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22 October 2026

Horsham District Council
Albery House
Springfield Road Horsham
West Sussex
RH12 2GB

HJ/Let/P2002ii

Dear Sir / Madam,

Ref: Chichester College Group Brinsbury College, Stane Street, North Heath

Planning Application for the 'Creation of new areas of hardstanding and new fencing to Groundworks Training Facility'

On behalf of Chichester College Group (CCG) please find attached a planning application for the 'Creation of new areas of hardstanding and new fencing to Groundworks Training Facility' at the Brinsbury Campus.

The works comprise:

- The installation of a new secure line fence to the west of the Groundworks buildings;
- Excavation and replacement of hardstanding with new;
- Removal of existing tree and and vegetation and replacement with hardstanding.

The above fencing, hard and soft landscaping works require planning permission by virtue of falling outside of Class M of the GPDO.

The works form part of a wider refurbishment of adjacent Groundworks buildings although these are permitted development, falling within Class M of the GDPO and do not require planning permission.

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The Site

Brinsbury College is located on the A29 approximately 2 miles South of Billingshurst and 3 miles North of Pulborough within the District of Horsham. The campus is predominantly located on the West side of the A29 although the road divides it from the training centre and other College owned land on the East side. The campus is located approximately 500m to the South of the hamlet of Adversane and the busy junction of the A29 and the B2133.

The site lies in a rural location, predominantly within the Parish of Pulborough although land on the East side of the A29 is within West Chiltington Parish. The boundary with Billingshurst Parish lies close by to the North of the site.

The campus is predominantly surrounded by agricultural land although to the North is a commercial nursery, Architectural Plants, and on the East side of the A29 is the Hepworth Brewery and a range of uses including a training centre. The Bognor Regis to London railway line passes immediately to the East of the site (running roughly parallel to the A29).

The Groundworks training facility lies to the west of the main campus and is need of repair and refurbishment to make it suitable for the College's Groundwork training course which require internal and external working areas.

Proposals

The proposed works comprise:

- ***The installation of a new secure line fence to the west of the Groundworks buildings;***

This is to allow a safe and secure line within which the College can operate. The secure line will only relate to a minor area of the site as shown on the drawings but will separate the training area from surrounding uses.

The fence is likely to be 1.810m high x 3.005m wide Euroguard Regular V Mesh Fence Panel which is commonly used within schools and colleges.

- ***Excavation and replacement of hardstanding with new;***

The existing areas of hardstanding are worn and need replacing adjacent to the existing workshops and main groundworks training facility building as shown on the Proposed GA Plan drawing. The surface will be a sub base with an external permeable finish.

- ***Removal of existing tree and vegetation and replacement with hardstanding.***

An existing oak located outside of the workshops will need to be removed to accommodate operational training requirements of the College. The area in which the tree is situated and the surrounding yard area is essential for operational training works, movement of diggers and equipment so is required to be removed.

Adjacent to this existing scrub vegetation is to be removed to accommodate proposed permeable hard surfacing. These works are identified on the attached Tree Schedule and Tree Retention and Protection Plan (Lizard Landscapes).

In terms of planning policy the Brinsbury Centre of Rural Excellence Supplementary Planning Document (February 2009) sets out the Council's guidelines and vision for the potential future development to support the financial and educational viability of Chichester College's Brinsbury Campus. The overarching aim for the Brinsbury Campus is for it to become a Centre of Rural Excellence for rural land-based education, as set out in Policy AL 15 of the Site Specific Allocations of Land (2007) DPD (which pre-dated the current HDPF 2015), and this Supplementary Planning Document (SPD) guides and manages the manner in which any development would take place.

The SPD recognises the importance of supporting the College to create a centre of rural excellence, stating at para 1.2 that:

Brinsbury Campus is a location where the development of new and/or extended uses which may include new buildings relating to the rural, land-based nature of the College, may be acceptable in pursuit of the objective of creating a Centre of Rural Excellence. The intention is to enable the College to develop its facilities in order to ensure the Campus' viability for rural land-based education. Growth of the College in accordance with this principle, which could include businesses operating in collaboration with the College, would increase opportunities for education and training. Developing the Brinsbury Campus as a Centre of Rural Excellence would facilitate considerable gains for the College in the form of vocational training for students.

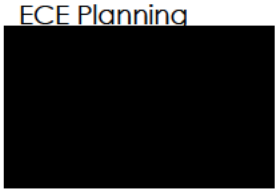
The College is included in the sub text to *Economic Growth - Policy 7* of the HDPF in terms of its importance to further education and the rural economy and criterion 8 of Policy 7 applies:

8. Encouraging the expansion of higher education facilities related to research and development and employment training activity.

The proposals are essential to the College Groundworks Training facilities and fundamental to the course work offered at the College. In this regard, the proposals are compliant with development plan policy and the NPPF that, *'Authorities should attach considerable importance to providing for sufficient education facilities.'* (Paragraph 2, HC1: Planning for healthy communities).

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director