



Planning Statement (PS715)

In support for the application for the
Carpark and access road lighting to the Senior School
at
Hurstpierpoint College,
College Lane, Hurstpierpoint, West Sussex BN6 9JS.

Planning Statement

In support of the planning application for the installation of new LED ClearFlood lighting units within the car park at Hurstpierpoint College, Mid Sussex, utilising existing lighting posts.

Introduction

This planning statement has been prepared to support a planning application to Mid Sussex District Council. The proposed installation of LED lighting aims to address safety concerns and enhance the functionality of the access road and car park at Hurstpierpoint College. This document demonstrates that the proposal aligns with the National Planning Policy Framework (NPPF) and relevant local planning policies.

Site and Context

Hurstpierpoint College, established in 1849, occupies a historic site with significant architectural and educational importance. The application site lies within the southern part of the campus, encompassing an access road and car park adjacent to the outer southern quadrangle. Currently, the area is unlit, creating challenges during winter months when pedestrian and vehicle traffic increases significantly during school drop-off and pick-up times. These areas form a critical component of the school's daily operations.

Site History

The College site has a long planning history of development associated with the educational use of the site. The full extent of planning history is available on the online planning register. The following applications are relevant to the application site:

- **03/00136/FUL:** Provision of ultra-low glare floodlights on 8 No. 13m high columns around the existing astro sports pitch.
- **DM/21/1755:** Variation of condition no. 4 to allow the cut-off time for the floodlights to change to 9pm.
- **DM/24/1602:** Change southern astro existing floodlights with new LED floodlights.

Application **03/00136/FUL** was refused but subsequently allowed under Appeal (Appeal Decision APP/D3830/A/03/1133005).

Legal Framework and List of Policies

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Hurstpierpoint and Sayers Common Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (March 2018)

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

- Policy DP24: Leisure and Cultural Facilities and Activities
- Policy DP25: Community Facilities and Local Services
- Policy DP26: Character and Design
- Policy DP29: Noise, Air and Light Pollution
- Policy DP34: Listed Buildings and Other Heritage Assets
- Policy DP38: Biodiversity

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031. There are no relevant policies.

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 HurstC1: Conserving and Enhancing Character
- Policy HurstC5: Hurstpierpoint College

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021-2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) was published for public consultation on 12 January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. As such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan. Relevant policies include:

- DPS6: Health and Wellbeing
- DPN2: Biodiversity Net Gain
- DPN6: Pollution
- DPN8: Light Impacts and Dark Skies
- DPC1: Protection and Enhancement of the Countryside
- DPB1: Character and Design
- DPB2: Listed Buildings and Other Heritage Assets
- DPI5: Open Space, Sport and Recreational Facilities
- DPI6: Community and Cultural Facilities and Local Services

Mid Sussex Design Guide Supplementary Planning Document (November 2020)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4 November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications. Relevant design principles include:

- Principle DG11: Respond to the existing townscape, heritage assets and historic landscape
- Principle DG48: Design to minimise the impact of noise, air and light pollution

National Planning Policy Framework (NPPF) (December 2023)

The National Planning Policy Framework (NPPF) 2023 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 96 (achieving healthy, inclusive and safe places and beautiful buildings), 97 (social, recreational and cultural facilities and services), 131 and 135 (design), 180 (conserving and enhancing the

natural environment), 191 (noise and light pollution), and 195-214 (heritage assets) are considered to be relevant to this application.

Proposed Development

The proposal seeks planning consent for the installation of LED ClearFlood lighting units on existing lighting posts to:

1. Improve safety by enhancing pedestrian and vehicle visibility during peak traffic hours.
2. Reduce energy consumption and operational costs by using energy-efficient LED technology.
3. Ensure compliance with local planning policies by minimising light spillage and preserving the character of the surrounding environment.

The proposed lighting will operate only during dark periods at peak traffic times, such as school drop-off and pick-up hours, particularly during winter months. If required by the planning authority, operational restrictions on usage times can be agreed upon.

Design and Technical Details

The lighting system has been designed to balance functionality and environmental sensitivity:

- Luminance levels will be increased to an average of 51 lux for the access road and 15 lux for the car park.
- Modern LED technology will reduce energy consumption by approximately 57% compared to traditional halogen systems.
- Minimal light spillage will ensure no adverse effects on nearby buildings or the rural setting.

Assessment Against Planning Policies

The proposed development aligns with the following principles and supports compliance with relevant planning policies:

- **Policy DP12** of the Mid Sussex District Plan states that development in the countryside will be permitted where it maintains or enhances the rural and landscape character of the district. While the application does not meet the criteria for agricultural necessity, it aligns with Policies DP24, DP25, and HurstC5 by supporting community and educational facilities, and enhancing the safety and functionality of the College's infrastructure.
- **Policy DP24** supports the provision of new and/or enhanced leisure and cultural activities and facilities. The proposed lighting improves the usability and safety of the car park and access road, serving the operational needs of the College.
- **Policy DP25** promotes the improvement of community facilities and services that contribute to sustainable communities. By addressing safety concerns during peak traffic hours, the proposal enhances the operational sustainability of the College.
- **Policy HurstC5** of the Neighbourhood Plan supports development within the environs of Hurstpierpoint College where it conserves or enhances the character and setting of the

campus while supporting its educational role. The proposed lighting ensures safety and functionality without detracting from the heritage value or rural character of the site.

Design and Visual Impact on the Character of the Area

- **Policy DP26** of the Mid Sussex District Plan requires development to reflect the distinctive character of the area and be sensitive to the countryside. The lighting design minimises visual and environmental impacts through careful consideration of light spillage and intensity. The site falls within zone E2 (low brightness areas) of the Chartered Institute of Building Services Engineers Lighting Guide, reaffirming its suitability for controlled lighting.
- **Policy DP29** addresses light pollution, requiring minimal impact on local amenity and dark landscapes. The proposal adheres to these requirements by ensuring focused illumination and using fittings designed to restrict emissions.

Impact on the Setting of Listed Buildings

Hurstpierpoint College contains two Grade II listed buildings. In compliance with **Policy DP34** of the Mid Sussex District Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal demonstrates a thorough understanding of the significance of these heritage assets and their settings. The lighting will not result in increased levels of illumination or light spillage compared to existing conditions, thereby preserving the architectural and historic character of the listed buildings.

- Design Principle **DG11** of the Mid Sussex Design Guide emphasises the enhancement and preservation of heritage assets. The proposed lighting complies with this principle by ensuring minimal visual impact and integrating seamlessly into the existing infrastructure.
- **Paragraphs 200, 203, and 205** of the NPPF highlight the importance of conserving heritage assets and their settings. The proposal balances safety and functionality with the preservation of the College's historic environment, ensuring compliance with these principles.

Impact on Neighbouring Amenity

The lighting design minimises adverse impacts on nearby properties by limiting light spillage and focusing illumination within the car park and access road. The nearest residential properties, located over 20m from the site, are not expected to experience significant harm to their amenities, ensuring compliance with **Policy DP26** and **Policy DP29**.

Biodiversity and Environmental Considerations

The proposal falls below the threshold for mandatory biodiversity net gain requirements but aligns with best practices to ensure minimal ecological impact. The site's location within a designated Impact Risk Zone for Great Crested Newts has been assessed, and no conflict with relevant legislation or guidance is anticipated.

Conclusion

The proposed development complies with the relevant policies of the Mid Sussex District Plan and the Hurstpierpoint and Sayers Common Neighbourhood Plan. By addressing operational safety concerns and preserving the historic character of the College, the application represents a sustainable and heritage-conscious improvement to the site.

The proposal has been carefully designed to integrate seamlessly into the existing site:

- Existing lighting posts will be retained, avoiding new structural interventions.
- The lighting design prioritises focus and uniformity, ensuring no unnecessary light spill onto adjacent listed buildings.
- The operational approach limits lighting to essential times, mitigating potential impacts on the surrounding rural environment.

Overall, the proposed development represents a thoughtful response to operational and safety challenges while respecting the historic and architectural significance of Hurstpierpoint College. The installation of LED lighting aligns with planning policies and demonstrates a commitment to sustainability, safety, and heritage conservation. By upgrading existing infrastructure, the proposal ensures minimal environmental and visual impact while enhancing the functionality of critical campus areas.

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