

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0644	Case Officer:	Andrew Watt
Application Type:	Prior Approval Demolition of Buildings		
Proposal:	Demolition of redundant swimming pool to enable future development.		
Site:	Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex, , , ,		
Validation Date	12 Mar 2025	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Refused	Recommendation Date:	8 Apr 2025
Target Date:	9 Apr 2025	Recommending Officer Signature:	<i>Andrew Watt</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	9 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0644

**Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex, , ,
Demolition of redundant swimming pool to enable future development.
C/o Agent**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Environmental Protection Officer

I have no objections to this application. However, during the implementation phase there are some environmental impacts that will need to be assessed and controlled. This can be addressed by appropriate conditions.

During the implementation phase it will be necessary to control emissions of noise and dust to protect local amenity. I therefore recommend an environmental management plan (EMP) is required by a suitable condition. It would be expected that, amongst other things, within the EMP there is a commitment to restrict hours of work activities, including demolition, site clearance, loading and unloading, to the following:

0800-1800 Monday to Friday

0900-1300 Saturdays

No work on Sundays and Bank Holidays

It would also be expected that there is a prohibition on burning of demolition and other waste on site and that best practice measures are specified to minimise noise and dust from crossing the site boundary and affecting local residents.

On viewing the photos submitted as part of the application, there is the possibility that there are asbestos containing materials within the structure of the swimming pool building to be demolished. These materials must be removed from site by suitably qualified contractors and the waste must be handled and disposed of appropriately to minimise any risks from fibre release. The material must not be re-used on site as sub-base under buildings or roadways.

The application does not include any details of whether the swimming pool void is to be filled or how this will be done. Details may come forward as part of a different application for the development of the site. In any case, a materials management plan will be necessary to ensure that any materials being imported are appropriate for their use and not contaminated in a way that would create any pollutant linkages.

Recommended conditions:

Prior to the commencement of the demolition an Environmental Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The Environmental Management Plan shall include amongst other matters details of: measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures; pollution incident control and site contact details in case of complaints. The demolition works shall thereafter be carried out at all times in accordance with the approved Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Any asbestos containing materials shall be removed from the site by a suitably qualified specialist and taken to a suitably licensed waste disposal site.

A materials management plan shall be submitted to the local planning authority prior to development to ensure any imported materials for infilling at the site are suitable for such use and do not cause contamination of the land.

INTRODUCTION

This prior notification application is submitted to ascertain whether the Council's prior approval is required for the demolition of a redundant swimming pool building at Hurstpierpoint College.

RELEVANT PLANNING HISTORY

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.

DM/19/2042 - Prior approval was granted for the demolition of Martlet House Annexe.

SITE AND SURROUNDINGS

The site refers to a redundant swimming pool building, which is located to the south of the Hurstpierpoint College campus. It fronts onto a quadrangle enclosed by several buildings of varying ages, including a large sports centre immediately behind (to the south), a theatre adjacent to the west and a new swimming pool building under construction immediately to the east. Further to the north-east, at the heart of the campus, are Grade II listed buildings - the main quadrangle of College buildings and Star House. The site (and the wider College campus) is located within the countryside to the north of Hurstpierpoint.

APPLICATION DETAILS

The proposal seeks to demolish the swimming pool building within the site, to facilitate future development.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B (as amended) states that any building operation consisting of the demolition of a building is permitted development. The demolition of buildings is therefore permitted subject to a number of criteria set out in this part of the GPDO. The applicant needs to apply to the Council to determine whether prior approval is required for the method of demolition and any proposed restoration of the site.

The Local Planning Authority has 28 days from the receipt of the application to advise that either prior approval is not required or advise that prior approval is required and such approval is granted or refused.

Unless otherwise agreed in writing the development must be carried out where prior approval is required, in accordance with the details approved or where prior approval is not required, in accordance with the details submitted with the application.

The planning merits of the proposal cannot be taken into account and the Council can only determine whether their prior approval is required for the proposed method of demolition and any proposed restoration of the site.

ASSESSMENT

In determining an application for prior approval, the only issues that are relevant to the determination of the application are whether the proposal complies with the criteria set out in the GPDO and whether the details contained within the application are acceptable.

Firstly, it is considered that the application for prior approval meets with the permitted development criteria as set out under Class B.1 of Part 11 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Secondly, in accordance with Class B.2 (b) (ii), a written description of the proposed development has been provided with the application, together with a site notice statement that a site notice has been posted on the land from 11 January 2025.

The notice states:

- *Demolition Method: Controlled demolition in compliance with BS6187:2011*
- *Waste Management: Recycling in accordance with the Site Waste Management Plan*
- *Health & Safety: Dust/noise suppression, secure fencing, and traffic management*

Site Management & Environmental Considerations:

The demolition will be carried out under CDM Regulations 2015, ensuring minimal disruption, ecological compliance, and controlled traffic management.

The proposed works are expected to commence on 3 July 2025 until 30 August 2025 during the school summer holidays, to minimise disruption.

The supporting Demolition Specification notes that approval has been granted for this demolition under the Building Act 1984 (Section 81) Approval, with key requirements being:

- 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.

In addition, the Demolition Method states the following:

- **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 and 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.

As the site is located within a school campus, the Council's Environmental Protection team has commented on the proposal recommending that an environmental management plan is required, to outline the measures to be taken by the applicant to control and minimise noise and dust emissions from the site, restrict hours of work activities, prohibit burning of demolition or waste on site. It is further commented that there is the possibility that there are asbestos containing materials within the structure of the swimming pool building to be demolished. Furthermore, the application does not include any details of whether the swimming pool void is to be filled or how this will be done. In any case, a materials management plan will be necessary to ensure that any materials being imported are appropriate for their use and not contaminated in a way that would create any pollutant linkages.

With this type of application, the Local Planning Authority is unable to impose a planning condition requesting that further details are submitted. The above comments highlight that limited information has been provided regarding the proposed method of demolition and how residential amenities will be protected during such works. This is of concern considering the scale of the existing building, with demolition works likely to take between 1 and 2 months.

Furthermore, no details have been provided regarding how the land is to be restored, despite planning permission having been granted for an alternative new building, currently under construction.

Given that the site is in a sensitive location (albeit with limited visibility other than from the car park to the east) in the vicinity of Grade II listed buildings, it is considered that in the interests of the visual amenity of the area, further details are required as to how the land will be restored following the building's demolition.

In addition, considering that the proposed works are not likely to commence until July 2025, it is considered that there is sufficient time for the developer to submit a revised application which includes more detailed information regarding the proposed method of demolition (having regard to comments made by the Council's Environmental Protection Officer) and the proposed restoration of the site.

CONCLUSION

To summarise, the proposed demolition is permitted development. However, it is considered that insufficient information has been provided regarding the method of demolition and measures that will be taken to minimise impact upon adjoining residential amenities. Insufficient information has also been provided as to how the land will be restored following the demolition of the building. Prior approval is therefore required for the works and in this instance is refused.

Decision: Prior Approval is Refused

Case Officer: Andrew Watt