

**From:** danny.barker@bsclimited.co.uk <danny.barker@bsclimited.co.uk>  
**Sent:** 05 December 2025 13:34:34 UTC+00:00  
**To:** "Andy Watt" <Andy.Watt@midsussex.gov.uk>  
**Subject:** RE: DM/25/2616 - Hurstpierpoint college, Malthouse Lane, Hurstpierpoint  
**Attachments:** 12052025\_131710.jpg, 719 Master-Model.pdf

Dear Mr Watt,

Thank you for forwarding Ms Rivett's comments.

Unfortunately, the access serving both the proposed development and the existing Ruckford House must be widened sufficiently to accommodate a fire pumping appliance, together with a passing place due to the blind bend. The civils team has undertaken a swept-path assessment and has kept the proposed widening to the absolute minimum to limit tree impact. The tree works are therefore required not only for the new development but also for safe access to the existing dwelling.

However, after meeting with the applicant, we have discussed alternative solutions that may allow the roadside trees to be retained. As you will be aware, there is an existing vehicle access to the north (image of access and plan highlight track with cross hatch in red, attached) of the site which could potentially serve as a vehicular and emergency access. The applicant has instructed me that, subject to this application being granted, I am to review the northern access in detail, seek Highways' input and progress any necessary applications to formalise that access. If this can be secured, the existing Ruckford House access and the proposed development would no longer require widening works and the trees could remain in place.

It is essential that this application is determined within the target period, as the development is required for occupation at the start of the summer term 2026. Any delay to the decision is likely to prevent works commencing in time to meet that deadline. I therefore respectfully request that the application is progressed to a timely decision, and I confirm my undertaking to revisit the access arrangements and pursue formal approval for the northern route immediately upon permission being granted.

I trust this confirmation provides sufficient assurance to allow the application to be issued on programme. Should you require any further information or clarification, please do not hesitate to contact me.

Kind regards  
Danny

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**From:** Andy Watt <Andy.Watt@midsussex.gov.uk>  
**Sent:** 27 November 2025 15:36  
**To:** Danny Barker (danny.barker@bsclimited.co.uk) <danny.barker@bsclimited.co.uk>  
**Subject:** FW: DM/25/2616 - Hurstpierpoint college, Malthouse Lane, Hurstpierpoint

Dear Mr Barker

Please could you provide a response to the query below?

Many thanks

**Andy Watt, BSc (Hons), MTPL, MRTPI**

Senior Planning Officer

Development Management

01444 477517

[andy.watt@midsussex.gov.uk](mailto:andy.watt@midsussex.gov.uk)

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**From:** Emma Rivett <[Emma.Rivett@midsussex.gov.uk](mailto:Emma.Rivett@midsussex.gov.uk)>

**Sent:** 27 November 2025 12:31

**To:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Subject:** DM/25/2616 - Hurstpierpoint college, Malthouse Lane, Hurstpierpoint

Dear Andy,

I have reviewed the Arboricultural Impact Assessment (AIA), Tree Survey, Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) and have found that there are 12 Category B trees to be removed, including 2 no. of oaks, to facilitate the proposal. Is it necessary to remove these trees, as they are alongside the existing access route? Is it not possible to retain some of these valuable trees?

Kind regards

Emma

Emma Rivett

Assistant Tree Officer-Development Management

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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