

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1068	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, Hassocks, West Sussex, BN6 9JS, ,		
Validation Date	23 Apr 2025	Overall Expiry Date:	11 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Prior Approval is Granted	Recommendation Date:	21 May 2025
Target Date:	21 May 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	21 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1068

**Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9JS,
Demolition of redundant swimming pool to enable future development.
Mr Dan Higgins**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

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. It follows a recent refusal for the same.

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.

DM/25/0644 - Prior approval was refused for the demolition of the swimming pool building. The decision stated:

'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.'

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 Updated Demolition Specification has responded to the previous refusal, with key requirements being:

- 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;
- Welfare facilities provided to east of site;
- No burning of materials permitted;
- Fuel to be stored in bunded tanks with spill kits available;
- Method statements to address noise, dust, vibration, water pollution and waste.

In addition, the updated Detailed Method of Demolition sets out the following:

- Pre-demolition preparation, including securing the site perimeter, establish welfare facilities, confirm removal of asbestos-containing materials, discuss any need for pavement or scaffold licences, and pre-construction information to be issued to all contractors;
- Soft strip and internal dismantling, including sorting, recycling and safe disposal of all waste and monitoring air quality during removal activities;
- Removal of asbestos cement roof and external cladding;

- Structural demolition, to take place bay by bay, roof coverings and purlins to be removed first, prop each column pair to prevent lateral instability; manual hot cutting to separate bolted or cast connections; monitoring of stability and exclusion zones to be adjusted dynamically; use of banksman; implementation of vibration monitoring;
- Substructure and pool tank removal, using mechanical breakers and backfill voids with certified clean fill and compact in layers;
- Site clearance and restoration, entailing removal of all temporary works, fencing and debris and restore site to agreed temporary finish compacted Type 1 to the existing dominate level of approx. +27.90m; level and compact ground to provide a safe and stable surface for future development;
- Safety, Environmental and Monitoring measures, with daily site briefings, enforcement of site rules, monitoring of proximity of operational buildings and mitigation of debris dispersion beyond site boundary;
- Emergency measures, displayed on site and spill kits and fire extinguishers available at key locations and contact information prominently posted.

An Environmental Management Plan and Materials Management Plan have also been submitted in response to the previous refusal, which can be viewed on file.

As such, sufficient information has been provided on the proposed method of demolition (following comments made by the Council's Environmental Protection Officer for the previous application) and on how the site will be left following the demolition.

The proposed works are expected to commence on 3 July 2025.

CONCLUSION

To summarise, the proposed demolition is permitted development. It is considered that the application has met the relevant provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 11, Class B for the Council to determine this application. It is considered that prior approval can be granted.

Decision: Prior Approval is Granted

Case Officer: Andrew Watt