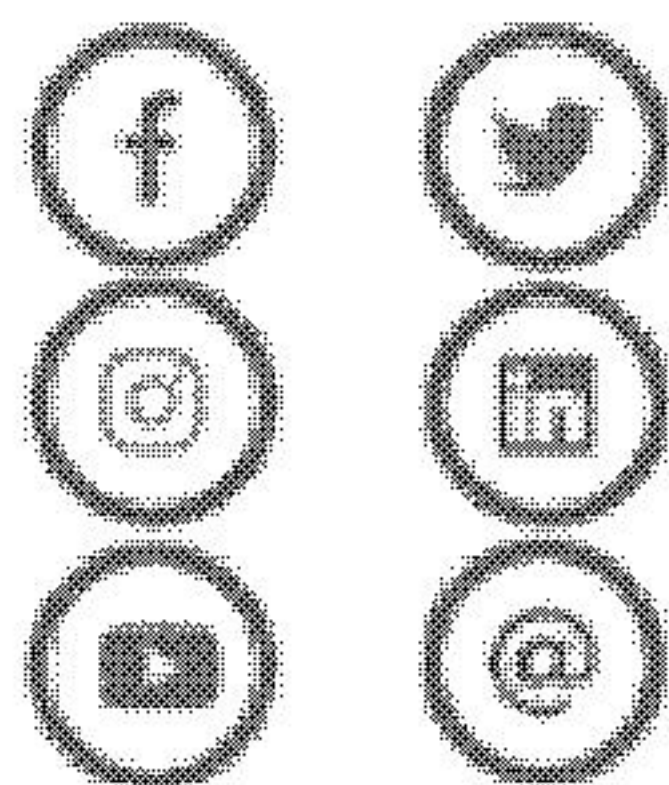
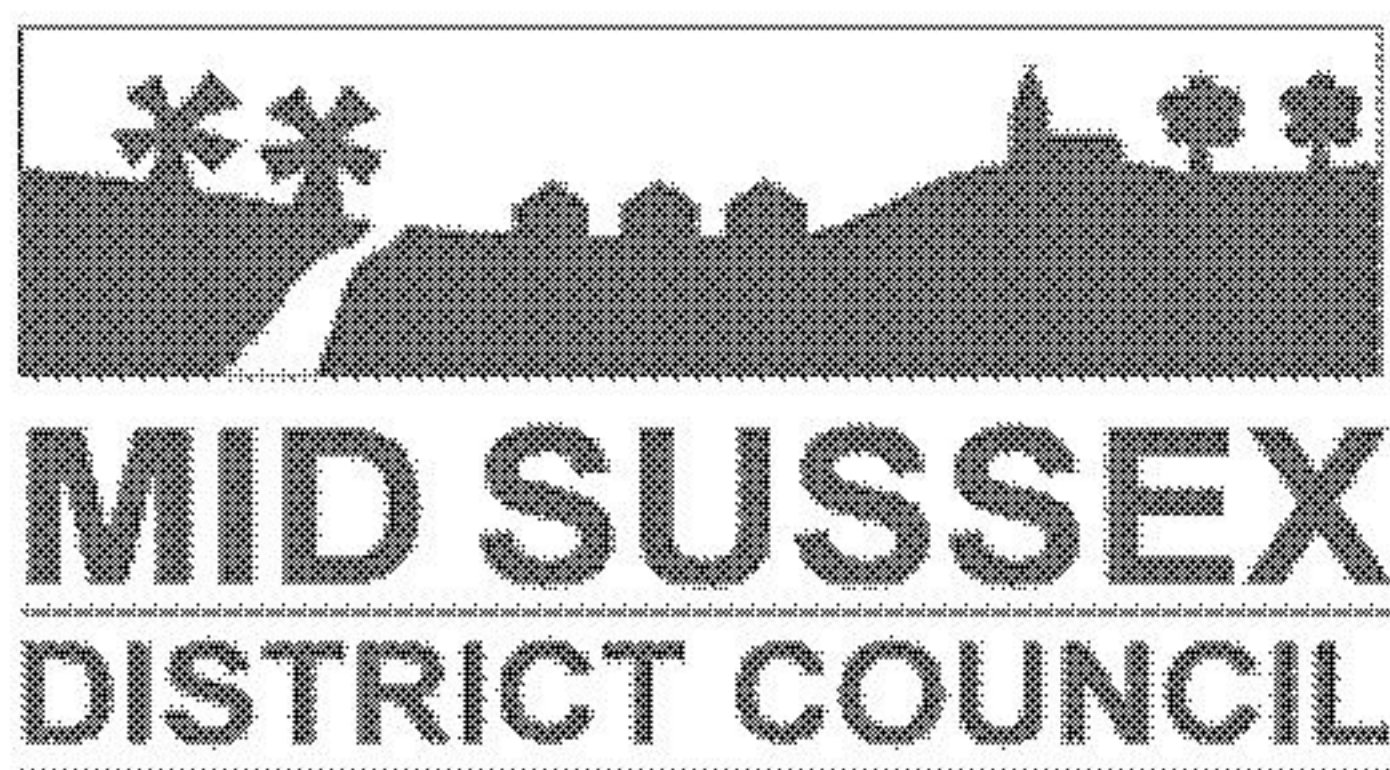
“Retrospective application for the expansion of existing car park area.”

Once you have confirmed, we will get this sent straight upstairs to planning.

Best regards,

Tom Gardner BSc (Hons)
Team Leader
Planning & Building Control Service Support
01444 477119
Tom.gardner@midsussex.gov.uk
www.midsussex.gov.uk

I am out of office on Fridays



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From: danny.barker@bsclimited.co.uk <danny.barker@bsclimited.co.uk>
Sent: 12 November 2024 19:25
To: planningvalidation <planningvalidation@midsussex.gov.uk>
Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Wendy Little <Wendy.Little@midsussex.gov.uk>
Subject: RE: DM/24/1623 - Hurstpierpoint College

Good evening, Tom,

Thank you for your email.

Mid Sussex District Council has approved two planning applications. The first is for a secondary exit from the Pre-Prep and Prep School car park to the highway, along with associated alterations (approval reference DM/17/2448). The second approval is for the creation of a new car park off the existing Pre-Prep car park (approval reference DM/17/4429). These works were completed in 2018.

The college has unlawfully recently extended the existing car parks. Planning enforcement has reviewed the expanded parking areas, deemed them unlawful, and requested a retrospective application for the unauthorised areas. The current application is therefore solely a retrospective planning permission under Section 73A.

According to Gov.uk guidance on "Biodiversity net gain" (see attached extract), Section 73A applications fall within the scope of exemption from biodiversity net gain requirements.

Please review and let me know your requirements. If we need to submit the related BNG reports, I will and ensure you have the reports the same day. However, please note that these reports are costly, and if it is determined that they are not required for retrospective applications, my client may seek compensation.

I look forward to your clarification or requirements to enable this application to be registered.

Kind regards,

Danny

From: planningvalidation <planningvalidation@midsussex.gov.uk>

Sent: 06 November 2024 10:51

To: danny.barker@bsclimited.co.uk; planningvalidation <planningvalidation@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Wendy Little <Wendy.Little@midsussex.gov.uk>

Subject: RE: DM/24/1623 - Hurstpierpoint College

Hi Danny

Looking at your application, is this not only partly retrospective. Developments are typically only below the threshold if they if there is not an impact on habitat on an area less than 25square meters. While the existing car park is retrospective and would not be subject to BNG, surely the increase of the existing carpark by a further 350sq meters is subject to BNG?

Best regards,

Tom Gardner BSc (Hons)

Team Leader

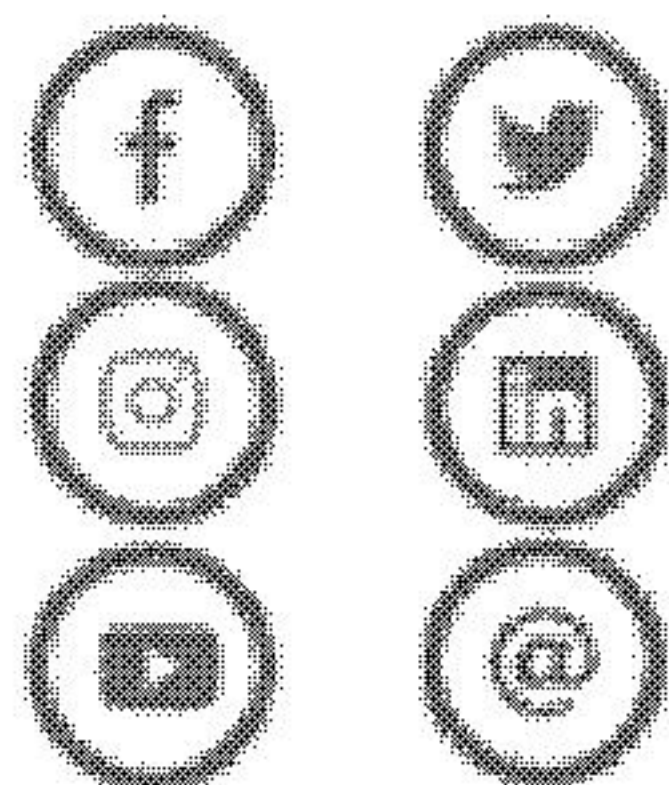
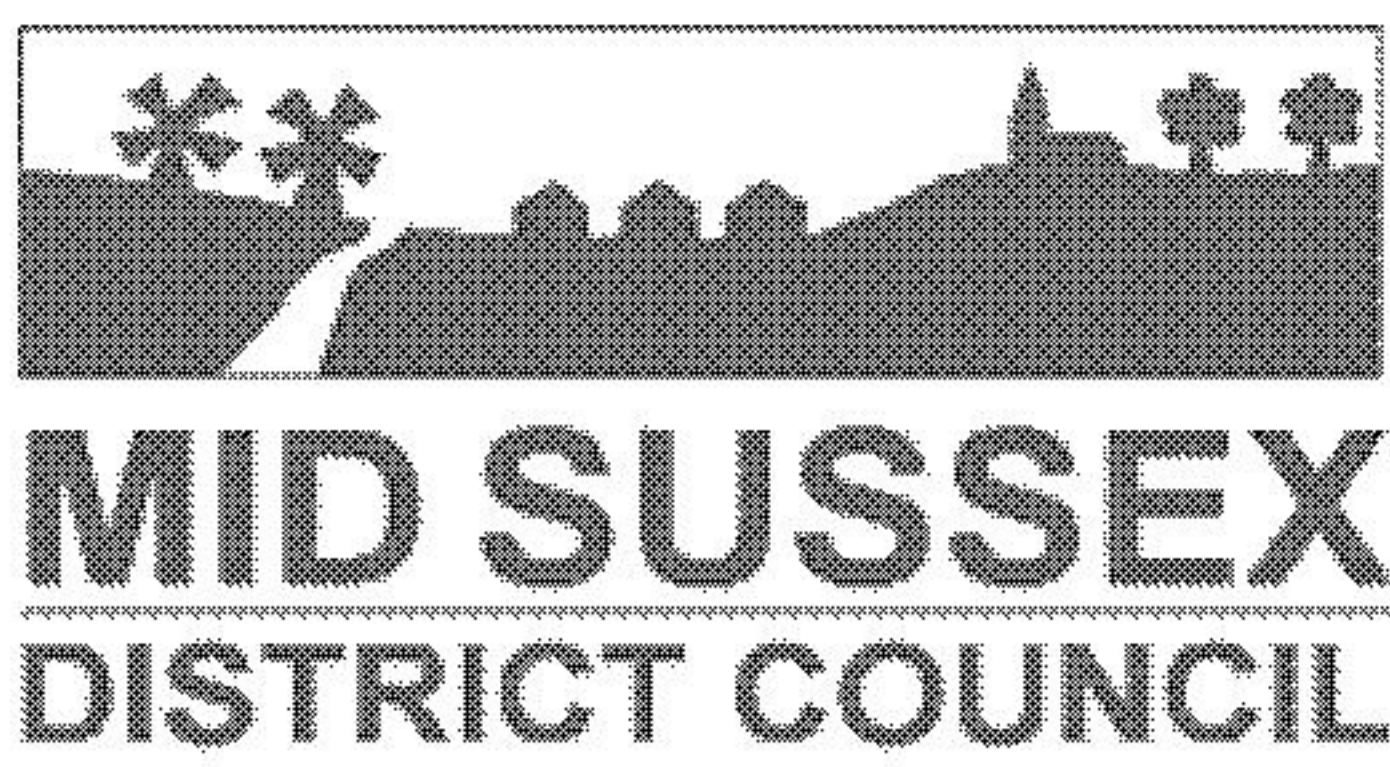
Planning & Building Control Service Support

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From: danny.barker@bsclimited.co.uk <danny.barker@bsclimited.co.uk>

Sent: 01 November 2024 13:34

To: planningvalidation <planningvalidation@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Wendy Little <Wendy.Little@midsussex.gov.uk>

Subject: RE: DM/24/1623 - Hurstpierpoint College

Dear Tom,

Thank you for your email.

However, I still do not believe that this application is subject to Biodiversity Net Gain.

On page 6 of the Mid Sussex Validation Criteria for Planning Applications (Including Technical Details Consent), Local Requirements, with the last review dated September 2024, there is a link to the Government Guidance document titled "Biodiversity Net Gain" (Biodiversity net gain - GOV.UK). Under the paragraph "Which planning permissions are in scope and which are exempt from biodiversity net gain?", it states the following:

"Biodiversity net gain does not apply to:
retrospective planning permissions made under section 73A; and".

Could you please clarify this?

Best regards,

Danny

Daniel Barker – Director
BA (Hons), MCIAT, MCIOB, C.Build E MCABE
Building Solutions Consultants Limited

T: +0044 07834611763
E: Danny.Barker@BSCLimited.co.uk



From: planningvalidation <planningvalidation@midsussex.gov.uk>

Sent: 31 October 2024 16:36

To: Danny Barker <danny.barker@bsclimited.co.uk>; planningvalidation <planningvalidation@midsussex.gov.uk>

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Wendy Little <Wendy.Little@midsussex.gov.uk>

Subject: RE: DM/24/1623 - Hurstpierpoint College

Dear Mr Barker

Please refer to our local list, page 6:

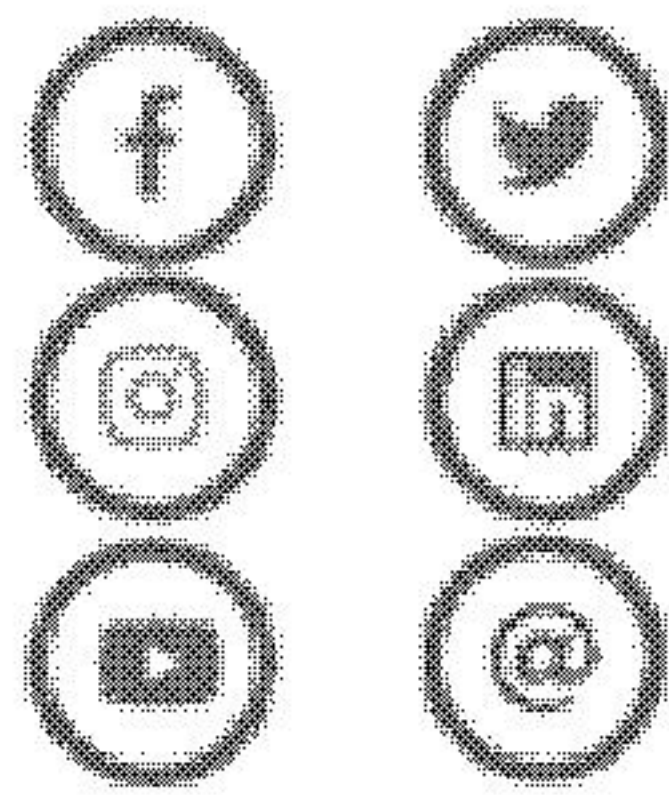
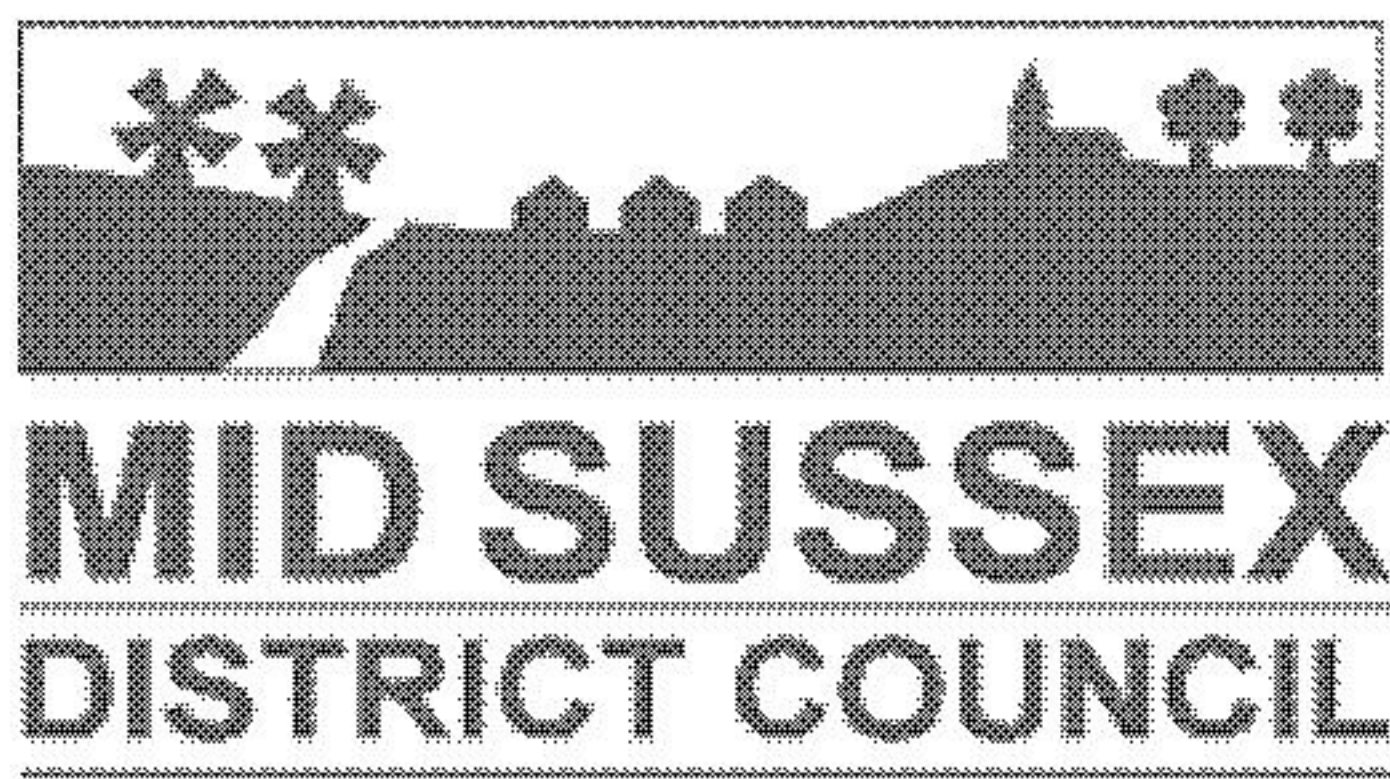
[Validation criteria for planning applications \(Including Technical Details Consent\)](#)

As there will be quite a bit for you to collate, I would recommend to withdraw this application at this point and re-submit once you have everything regarding BNG.

Best regards,

Tom Gardner BSc (Hons)
Team Leader
Planning & Building Control Service Support
01444 477119
Tom.gardner@midsussex.gov.uk
www.midsussex.gov.uk

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From: Danny Barker <danny.barker@bsclimited.co.uk>

Sent: 29 October 2024 14:45

To: planningvalidation@midsussex.gov.uk

Cc: Rachel Richardson <Rachel.Richardson@midsussex.gov.uk>; Wendy Little <Wendy.Little@midsussex.gov.uk>

Subject: Re: DM/24/1623 - Hurstpierpoint College

Dear Mr Gardner

Thank you for your email.

Could you please clarify the specific BNG requirements needed to validate the application? I understand it has been under review for some time, and we have made all the requested adjustments. However, we've only just received a request for additional information today.

I'm currently on leave and will be back in the office on Friday to address this, but I would appreciate a bit of context regarding the validation requirements, as I believe we met the expected standards in the original application.

Thank you for your understanding.

Kind regards,

Danny

On 29 Oct 2024, at 09:43, planningvalidation@midsussex.gov.uk wrote:

Dear Mr Barker

Having spoke with Senior members of the Planning team, it has been deemed that this application is subject to BNG requirements. In spite of the existing carpark having been created before BNG came into effect, the additional reconfigurations to create an additional 20 spaces to the North and a further 26 spaces to the South and the fact this will increase the area by a further 350 square meters, does in face necessitate BNG requirements.

In light of the fact we received this application on the 2nd of July 2024 and it has remained invalid throughout this time, I would grant until the end of this week to provide BNG requirements, otherwise we will have to withdraw this current app and I would encourage you to re-submit once you have all the information required. Any monies paid will of course be refunded back to you at our earliest convenience.

If you have any further questions, please don't hesitate to ask.

Best regards,

Tom Gardner BSc (Hons)
Team Leader
Planning & Building Control Service Support
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www.midsussex.gov.uk

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