

Hurstpierpoint Swimming Pool
First Floor Extension
PLANNING STATEMENT



Contents

- 1 Introduction**
- 2 Site & Surroundings**
- 3 Site History & Proposed Development**
- 4 Relevant Planning Policies**
- 5 Planning Considerations**

- 5.1 Principal of Development**

- 5.2 Heritage & Design**

- 5.3 Landscape**

- 5.4 Amenity**

- 5.5 Biodiversity & Trees**

- 5.6 Sustainability & Climate Change**

- 5.7 Access & Highways**

- 6 Conclusion**

1 Introduction

This statement has been prepared on behalf of Hurstpierpoint College in support of the full planning application for the first floor classroom extension to the swimming pool building.

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

2 Site & Surroundings

Hurstpierpoint College lies approximately 1.8km north of Hurstpierpoint and 4.7km south-west of Burgess Hill town center. The college academic facilities are generally to the south of Chalkers Lane and to the west of College Lane.

Established in 1849, Hurstpierpoint College has a long architectural heritage on the site, which has seen many periods of development and growth. The initial College Building was constructed in the 1850's, designed in the Early English Gothic style in the form of two Quadrangles. Today, this historic nucleus still acts as the central heart of the campus, an anchor point from which all later development has grown.

The rest of the physical mass of the school campus extends west from this historic core, with most buildings adopting a similar form, layout and scale, proportionate to reflect that heritage. Due to their inherent nature, the sports facilities buildings are the main exception, however these buildings are integrated into the south of the campus, hemmed in by dense tree cover and positioned in a way that largely conceals their form from the south, west and east. As part of an on-going mission to ensure the school can continue to provide modern, high quality sports facilities, the Swimming Pool was first chosen for redevelopment.

3 Site History & Proposed Development

The site for the new swimming pool was formally the location of the school Performing Arts Centre, known as the Bury Theatre. As part of the school masterplan a new PAC was constructed at the western end of the adjacent quad which freed the site up to accommodate a new swimming pool.

In May 2018, Miller Bourne Architects submitted an initial Pre-Application (DM/18/2108) on behalf of Hurstpierpoint College (HPPC) for the replacement and redevelopment of both the Swimming Pool and the Sports Hall. The application demonstrated the intention to phase the development over 2 stages, with the replacement Swimming Pool forming the first phase. This was shortly followed by a Full Planning application (DM/18/4015) on 02/10/2018 for the

Swimming Pool building, which gained approval in January 2019. The application addressed the relevant planning policies raised during the pre-app and provided documentation to illustrate how Phases 1 and 2 would integrate to form the overall design intent for the site. Whilst the first-floor classrooms were originally proposed to be part of the Phase 2 development, they were discussed with Mid Sussex District Council and designed in detail as they formed a key northern elevation facing onto the quad.

4 Relevant Planning Policies

Section 28(6) of the Planning & Compulsory Purchase Act and Section 70(2) of the Town & Country Planning Act 1990 requires that planning applications should be determined in accordance with the development unless material considerations indicate otherwise.

The development Plan comprises of:

- Mid Sussex District Plan 2014-2031
- Hurstpierpoint and Sayers Common Neighborhood Plan to 2031

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are also material considerations in the determination of a planning application.

5 Planning Considerations

The following considerations are appropriate in the determination of this application.

- Principal of Development
- Heritage & Design
- Landscape
- Amenity
- Biodiversity & Trees
- Access & Highways

Each is considered below.

5.1 Principal of Development

The principal of development has been established with the inclusion of the proposed facilities as a Phase 2 of the swimming pool within the approved application. The first-floor classrooms will provide high quality modern teaching facilities within the heart of the school and make efficient use of the available space whilst respecting the scale of the surrounding buildings and its relationship with the adjacent quad.

5.2 Heritage & Design

The pool building is a simple rectilinear volume running parallel with the existing sports hall which sits at an angle with the quad. The front changing room and entrance to the pool is then set at an angle to the pool but parallel to the northern side of the quad. This will be continued with the Phase 2 building creating an attractive and more formal southern edge to the quad, a stronger sense of enclosure and better relationship with other areas of the school.

In the original approved application for the pool the northern elevation was left as being unresolved without the inclusion of the first-floor extension forming this application.

The proposed materials as set out in the Design and Access Statement continue those used with the pool building and surrounding buildings.

5.3 Landscape

The proposed development is a first-floor extension with a small access stair which links into the existing pathway which is part of the approved landscaping and access into the swimming pool and as such there is no Landscaping proposals associated with the application.

5.4 Amenity

There are no residential dwellings nearby other than those associated with the school in the form of pupil and staff accommodation within the adjacent Eagle House building. The likely impact of the proposal on the boarding accommodation was assessed as part of the original approved pool application.

5.5 Biodiversity & Trees

The proposals have no effect on biodiversity or trees.

5.6 Sustainability & Climate Change

The proposed building is located to form first floor accommodation and so make efficient use of what is a brown field site within the heart of the school. The accommodation will comply with the current building regulations and will incorporate high levels of thermal insulation and airtightness. The accommodation will be heated using air source heat pumps.

The building is constructed using an insitu concrete frame which although not sustainable in itself, does create a very robust building which has the benefit of being easily adapted internally should this be required in the future.

5.7 Access & Highways

The proposed facilities do not seek to increase either staff or pupil numbers at the school and will have not impact on any vehicle access or parking.

6 Conclusion

The proposal to construct the first-floor classrooms and access stair at Hurstpierpoint College is acceptable in principle with the NP policies facilitating development within the school environs. The design formed part of the approved submission for the swimming pool development and would not be harmful to the countryside character, of the landscape or the listed buildings. The application if approved will benefit the continued viability of the education facility. The NPPF (paragraph 94) is clear that the LPA should give weight to the need to expand or alter schools through the decision process.

The development is acceptable in principle and would deliver economic, social and environmental benefits and is sustainable development as set out in the NPPF. The proposal complies with the relevant Policies of the Development Plan. The application should therefore be approved, in accordance with paragraph 11 of the NPPF.

Given the relationship between the proposed and approved pool building and in the interest of minimising post-decision applications for approval of details pursuant to conditions, we would welcome discussion with the Planning Officer regarding conditions. A list of suggested conditions is included below.

1. Standard three-year time limit for implementation
2. A condition listing the approved plans and requiring development to be carried out in accordance with them.
3. Development to be carried out in accordance with the list of proposed materials as set out on the submitted drawings and DAS, unless otherwise agreed with the Local Planning Authority.