



Planning Statement

In Support of Full Planning Application

Application Site: Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex BN6 9JS

Local Planning Authority: Mid Sussex District Council

Application Type: Full Planning Permission

Applicant: Hurstpierpoint College Limited

Date: 31/03/2025

1. Introduction

This Planning Statement has been prepared on behalf of Hurstpierpoint College to support a full planning application for the enhancement of existing netball courts at the Prep School, located to the west of the campus. The proposed development includes:

- Increasing the height of the existing fencing surrounding the netball courts to 4 metres;
- Installation of four new lighting columns at a height of 8 metres, each fitted with Philips BVP518 LED floodlights; and
- Resurfacing of the existing non-permeable court.

The proposal aims to enhance the quality and usability of the outdoor courts in line with Sport England guidance for community-level netball courts.

2. Site and Surrounding Area

The site is located within the grounds of Hurstpierpoint College, College Lane, Hurstpierpoint, West Sussex BN6 9JS. Specifically, the proposal relates to the Prep School netball courts situated on the western side of the campus. The courts are currently used for school and community sports.

The College campus includes a mix of historic and modern educational facilities, with the main buildings being Grade II listed. The setting is rural, with the South Downs National Park located a few kilometres to the south.

3. 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 current application site:

- **03/00136/FUL** – Provision of ultra-low glare floodlights on 8 no. 13m high columns around existing astro sports pitch. This application was refused but allowed on appeal (Appeal Decision APP/D3830/A/03/1133005).
- **DM/24/1623** - Multi-Use Games Area (MUGA) at Hurstpierpoint College

These applications demonstrate the ongoing and evolving use of sports facilities within the College grounds and the acceptability of lighting development associated with outdoor education and recreation spaces.

4. The Proposal

The application seeks full planning permission for:

- Raising the perimeter fencing of the existing netball courts to 4 metres using green welded mesh fencing with high tensile line wires, including a double access gate;
- Installing four 8-metre-high lighting columns to provide improved illumination;
- Each column will host Philips BVP518 LED floodlights designed to deliver 200 lux average illumination with a uniformity ratio above 0.7 across the court playing surface; and
- Resurfacing the existing netball court using a 6mm bitumen surfacing course over the entire area.

The court is currently a non-permeable surface draining to channels and gullies. No changes to the surface water drainage are proposed.

The proposed lighting design, as detailed in the accompanying report by DFL, demonstrates compliance with Sport England guidance for community-level courts. The report confirms that the lighting scheme achieves an average illuminance of 200 lux across the playing surface with a uniformity of 0.71, thereby meeting the standards for training and recreational use. The Philips BVP518 LED luminaires used offer efficient directional lighting with minimal light spill, reducing the impact on neighbouring areas and the wider landscape. Full photometric data and isocandela diagrams are provided in the submitted lighting design document.

4A. Proposed Materials

Fencing:

The proposed perimeter fencing will be a 4-metre-high welded mesh system in green (RAL 6005), incorporating high tensile line wires for durability and security. The design includes a double-leaf access gate to facilitate maintenance and emergency access, matching the fencing in material and colour.



Figure 1: Example of proposed 4m high welded mesh fencing in green.

Lighting:

The lighting system comprises four 8-metre-high columns each supporting Philips BVP518 LED floodlights. These units are energy-efficient and designed to minimise light spill while delivering 200 lux of average illuminance with a uniformity ratio greater than 0.7 across the playing surface. The floodlights are mounted on galvanised steel columns with a polyester powder-coated finish, also in green to complement the fencing and surrounding landscape.



Figure 2: Philips BVP518 LED floodlight proposed for use.

Court Resurfacing:

The court surface will be treated with Leotak cold-applied 40% cationic bitumen emulsion tack coat, followed by a hand-laid 6mm Playcourt bitumen surfacing course. The existing drainage system, consisting of non-permeable surfaces sloped to channel drains discharging into gullies, will remain unchanged.



Figure 3: Example of a resurfaced hard court with typical finish.

Heritage and Conservation:

The works are located at a distance from the Grade II listed core buildings and will not affect their setting. While it is possible to view the heritage assets from the south-western areas outside the campus, the distances involved significantly reduce visibility. Additionally, modern college buildings act as a visual buffer between the application site and the heritage assets. The proposal respects the historic context and complies with policy DP34.

5. Design and Access Statement

Use:

The development is directly related to the existing lawful use of the site as a school. The proposal seeks to enhance outdoor sports provision for both school and wider community use, in line with the site's established educational and recreational use.

Amount:

The proposal involves:

- Four new lighting columns at 8m in height;
- Replacement fencing to a height of 4m around the perimeter of the court; and

- Resurfacing of the netball court. No increase in floor area or built form is proposed.

Layout:

The layout of the court remains unchanged. The lighting columns are evenly spaced around the perimeter to ensure balanced illumination across the surface. The fencing and access gate follow the existing court boundary.

Scale:

The proposed fencing height is 4 metres, which is a standard and appropriate scale for multi-use sports areas. The lighting columns are 8 metres high to provide safe and efficient lighting levels as recommended by Sport England.

Landscaping:

No soft landscaping is proposed as part of this application. The existing landscaping surrounding the site will remain unchanged. The fencing and lighting have been designed to minimise visual intrusion within the wider landscaped campus.

Appearance:

The fencing will be green welded mesh (RAL 6005), blending with the surrounding vegetation. The lighting columns will be galvanised and powder-coated to match the fencing. All materials are appropriate for a school setting and consistent with other sports infrastructure on site.

Access:

The court will continue to be accessed via existing pedestrian routes within the Prep School campus. The works do not involve any changes to vehicular access, parking or general site movement. A double-leaf gate will provide emergency and maintenance access.

6. Planning Policy Context

The proposal has been reviewed in accordance with the following key planning documents:

- National Planning Policy Framework (NPPF 2023)
- Mid Sussex District Plan (adopted March 2018)
- Hurstpierpoint and Sayers Common Neighbourhood Plan (2015)
- Mid Sussex Design Guide SPD (2020)

Relevant policies include:

- **DP21 (Transport)**
- **DP26 (Character and Design)**

- **DP29 (Noise, Air, and Light Pollution)**
- **DP34 (Listed Buildings and Heritage Assets)**
- **HurstC1 (Countryside Character)**
- **HurstC5 (Hurstpierpoint College-specific Policy)**

7. Planning Assessment

Planning Considerations:

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

- Impact on the character of the area
- Impact on neighbouring properties
- Impact on highway safety
- Impact on heritage assets

Each is considered in turn below.

Impact on the Area's Character:

Situated within the countryside as defined in the DP, Hurstpierpoint College stands as a significant developed site, boasting numerous buildings and existing floodlit sports pitches. Policy DP29 in the DP underscores the protection of the environment, encompassing designated environmental sites, protected landscapes, wildlife habitats, and quality of life, against undue levels of noise, light, and air pollution. Emphasising noise, light, and air pollution mitigation measures, the policy highlights the need for thorough assessments regarding proposed developments. Additionally, local policies HurstC1 and HurstC5 in the HSCNP stress the importance of maintaining the rural landscape's quality and preserving the architectural character of Hurstpierpoint College.

The Inspector's determination in 2004 classified the site within zone E2 (low brightness areas) rather than E1 (intrinsically dark areas) of the Chartered Institute of Building Services Engineers Lighting Guide. Subsequent approvals for floodlighting and developments affirm this classification. Consequently, the site does not fall within an intrinsically dark landscape as referred to in policy DP29.

Thus, the proposal's potential impact on the countryside's character is deemed negligible. The proposal is designed to achieve the same design lighting levels as already approved. Consequently, the proposal aligns with policies DP26 and DP29 of the DP and policies HurstC1 and HurstC5 of the HSCNP.

Impact on Neighbouring Properties:

Policy DP26 in the DP aims to safeguard residential amenities, a principle echoed in Principle DG48 in the Design Guide SPD. The proposed change is of the luminaires without altering their physical attributes. Nearest residential properties, located approximately 20 metres south of the court, are owned by the college. The proposal will

not significantly impact the amenities of these dwellings, aligning with the objectives of policy DP26 and Principle DG48.

Impact on Highway Safety:

According to Paragraph 109 of the NPPF and policy DP21 in the DP, development should only be refused on highway grounds if there's an unacceptable impact on highway safety. The proposed change to LED luminaires will not increase lighting levels, as per the attached lighting design report. The proposed site is approximately 65 metres from the highway.

Analysis of collision data reveals no injury accidents near the site, indicating no existing safety concerns. The proposal is in harmony with policy DP21.

Impact on Heritage Assets:

Hurstpierpoint College, a Grade II listed building, is protected under policy DP34, mandating preservation of listed buildings and their settings. Considering Paragraph 193 of the NPPF, which stresses the significance of designated heritage assets, the proposal's impact on the college's setting is carefully evaluated. Given that the floodlights are already installed and that the light levels will not be increased, and there is no visual link between the courts and assets, it is assessed that the proposal would be unlikely to adversely affect the listed college buildings' setting. Thus, the proposal adheres to policy DP34, HurstC5 in the HSCNP, and relevant legislation, ensuring the preservation of the college's architectural heritage.

Principle of Development:

The site lies within the established educational grounds of Hurstpierpoint College. The proposed fencing, resurfacing, and lighting are directly associated with the school's sports provision and are supported by local policy HurstC5, which facilitates suitable development within the College.

Design and Appearance:

The fencing and lighting have been carefully selected to minimise visual impact and have been widely used and approved on campus. The lighting columns are slimline and unobtrusive, and the fencing will match existing sports infrastructure. The court resurfacing will upgrade the playing surface while maintaining existing levels and drainage. The proposal is modest and in keeping with the character of the wider campus.

Amenity Impact:

LED floodlighting is selected for its efficient and controlled light distribution. The lighting scheme complies with recommended lighting levels and uniformity, reducing light spill. There are no nearby residential dwellings directly affected.

Highway and Safety Considerations:

The proposal will not generate additional vehicle movements or affect site access. There is no impact on highway safety.

Heritage and Conservation:

The proposed works are located at a considerable distance from the Grade II listed core buildings of Hurstpierpoint College and will not impact their setting. While partial views of the heritage assets may be possible from the south-western parts outside of the campus, the separation between the proposal site and the listed buildings ensures that the visual relationship is minimal. Furthermore, several existing modern school buildings provide a substantial visual buffer, further mitigating any potential impact. The design and materials proposed are appropriate for the site's wider context, and the development preserves the character and setting of the heritage assets. The proposal complies with policy DP34 of the Mid Sussex District Plan.

6. Conclusion

The proposed enhancement to the netball court area represents a modest and appropriate development that supports the educational and community role of Hurstpierpoint College. The fencing, lighting, and resurfacing improvements align with local and national policy objectives, particularly regarding sustainability, design, and sports provision.

It is therefore respectfully requested that planning permission be granted for the proposed works.

Prepared by:

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