

From: Andrew Clarke
Sent: 17 December 2024 15:20:04 UTC+00:00
To: "danny.barker@bsclimited.co.uk" <danny.barker@bsclimited.co.uk>
Subject: DM/24/1623 - Hurstpierpoint College
Attachments: DM/24/1623 Hurstpierpoint College, College Lane, Hurstpierpoint

Dear Mr Barker,

I refer to the above planning application currently pending with the LPA. I have visited the site and have reviewed the application and whilst await comments from our Conservation Officer in respect of the impact upon the heritage asset, have received comments from our Tree Officers (attached) and would raise the following queries:

- In respect of compliance or otherwise with the WSCC Parking Standards, you state the parking provision is non-compliant with the standards but give no evidence as to how. In order that this can be assessed can you please provide details of parking provision prior to the development taking place? The WSCC Parking Standards 2020 do not provide criteria for education establishments but rather is a site specific assessment based on need. Policy DP21 of the Mid Sussex District Plan also seeks to promote sustainable transport (not solely relating to public transport) and the provision of additional spaces may be considered contrary to the aims of this policy. I'd be grateful for your comments and information on the parking capacity of the site.

- I note the installation of 6 electric vehicle charging points at the newly created southern spaces. This falls short of the 25% provision as aimed for in the emerging District Plan policy DPT4 and therefore would be request consideration is given to the provision of additional fast charging points and if not why this cannot be achieved.

- Of primary consideration to the application is the impact of the newly created parking at the north of the site upon the prominent and important trees which contribute to the semi-rural setting of the college. As noted in the Arboricultural report these trees are of graded category A and B trees and the unauthorised development is likely to have caused harm to these trees. It is not clear, however, as to the method of construction of the parking areas (what steps were taken to address any harm to the trees and whether it followed BS5837), and as to the overall design and construction of the parking area. Reference is made to its permeability but no further information is provided. I will therefore require details of the means of construction and a full specification of the parking as constructed.

As noted in the comments of our Tree Officers the mitigation as outlined in the Arboricultural Method Statement is unlikely to be considered sufficient to fully address or overcome the harm identified and the development may be considered contrary to policy DP37 of Mid Sussex District Plan. A full consideration of the likely recommendation will be made upon receipt of the above requested information but as you will note the Officer is recommending that should the application be approved that additional tree planting will be required together with a condition requiring the replacement of the affected trees should they die or be removed. I would be grateful for comment and agreement to such conditions should permission be granted.

I'd be grateful if the above information could be received no later than 6th January 2025.

Should you have any queries regarding the above please do let me know.

Kind regards

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