



Hurstpierpoint College - Phase 2 Gym and Dining Building

Issue for Application

Planning reference: DM/25/3199

Biodiversity Gain Plan and discharge of Conditions 3, 4, 5, 6 and 8

Dear Mr Watt

I write on behalf of Hurstpierpoint College Limited following the grant of planning permission DM/25/3199 on 23 March 2026. This covering letter brings together the information submitted in support of the statutory Biodiversity Gain Plan and the discharge of Conditions 3, 4, 5, 6 and 8.

The detailed information follows the approved design and fixes the materials, drainage, biodiversity measures and external lighting controls required to deliver the Phase 2 building. The reports, schedules, drawings and specialist information listed at the end of this letter should be read together.

1. DEVELOPMENT

Erection of a two-storey gym and dining building with associated kitchen, plant, and external works, within the existing educational use of the site.

Location: Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9JS.

Applicant / developer: Hurstpierpoint College Limited

2. OFF-SITE BIODIVERSITY UNIT PURCHASE

The Environment Bank Biodiversity Unit Purchase Certificate records the purchase of:

- Habitat bank: MSUS04 Ardingly
- Habitat type: Other neutral grassland
- Distinctiveness: Medium
- Units purchased: 0.05 area habitat units
- Gain site reference: BGS-281024001
- Habitat management plan implementation date: 14 February 2024
- Planning reference: DM/25/3199

3. REGISTERED ALLOCATION

Environment Bank subsequently confirmed that the allocation had been accepted onto the Biodiversity Gain Site Register.

- Gain site reference: BGS-281024001
- Allocation / application reference: BNGREG-MKL8X-AI8KI

The allocation confirmation is included with the Biodiversity Gain Plan. Where the portal requires a single evidential document, the allocation confirmation should be read together with

the Biodiversity Unit Purchase Certificate and the final completed statutory biodiversity metric.

4. FINAL METRIC POSITION

The Environment Bank-completed statutory biodiversity metric records:

- On-site baseline: 0.052430 area habitat units
- On-site post-development: 0.01183476 area habitat units
- On-site net change: minus 0.04059524 area habitat units
- Off-site net change after spatial risk multiplier: 0.04984634520375 area habitat units
- Total net unit change: 0.00925110520375 area habitat units
- Total biodiversity net gain: 17.644679 per cent
- Trading rules satisfied: Yes
- Statutory biodiversity credits required: No

The final metric therefore demonstrates a positive net unit change and biodiversity net gain above the statutory 10 per cent requirement, with the trading rules satisfied and no statutory biodiversity credits required. The Biodiversity Gain Plan, final metric, purchase certificate and registered allocation evidence provide the information required to approve the statutory Biodiversity Gain Plan.

5. CONDITIONS 3 AND 4 - EXTERNAL MATERIALS AND DETAILED DESIGN

The external materials and detailed-design package is submitted through the Conditions 3 and 4 Compliance Statement, the External Materials Schedule and the large-scale architectural and green-wall drawings.

The principal facing material is Highcliffe Weathered Buff brickwork with bucket-handle mortar joints, selected to match the adjoining swimming pool and continue the established buff masonry across the modern sports and Performing Arts Centre group. This gives the new building a direct relationship with its immediate neighbours and maintains the restrained appearance of the approved scheme.

The spandrel zones are proposed as opaque insulated ceramic-fritted / enamelled glass panels within the curtain-wall system. They conceal the insulated floor-edge and backing zones while retaining the horizontal façade rhythm shown on the approved elevations. The spandrel colour will coordinate with the PPC RAL 7016 Anthracite Grey curtain-wall framing, aluminium windows and doors, copings, flashings, hoppers, rainwater goods and other exposed metalwork. Drawing AL151 specifically identifies RAL 7016 as matching the adjacent PPC aluminium coping and external metalwork, giving a consistent and controlled external palette.

Separate EW03 areas are proposed as horizontal Western Red Cedar cladding on ventilated battens. The cedar introduces a controlled natural material at the core/recessed areas while remaining subordinate to the brickwork. The flat roofs use a neutral grey Siltec PVC single-ply membrane and the roof-level plant enclosure is finished to coordinate with the RAL 7016 roof metalwork.

The detailed drawings AL602-AL608 show the curtain walling, windows, doors, thresholds, heads, jambs and sills. The section and roof-edge drawings show the eaves, parapets, copings, roof membranes and external drainage interfaces. Visible rainwater goods and external pipework are powder-coated metal, including the Alumasc box gutter, hoppers and 100 mm downpipes identified on AL151.

The green wall is the Biotope BioPanel system, coordinated with the external escape stair. The submitted information shows the panels, support rails, waterproof backing, irrigation and drainage arrangement and the minimum 500 mm separation from the stair. The associated planting and maintenance information secures establishment, irrigation monitoring, access and replacement planting.

The submitted schedule and drawings provide a complete and coordinated external-material palette, large-scale construction details and the green-wall information requested by Conditions 3 and 4. The details maintain the visual relationship with the swimming pool/PAC group and the approved application, and Conditions 3 and 4 can therefore be discharged.

6. CONDITION 5 - FOUL AND SURFACE-WATER DRAINAGE

The Condition 5 submission comprises HOP's Flood Risk Assessment and Drainage Strategy P04, the completed MSDC002 Detailed Drainage Design Checklist - Condition Discharge Stage and the current civil drawings C-9100 P05, C-9102 P04 and C-9103 P02.

The surface-water design restricts discharge to 3.0 litres per second and provides 33.6 m³ of attenuation storage for the 1 in 100 year event plus a 45 per cent climate-change allowance. The strategy addresses water quality, exceedance and maintenance, with Hurstpierpoint College responsible for the long-term maintenance of the private system. The foul drainage layout and proposed connection are shown within the same coordinated package.

HOP's MSDC002 document is the Council's condition-discharge-stage drainage checklist, not the full-planning checklist. The FRADS, completed checklist and current construction drawings provide the detailed foul and surface-water drainage information required by Condition 5, and the condition can therefore be discharged subject to the approved works being implemented before occupation.

7. CONDITION 6 - BIODIVERSITY ENHANCEMENT STRATEGY

The submitted Biodiversity Enhancement Strategy sets out the conservation objectives, enhancement measures, product information, locations, implementation responsibility, initial aftercare and long-term maintenance required by Condition 6.

The measures are coordinated with the building, green wall and landscape design so they can be installed, inspected and retained without conflict with access, drainage or maintenance. The strategy is separate from the statutory Biodiversity Gain Plan: it secures project-specific species enhancements, while the Biodiversity Gain Plan addresses the statutory habitat-unit requirement. The information provides a clear implementation and maintenance framework and is submitted for approval under Condition 6.

8. CONDITION 8 - LIGHTING DESIGN STRATEGY FOR BIODIVERSITY

External lighting is restricted to the minimum required for safe access and emergency egress. No general floodlighting, decorative lighting, landscape lighting or high-level area lighting is proposed. The limited wall-mounted fittings are shown on NSE drawings E201, E202 and E203.

The specified NVC Brooklyn external wallpack uses an asymmetric optical distribution and is set to 3,000 K. The external circuits are controlled by timeclock/contactors, with photocell control indicated on E201. The fittings will be mounted, aimed and, where necessary, shielded so that light is directed down onto the immediate access area, with no light emitted above the horizontal and no avoidable spill onto bat-sensitive habitat or routes.

This provides a small, warm and controlled lighting installation rather than general illumination of the building or surrounding landscape. No additional external lighting will be installed without the prior approval of the Local Planning Authority. The lighting layout, controls and ecological safeguards provide the basis for approval of the strategy and discharge of Condition 8.

9. REQUEST FOR APPROVAL

The submitted information fixes the external materials and details, drainage design, biodiversity measures and external lighting controls while retaining the design and contextual approach approved under DM/25/3199. The brickwork and coordinated RAL 7016 metalwork relate directly to the adjoining swimming pool/PAC group; the drainage system is attenuated and maintainable; the biodiversity package delivers both the statutory habitat gain and project-specific enhancement measures; and external lighting is limited to downward-directed fittings required for safe access.

On that basis, I would be grateful if the Council would approve the Biodiversity Gain Plan and discharge Conditions 3, 4, 5, 6 and 8.

Yours sincerely

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

ENCLOSURES

- Biodiversity Gain Plan, final statutory biodiversity metric, Environment Bank purchase certificate and registered allocation confirmation.
- Conditions 3 and 4 Compliance Statement and External Materials Schedule.
- Approved planning drawings and current detailed architectural drawings, including AL150, AL151, AL503 and AL602-AL608.
- Biotope BioPanel technical information and project green-wall drawings.
- Condition 5 Drainage Discharge Statement, HOP FRADS P04, completed MSDC002 Condition Discharge Checklist and current civil drawings.
- Condition 6 Biodiversity Enhancement Strategy and supporting ecological information.
- Condition 8 Lighting Design Strategy, NSE lighting drawings E201-E203 and electrical specification.