

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0708	Case Officer:	Andrew Watt
Application Type:	Full Application		
Proposal:	Refurbishment of the existing Sports Hall roof, installation of new TATA Trisomet 120mm insulated composite roof panels; installation of roof-mounted photovoltaic panels; and a minor localised alteration to the eastern roof slope to remove the existing internal valley and form a simple gable end, with the roof plane raised by approximately 150mm.		
Site:	Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9JS, ,		
Validation Date	19 Mar 2026	Overall Expiry Date:	24 Apr 2026
Pre-Commencement Conditions Required:	Yes	Pre-Com Conditions Date Agreed:	17 Jul 2026
Recommendation:	Permission	Recommendation Date:	17 Jul 2026
Target Date:	14 May 2026	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0708

**Hurstpierpoint College, College Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9JS, Refurbishment of the existing Sports Hall roof, installation of new TATA Trisomet 120mm insulated composite roof panels; installation of roof-mounted photovoltaic panels; and a minor localised alteration to the eastern roof slope to remove the existing internal valley and form a simple gable end, with the roof plane raised by approximately 150mm.
Mr Dan Higgins**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

Subject to condition with respect to the detail of the solar PV installation, the proposal is considered on balance to preserve the settings and special interests of the quadrangle and Star House, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

MSDC Contaminated Land Officer

No objection.

MSDC Drainage Engineer

No objection.

MSDC Environmental Protection Officer

No objection.

NatureSpace Partnership - West Sussex Newt Officer

Informative requested.

TOWN / PARISH COUNCIL OBSERVATIONS

The committee recommends that MSDC grant permission.

INTRODUCTION

Full planning permission is sought for the refurbishment of the existing Sports Hall roof; installation of new TATA Trisomet 120mm insulated composite roof panels; installation of roof-mounted photovoltaic panels; and a minor localised alteration to the eastern roof slope to remove the existing internal valley and form a simple gable end, with the roof plane raised by approximately 150mm.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The site refers to the Sports Hall, located fairly centrally alongside the southernmost group of buildings on the Hurstpierpoint College campus. The building measures approximately 42.6m in width and 23.3m in depth and is between approximately 12.2m and 12.8m in height. External materials consist of lower level brickwork with stained timber panelling above and topped with a pitched felt roof. Most of the roof is dual pitched but the easternmost section is double dual pitched with a central valley.

The building fronts onto a quadrangle enclosed by several buildings of varying ages, including a theatre adjacent to the west and a new swimming pool building 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.

The site lies within an area at risk of surface water and inland watercourse flooding. It is designated as a Great Crested Newt - Impact Risk Zone (Red).

APPLICATION DETAILS

Full planning permission is sought for the refurbishment of the existing Sports Hall roof; installation of new TATA Trisomet 120mm insulated composite roof panels; installation of roof-mounted photovoltaic panels on the southern roof slope; and a minor localised alteration to the eastern roof slope to remove the existing internal valley and form a simple gable end, with the roof plane raised by approximately 150mm, to match the roof form of the remainder of the building.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Hurstpierpoint and Sayers Common Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP12: Protection and Enhancement of Countryside
Policy DP24: Leisure and Cultural Facilities and Activities
Policy DP25: Community Facilities and Local Services
Policy DP26: Character and Design
Policy DP34: Listed Buildings and Other Heritage Assets
Policy DP38: Biodiversity
Policy DP39: Sustainable Design and Construction
Policy DP40: Renewable Energy Schemes
Policy DP41: Flood Risk and Drainage

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Hurstpierpoint and Sayers Common Neighbourhood Plan (Mar 2015)

Mid Sussex District Council formally 'made' the Hurstpierpoint and Sayers Common Neighbourhood Plan part of the Local Development Plan for the Parish of Hurstpierpoint and Sayers Common as of 18 March 2015.

Relevant policies:

Policy HurstC1: Conserving and Enhancing Character

Policy HurstC5: Hurstpierpoint College

Other Legislation

Countryside and Rights of Way (CROW) Act 2000

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021-2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on 19 March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2: Sustainable Design and Construction

DPS3: Renewable and Low Carbon Energy Schemes

DPS4: Flood Risk and Sustainable Drainage

DPS6: Health and Wellbeing

DPN1: Biodiversity, Geodiversity and Nature Recovery

DPN2: Biodiversity Net Gain

DPN10: Land Stability and Contaminated Land

DPC1: Protection and Enhancement of the Countryside

DPC6: Ashdown Forest SPA and SAC

DPB1: Character and Design

DPB2: Listed Buildings and Other Heritage Assets

DPI5: Open Space, Sport and Recreational Facilities

DPI6: Community and Cultural Facilities and Local Services

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4 November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

Relevant design principles include:

Principle DG11: Respond to the existing townscape, heritage assets and historic landscape

Principle DG37: Deliver high quality buildings that minimise their environmental impact

Principle DG38: Design buildings with architectural integrity and a sense of place

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 39 (decision-making), 48 (determining applications), 96 (achieving healthy, inclusive and safe places and beautiful buildings), 98 (social, recreational and cultural facilities and services), 131 and 135 (design), 161 (transition to net zero by 2050), 163 (planning for climate change), 166, 167 and 168 (sustainability), 181, 182 (flood risk), 187 (conserving and enhancing the natural environment), 193 (biodiversity and ancient woodland) and 202-221 (heritage assets) are considered to be relevant to this application.

National Planning Practice Guidance

National Design Guide

Published in 2021, the National Design Guide illustrates how the government considers well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

Paragraph 134 of the NPPF sets out that this national document, along with the National Model Design Code, should be used to guide decisions on application in the absence of locally design guides or design codes.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP12 of the Mid Sussex District Plan states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy HurstC1 of the Hurstpierpoint and Sayers Common Neighbourhood Plan is similar in intent:

'Development, including formal sports and recreation areas, will be permitted in the countryside, where:

- *It comprises an appropriate countryside use;*
- *It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;*

In the South Downs National Park, policy HurstC2 will take precedent.'

The application does not comply with the first criteria of DP12, but in relation to the second, Policies DP24, DP25 and DP26 of the Mid Sussex District Plan and Policy HurstC5 of the Neighbourhood Plan are relevant.

Policy DP24 of the Mid Sussex District Plan states (in part):

'Development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported.'

Policy DP25 of the Mid Sussex District Plan includes education facilities and states (in part):

'The provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.'

Policy DP26 of the Mid Sussex District Plan states (in part):

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;'*

Policy HurstC5 of the Neighbourhood Plan states:

'Development will be permitted within the environs of Hurstpierpoint College where:

- *It does not detract from the special architectural character and appearance of the existing collection of buildings and their setting in the landscape;*
- *It conserves or enhances the character and appearance of Listed Buildings;*
- *It complies with the requirements of Policy C1;*
- *It enhances the role of the College as a school and local employer.'*

In principle, the improvement to the Hurstpierpoint College estate will result in an enhancement of existing facilities and is therefore supported by the above policies.

It is considered that the design and materials of the proposed roof, together with the very modest increase in its scale, will be acceptable and sympathetic to its immediate context, being prominent as part of the southern frontage to the modern campus quadrangle but now dominated by the new swimming pool building immediately adjacent to the east. It would not, however, be visible from the street scene, either along College Lane to the east, Chalkers Lane to the north or the public footpath to the west, being screened by intervening buildings. In any case, the building would be viewed in context with existing buildings.

Accordingly, it is considered that the development would comply with Policies DP12, DP24, DP25 and DP26 of the Mid Sussex District Plan, Policies HurstC1 and HurstC5 of the Neighbourhood Plan and the Mid Sussex Design Guide, in particular Chapter 6.

Impact on the setting of the Listed Buildings

Hurstpierpoint College contains two designated heritage assets, being Grade II listed buildings.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy DP34 of the Mid Sussex District Plan states (in part):

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*

- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'

Design Principle DG11 of the Mid Sussex Design Guide SPD seeks to ensure that heritage assets are enhanced and preserved where appropriate.

Paragraphs 207, 208, 210, 212 and 215 of the NPPF are relevant, as follows:

'207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The Council's Conservation Officer has made comments as follows:

'The proposed development affects the sports hall at Hurstpierpoint College. This is a modern building forming part of the college campus which is centred on two Grade II listed buildings, the quadrangle and Star House, both of which date from the 19th century. The hall is located among other modern buildings to the southwest of these two listed structures.

The current proposal relates to the roof of the hall and comprises the following works:

- *Replacement of the existing roof covering with a composite roof system, which involves raising the height of the roof by 150mm;*

- *Incorporation of solar PV panels within the south facing roof slope; and*
- *A minor extension to the roof at its eastern end, so that an existing step down in height is removed in favour of a consistent higher ridge line.*

In my opinion given the existing nature of the building these works will not adversely affect its contribution to the settings of the adjacent listed buildings. Although a composite roof is not a traditional material and might in other circumstances not be considered appropriate to the context, in this case the existing roof to the hall is of built up felt, which is not in itself an attractive or particularly sympathetic treatment. The solar PV panels will be fairly extensive but will be located to the elevation facing away from the listed buildings. The submitted specification and proposed sectional drawing suggest that the panels are relatively slim and although mounted above the roof finish rather than in line with it (which would be the optimal situation) will project only slightly from the roof plane. I would like to see a detailed section to confirm this, but this could be required by condition. The additional height and bulk of the roof to the eastern end will be minor, and will not materially affect the relationship of scale of this building with the surrounding development.

In summary therefore, subject to the above-mentioned condition with respect to the detail of the solar PV installation, the proposal is considered on balance to preserve the settings and special interests of the quadrangle and Star House, meeting the requirements of District Plan Policy DP34v and the relevant paragraphs of the NPPF.'

These comments are agreed with, and it is therefore considered that the proposal will comply with Policy DP34 of the Mid Sussex District Plan, Policy HurstC5 of the Neighbourhood Plan, Design Principle DG11 of the Mid Sussex Design Guide and paragraph 210 of the NPPF.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants.

It is not considered that the proposal would have any harmful impact on neighbouring residential amenity, due to being located centrally within an educational campus at significant distance from any independent dwellings.

Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 of the Mid Sussex District Plan aims to ensure that developments are adequately drained and not increase the risk of flooding elsewhere.

The Council's Drainage Engineer has made the following comments:

'We understand the proposed application is for the refurbishment of the existing Sports Hall roof, installation of new TATA Trisomet 120mm insulated composite roof panels; installation of roof-mounted photovoltaic panels; and a minor localised alteration to the eastern roof slope to remove the existing internal valley and form a simple gable end, with the roof plane raised by approximately 150mm.

As there will be no increase in built footprint, change of use or increase in vulnerability at the site.

We have no objection to the proposed development on flood risk grounds.

Drainage should be managed via Building Regulations and Building Control, as necessary.'

These comments are agreed with, and hence the proposal would comply with Policy DP41 of the Mid Sussex District Plan.

Land contamination

Paragraphs 196 and 197 of the NPPF strive to ensure that sites are suitable for the proposed use taking into account any risks from land instability and contamination.

The Council's Contaminated Land Officer has made the following comments:

'The application proposes the refurbishment of the existing Sports Hall roof and the installation of new TATA Trisomet 120mm insulated composite roof panels. The Sports Hall is understood to be constructed over a former historic pit. Although no issues have previously been reported, such sites have the potential to contain made ground and pockets of infilled material, which may contain contaminants.

The works described are confined to the existing structure and do not involve ground penetration or excavations. On this basis, the risk of disturbing any potential underlying contamination is considered low, and no contaminated land conditions are required.'

Accordingly there would be no conflict with the above NPPF requirements.

Sustainability

Policy DP39 of the Mid Sussex District Plan seeks to improve the sustainability of development.

Policy DP40 of the Mid Sussex District Plan permits new renewable and low carbon energy projects, provided that any adverse local impacts can be made acceptable.

Paragraph 164 of the NPPF seeks to ensure new development helps *'to reduce greenhouse gas emissions, such as through its location, orientation and design.'* In determining planning applications, paragraph 166 expects new development to *'take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.'*

The proposed PV panels are welcomed in accordance with these policies and guidance.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). Accordingly the West Sussex Newt Officer has made comments recommending that this matter can be dealt with by way of an informative on any permission. This would advise the applicant of their duty in respect of Great Crested Newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The application is deemed to be of an appropriate scale and design in relation to the surrounding buildings and would not cause harm to the setting of the listed buildings or cause detriment to residential occupants. There would be no harm to biodiversity. There would no adverse land contamination or drainage matters arising. Sustainability features are welcomed.

Accordingly it is considered that the proposed development would comply with Policies DP12, DP24, DP25, DP26, DP34, DP38, DP39, DP40 and DP41 of the Mid Sussex District Plan, Policies HurstC1 and HurstC5 of the Hurstpierpoint and Sayers Common Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt