



Planning Statement

Proposal: Demolition of Redundant Swimming Pool to Enable Future Development

Site Address: Hurstpierpoint College

Date: 11 March 2025

1. Introduction

This Planning Statement has been prepared to support the application for the demolition of the existing redundant swimming pool at Hurstpierpoint College. The proposal seeks to clear the site to enable future development, in alignment with the strategic objectives of the local planning authority and site-specific requirements. This statement should be read in conjunction with the application drawings and other supporting information.

2. Background & Context

Hurstpierpoint College is located approximately 1.8km north of Hurstpierpoint and 4.7km southwest of Burgess Hill town centre. The site is part of a wider educational campus set in a countryside location, surrounded largely by farmland. The old swimming pool, originally an outdoor facility later enclosed with a basic structure, is outdated, inefficient, and expensive to maintain. The pool does not meet modern Sport England standards, and its continued use presents operational and financial challenges.

A new, modern swimming pool has been constructed to the east of the old facility as part of the College's masterplan to improve sports provisions. The new pool meets current competitive and teaching standards, rendering the old facility obsolete. Retention of the structure presents ongoing maintenance costs and potential health and safety concerns. Demolishing the structure will facilitate future redevelopment of the site in accordance with the College's long-term development strategy.

3. Planning Policy Context

The proposal aligns with national and local planning policies, particularly those relating to sustainable land use, brownfield redevelopment, and community benefit.

Relevant Planning Approvals

The principle of demolition for development purposes within the Hurstpierpoint College campus has been established through prior approvals granted by Mid Sussex District Council. Specifically:

DM/19/2042 – Prior approval was granted for the demolition of Martlet House Annexe within the College campus. This sets a precedent for similar demolition proposals within the site, demonstrating compliance with permitted development rights and alignment with local planning policies.

DM/18/4015 – Approval was granted for the demolition of the existing theatre building and single-storey extensions and the construction of a new swimming pool building and associated landscape works. This further reinforces the redevelopment strategy within the College campus.

4. Justification for Demolition

The key reasons for the proposed demolition are:

- **Redundancy** – The old swimming pool is no longer required following the construction of a modern replacement to the east.
- **Health & Safety** – The disused structure poses potential safety risks and does not conform to modern facility standards.
- **Future Development** – Clearing the site will enable future development in line with the school's masterplan and local policy objectives.
- **Visual & Environmental Enhancement** – Removing the outdated structure will improve the visual amenity of the site and allow for more efficient land use.

5. Compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B

The proposed demolition meets the criteria set out in The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B, as follows:

- **Permitted Development Criteria** – The demolition does not involve a listed building or a structure within a Conservation Area.

- **Prior Approval Process** – The proposal includes all necessary supporting information, including plans, environmental considerations, and a demolition method statement, ensuring compliance with the prior notification procedure.
- **Sufficient Information Provided** – The application contains details of the demolition works, including a structured timeline, environmental control measures, and site security protocols. These demonstrate that the works will be carried out in accordance with best practices and planning regulations.
- **Timing & Minimised Impact** – The demolition is scheduled during the school summer holiday (3 July 2025 – 30 August 2025) to minimise disruption. Given the relatively small scale of the works and the controlled nature of demolition, it is considered that the works qualify as permitted development under Class B.
- **Recycling & Site Management** – The demolition contractor will implement a waste management plan, ensuring that materials are reused where possible and waste is disposed of responsibly, in line with the requirements of the GPDO.

As such, this application satisfies the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B, allowing the Council to determine this application under the prior approval procedure.

6. Building Act 1984 (Section 81) Approval

Approval has been granted by **Mid Sussex Building Control** under **Section 81 of the Building Act 1984** for the demolition of the redundant swimming pool and associated alterations. The approval details are as follows:

- **Reference:** DS/25/0007
- **Issuing Authority:** Mid Sussex District Council Building Control
- **Key Requirements:**
 - Shoring up of any adjacent buildings.
 - Weatherproofing exposed surfaces of adjacent structures.
 - Removal of material and site clearance.
 - Disconnection and sealing of services.
 - Proper waste disposal and ground reinstatement.
 - Arrangements for gas, electricity, and water disconnection.
 - Steps for ensuring public protection and environmental compliance.

A **Counter Notice** has been issued confirming that demolition is permitted, subject to adherence to these conditions.

7. Demolition Method & Environmental Considerations

The demolition will be undertaken in accordance with best practice and regulatory requirements, ensuring:

- **Works Timing** – The demolition will take place during the school summer holiday period, between 3 July 2025 and 30 August 2025, with a four-week completion window to allow for other site works.
 - **Sustainability** – Materials will be recycled where possible, and on-site masonry will be crushed and stored for potential reuse.
 - **Minimised Disruption** – Given the relatively small-scale nature of the demolition and the location within the college campus, the works are scheduled during the summer break to minimise disruption. Strict transport restrictions will be in place to avoid peak school times.
 - **Health & Safety Compliance** – The demolition contractor will be a member of the NFDC and comply with BS6187:2011. All operatives must hold a Certificate of Competence for Demolition Operatives (CCDO), and safety measures will include vibration monitoring, dust suppression, and hazardous material handling by licensed professionals.
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8. Conclusion

The proposed demolition of the redundant swimming pool is a necessary and logical step to enable the future redevelopment of the site. The new swimming pool, constructed as part of the school's development plan, provides a state-of-the-art facility, making the existing structure obsolete. The proposal is consistent with planning policies and will contribute positively to the area's development potential.

This application complies with **permitted development rights under Class B of Part 11** and has received **Building Act 1984 (Section 81) approval** from **Mid Sussex District Council Building Control**. Given the adherence to best practices, regulatory compliance, and prior approvals granted for similar demolitions, we respectfully request that the local planning authority supports this application.
