



Planning and Sustainability Statement (Rev. A)

In support of the application for the development of a Sports Pavilion at Mannyweathers

at

Hurstpierpoint College,
College Lane, Hurstpierpoint, West Sussex, BN6 9JS

Introduction

This statement is prepared on behalf of Hurstpierpoint College in support of a full planning application for a new Sports Pavilion at Mannyweathers within the College site.

This statement should be read in conjunction with the application drawings and other supporting information.

The document outlines the site and its surroundings, relevant planning history and policy considerations, and assesses the proposal in accordance with the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF).

Site and Surroundings

Hurstpierpoint College is situated 1.8km north of Hurstpierpoint village and 4.7km southwest of Burgess Hill town centre. The College campus encompasses academic facilities and sports grounds to the north and northeast of Chalkers Lane, where the proposed new Sports Pavilion at Mannyweathers is located.

The existing pavilion at Mannyweathers is in a state of disrepair, necessitating its replacement. The surrounding landscape primarily consists of sports pitches and farmland, with a public footpath nearby.

Application Details

Full planning permission is sought for the development of a sports pavilion (Mannyweathers) within the Hurstpierpoint College campus.

The proposed pavilion will measure 20.5m in width by 9.3m in depth and has been designed with verandas on either side to enable views of the playing fields. The building will contain a reception area, kitchen, accessible WCs, changing rooms, and will be constructed with a traditional oak frame, timber shiplap boarding, plain roof tiles, and timber-framed windows. The design reflects a traditional cricket pavilion aesthetic, enhancing its relevance to the historic context of the campus.

Proposed Development

The development of a single-storey Sports Pavilion. The new structure will incorporate a design that reflects a traditional Cricket Pavilion, featuring timber cladding, pitched roofs, and verandas to maintain visual harmony with the rural and academic environment.

Planning permission for a similar pavilion was approved under application DM/19/4468 on 15th January 2020, and this permission remains extant as the Ruckford Pavilion development has been completed. The new proposal represents an enhanced development, incorporating a traditional oak frame and a black-and-white colour scheme, designed to echo the historic cricket pavilion located to the southeast of the application site.

The justification for this application aligns with the previous approval and the site's context. The Manyweathers pavilion's proposed enhancement supports its role in providing improved sports facilities while maintaining consistency with the visual character of the College campus. It addresses the poor condition of the existing structure and enhances its usability and aesthetic relevance to the campus.

The Pavilion will serve both the College's sporting activities and visiting teams, enhancing the functionality and appeal of the sports facilities.

Planning Policy Context

The proposal has been assessed against the following key documents:

- Mid Sussex District Plan (2014-2031)
- Hurstpierpoint and Sayers Common Neighbourhood Plan to 2031
- National Planning Policy Framework (NPPF)

Mid Sussex District Plan (March 2018)

The Mid Sussex District Plan 2014-2031 was adopted by Full Council on 28 March 2018. Relevant policies include:

- Policy DP12: Protection and Enhancement of Countryside
- Policy DP26: Character and Design
- Policy DP34: Listed Buildings and Other Heritage Assets
- Policy DP39: Sustainable Design and Construction
- Policy DP41: Flood Risk and Drainage

Hurstpierpoint and Sayers Common Neighbourhood Plan (March 2015)

Mid Sussex District Council formally 'made' the Hurstpierpoint and Sayers Common Neighbourhood Plan part of the Local Development Plan for the Parish of Hurstpierpoint and Sayers Common as of 18 March 2015. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Hurstpierpoint and Sayers Common. Relevant policies include:

- Policy HurstC5: Hurstpierpoint College

National Policy and Other Documents

The National Planning Policy Framework (NPPF) (February 2019) is also a material consideration. Relevant paragraphs include:

- Paragraph 8 (overarching objectives)
- Paragraph 11 (presumption in favour of sustainable development)
- Paragraph 12 (status of development plan)
- Paragraph 38 (decision-making)
- Paragraph 47 (determining applications)
- Paragraphs 54 and 55 (use of conditions)
- Paragraphs 124 and 127 (design)
- Paragraph 148 (transition to low carbon future)
- Paragraphs 153 and 154 (sustainability)
- Paragraphs 155, 158, 159, 160, 161, and 163 (flood risk)
- Paragraph 170 (enhancing the natural and local environment)
- Paragraphs 184, 189, and 192-196 (heritage assets)

Policies supporting development that enhances educational and community facilities,

respects the character of the countryside, and promotes sustainable design are particularly relevant.

Assessment of Planning Considerations

Principle of Development

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

The main policy relevant to this scheme is HurstC5 of the Neighbourhood Plan, which states:

'Development will be permitted within the environs of Hurstpierpoint College where:

- It does not detract from the special architectural character and appearance of the existing collection of buildings and their setting in the landscape;
- It conserves or enhances the character and appearance of Listed Buildings;
- It complies with the requirements of Policy C1;
- It enhances the role of the College as a school and local employer.'

Whilst there are listed buildings on this wider campus, neither of the proposed buildings would impact upon their setting, due to their modest scale, a minimum distance of around 200m, and some intervening buildings between.

The scheme complies in principle with this policy, and the detail is assessed further below.

Heritage and Design

Policy DP26 of the Mid Sussex District Plan states (in part):

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.

All applicants will be required to demonstrate that development:

is of high quality design and layout and includes appropriate landscaping and greenspace;

creates a sense of place while addressing the character and scale of the surrounding buildings and landscape; protects open spaces, trees and gardens that contribute to the character of the area;

protects valued townscapes and the separate identity and character of towns and villages; positively addresses sustainability considerations in the layout and the building design.'

The proposed pavilion is traditionally designed for its purpose as a building to support sporting activities and allow viewing of matches in a sheltered, undercover area in two directions. The scale of the building is appropriate in its own right and in relation to neighbouring buildings and uses. The proposed materials will fit in with the rural location.

As such, it is considered that the above policy would be met.

Landscape and Amenity

The replacement pavilion enhances the character of the landscape by addressing the deteriorated condition of the existing structure. It is appropriately scaled and situated to avoid any detrimental effects on nearby residential properties, all of which are College-owned. Public amenities such as the footpath along the site's boundary remain unaffected.

Sustainability

Policy DP39 of the Mid Sussex District Plan states:

'All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;

Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;

Use renewable sources of energy;

Maximise efficient use of resources, including minimising waste and maximising recycling/reuse of materials through both construction and occupation;

Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;

“Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.”

The buildings will not have any fixed heating system installed so will not be subject to Building Regulations in this respect. Low LED lighting will be installed, and WC and shower facilities have been designed to reduce water consumption. These measures would ensure compliance with DP39 of the Mid Sussex District Plan and paragraphs 153 and 154 of the NPPF.

Drainage and Flood Risk

The site is within Flood Zone 1, indicating low flood risk. Surface water will be managed through existing soakaways, and foul water will connect to the sewer system using a packaged pumping station. These measures comply with Policy DP41, ensuring no increase in flood risk on or off-site.

Impact on Neighbouring Amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate that development:

does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.'

It is not considered that the proposed Manyweathers pavilion would impact on any third-party residents, given that the immediately surrounding areas are owned by the College. The proposed pavilion is sited a minimum distance of 90m away from nearby properties, and the use of the land is already for sporting activities. Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

Conclusion

The proposal for the replacement Sports Pavilion at Manyweathers complies with local and national planning policies. It enhances the functionality and aesthetic appeal of the College's sports facilities without causing harm to the surrounding area. This sustainable

development aligns with Hurstpierpoint College's heritage, landscape, and operational needs, contributing positively to its role as an educational and community institution.