



Planning Statement

Project: Demolition of Redundant Swimming Pool

Location: Hurstpierpoint College, College Lane, West Sussex

Prepared by: Building Solutions Consultants Ltd

Date: 22 April 2025

1. Introduction

This Planning Statement supports the resubmission of a prior approval application for the demolition of a redundant swimming pool building at Hurstpierpoint College. It addresses the concerns raised in the original refusal dated February 2025, including a lack of detail on demolition methodology, materials handling, and site restoration. This version consolidates updated supporting documents, responds directly to the planning officer's recommendations, and ensures alignment with the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), Schedule 2, Part 11, Class B.

The proposals remain identical in scope and extent to the previously submitted application. The site lies within the developed school campus and is not located within a conservation area. A prior approval for demolition was previously submitted under the same provision and refused only on procedural grounds—not because of objections to the principle of demolition itself. This application supplements that proposal with enhanced technical detail and improved clarity.

This Planning Statement supports the resubmission of a prior approval application for the demolition of a redundant swimming pool building at Hurstpierpoint College. It addresses the concerns raised in the original refusal, provides coordinated supporting documentation, and outlines how the proposal complies with relevant planning, environmental, and health and safety requirements.

2. Site Context

The site lies within the grounds of Hurstpierpoint College, adjacent to Grade II listed buildings. The structure proposed for demolition is a standalone, prefabricated concrete swimming pool block, which is no longer fit for purpose and is not listed or within a conservation area. The site is accessed via the Senior School car park, with dedicated vehicle routes managed during works.

3. Planning Background

The original prior approval application (Ref: DM/25/0644) was refused by Mid Sussex District Council on 9 April 2025. The reason for refusal related to insufficient detail provided regarding:

- The proposed method of demolition and associated environmental controls;
- Measures to protect residential amenity during the demolition works;
- Site restoration proposals following demolition;
- The management and suitability of materials used for void infill.

The current resubmission addresses each of these areas directly with enhanced supporting documentation:

- A fully developed Environmental Management Plan (EMP) confirming restricted working hours, noise/dust control, prohibition of on-site burning, and a site contact protocol.
- An Updated Method of Demolition clearly identifying the phased sequencing, site management, traffic routing, vibration monitoring, and structural propping.
- A Restoration Scheme describing post-demolition site levels, temporary finish (Type 1), fencing, screening, and maintenance.
- A Materials Management Plan confirming clean, inert fill materials, ACM handling, and soil testing for contamination risks.

The revised application is materially identical in terms of the works proposed but offers a significantly improved level of detail. It ensures compliance with the GPDO 2015 (Part 11, Class B) and responds comprehensively to all procedural and technical deficiencies raised in the delegated report.

4. Justification for Demolition

The swimming pool building is functionally obsolete and no longer meets the operational requirements of the school. Its removal will facilitate safer use of the site and reduce long-term maintenance risks. The structure is of no architectural or historic merit, and its demolition will allow for future redevelopment that aligns with the college's masterplan.

5. Demolition Approach

The demolition will be undertaken in accordance with BS6187:2011 by an NFDC member contractor using CCDO-certified operatives. The project will be managed under the CDM 2015 Regulations with clear responsibilities assigned:

- Client: Hurstpierpoint College Ltd
- Principal Designer: Building Solutions Consultants Ltd

The methodology includes:

- Soft strip and removal of asbestos-containing materials
- Demolition of a portal frame structure in a top-down sequence
- Protection of trees, hedgerows, and listed buildings
- Management of dust, noise, vibration, and construction traffic

6. Restoration Strategy

The site will be restored to a clean, level condition using compacted Type 1 backfill to +27.900m AOD. Security fencing and visual screening will be installed. The site will remain visually managed and weed-controlled until it is brought forward for redevelopment. This approach balances immediate visual impact with practicality, given the short timeframe before new development is proposed.

7. Materials Management and Environmental Protection

All works will comply with:

- The Waste (England and Wales) Regulations 2011
- Environmental Protection Act 1990
- CL:AIRE DoWCoP (where applicable)
- Control of Asbestos Regulations 2012

On-site concrete and masonry will be crushed and reused for infill. Hazardous waste (including ACMs) will be removed by licensed contractors with appropriate consignment notes.

Please find enclosed a Preliminary Roost Assessment for two buildings on the campus, including the building subject to the application. The findings are summarised below:

“Building B1 (Swimming Pool) is assessed to provide negligible suitability for roosting bats. No external roosting features were identified, and the interior is deemed unsuitable for roosting bats.”

8. Conclusion

This resubmission provides a comprehensive and coordinated response to the planning authority's original concerns. The demolition is minor in planning terms, appropriately managed, and temporary in impact. The supporting documents ensure transparency, regulatory compliance, and environmental responsibility. The College respectfully requests that prior approval for demolition now be granted.