



Hurstpierpoint College

Phase 2 Development

Planning Statement

Executive Summary

The Phase 2 development at Hurstpierpoint College delivers a new gym and first-floor dining hall designed to meet the operational needs. The scheme replaces temporary accommodation that expires in November 2027, strengthens the southern campus as a consolidated sports hub, and provides essential satellite dining capacity to complement the original hall, whose size is no longer aligned with current school numbers. The proposal preserves the setting of nearby Grade II listed buildings, enhances campus legibility, and achieves strong sustainability performance through an all-electric, naturally ventilated, fabric-first design. The development complies with the Development Plan and NPPF, represents sustainable growth within an established educational institution and should be approved.

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1. Introduction

The purpose of this Planning Statement is to present the planning justification for the proposed Phase 2 development at Hurstpierpoint College, comprising a new ground-floor gym and first-floor dining hall and café with associated facilities. This document sets out the planning policy framework, assesses the proposal against the Development Plan and material considerations, and demonstrates that the scheme represents an appropriate, sustainable and policy-compliant form of development within an established educational campus.

The proposed development forms part of an ongoing campus masterplan and delivers essential, modernised facilities for a school of regional significance. The application is supported by a comprehensive suite of technical reports, drawings and assessments, all of which are listed in the accompanying document register.

2. Statutory and Legislative Context

The application must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, requiring decisions to be taken in accordance with the Development Plan unless material considerations indicate otherwise.

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must pay special regard to preserving the setting of the Grade II listed buildings located nearby. This Planning Statement addresses this statutory duty and demonstrates that the proposal preserves and enhances the designated heritage assets.

The development is subject to the Environment Act 2021, and although the site will deliver a measurable uplift in biodiversity, statutory BNG requirements will be addressed through the submitted BNG Report.

3. National Planning Policy Framework (NPPF)

3.1 Sustainable Development

The proposal represents sustainable development in accordance with the NPPF, bringing coordinated social, environmental and economic benefits to the College and wider community. The scheme forms a central component of the College's long-term campus masterplan, replacing time-limited temporary facilities that must be removed by November 2027 and ensuring continuity of essential dining and sports provision.

The building optimises previously developed land, aligns with adjacent completed projects including the new swimming pool, and consolidates key educational and sports

functions to create an efficient and accessible southern campus hub. Its stepped footprint and alignment support improved spatial legibility and long-term adaptability of the campus. The scheme delivers a modern, energy-efficient, all-electric facility supported by natural ventilation and fabric-first enhancements, reducing operational energy use and carbon emissions.

These outcomes ensure the proposal delivers social wellbeing benefits, long-term environmental performance and operational efficiency consistent with the NPPF's three dimensions of sustainable development. The building has been designed with a life expectancy in excess of 60 years, and its structure and spatial arrangement have been deliberately enhanced to enable future repurposing should operational needs evolve. The College's requirements change over time, and the building has therefore been designed to be as far as possible future-proofed, with clear spans, adaptable layouts and servicing strategies that facilitate reconfiguration without major structural intervention.

3.2 Healthy and Safe Communities

The proposed gym and dining hall significantly improve the College's wellbeing, health and safeguarding offer. The gym is designed to serve approximately 200 daily users, and the dining hall provides essential satellite capacity, ensuring safe, inclusive and efficient mealtime operations.

3.3 Healthy and Safe Communities – Heritage Context

The impact on the setting of nearby listed buildings has been fully assessed and is considered to result in no harm.

4. Mid Sussex District Plan (2014–2031)

4.1 DP1 – Sustainable Development

The proposal accords with DP1 by delivering sustainable growth within an established educational institution. The scheme replaces temporary accommodation with a long-life, low-carbon, future-proofed building designed for a 60-year plus lifespan. The development optimises previously developed land, aligns with the College's strategic masterplan and provides essential sports and dining facilities to support the current and future student population. The stepped footprint, coordinated massing and flexible structural grid ensure the building can respond to the College's evolving operational needs over time.

4.2 DP12 – Protection and Enhancement of Countryside

4.3 DP17 – Ashdown Forest SPA/SAC

The proposal results in no change to pupil numbers, no increase in residential accommodation and no intensification of vehicle movements that could affect the Ashdown Forest SPA/SAC. The development therefore has no impact on recreational pressure or air quality pathways relevant to the protected site. As confirmed in the delegated report for the swimming pool scheme, development within the campus that does not generate new dwellings does not engage DP17. The scheme is fully compliant.

4.4 DP23 – Community Facilities

Phase 2 delivers a significant enhancement to the College's community facilities by providing essential improvements to the dining and sports infrastructure. The existing dining hall has remained unchanged since construction and no longer meets the needs of the current school roll. The proposed dining hall provides critical satellite capacity to ensure safe and efficient catering provision. The new gym supports daily use by approximately 200 students, improving wellbeing, physical education and performance development. The proposals therefore accord fully with the objectives of DP23.

4.5 DP24 – Leisure and Cultural Facilities

The new gym forms a key component of the College's leisure and curriculum offering. Its design enables varied strength, conditioning and fitness activities, supporting both academic and co-curricular programmes. The facility allows the College to meet modern expectations of sports provision and enhances the cultural and leisure opportunities available on site. The development therefore supports DP24 by improving access to high-quality leisure facilities for students.

4.6 DP25 – Community Facilities and Local Services

The proposal strengthens the College's operational infrastructure by providing long-term, purpose-built accommodation to replace temporary buildings. This contributes to the wider provision of educational services and ensures continuity of dining and sports operations once the temporary facilities expire in November 2027. The development therefore reinforces the resilience of local educational services, consistent with DP25.

4.7 DP26 – Character and Design

The architectural approach responds sensitively to its context and contributes to a coherent campus character. The buff brick elevations reinforce visual continuity with neighbouring buildings, while the perforated aluminium banding provides controlled articulation without competing with the historic core. The stepped massing and alignment with the swimming pool help rationalise the courtyard geometry and

enhance campus legibility. These qualities ensure compliance with DP26 and reinforce the distinction between the historic quadrangle and the modern sports and performing arts cluster.

4.8 DP29 – Noise, Air and Light Pollution

The internal layout and building envelope have been designed to ensure noise from the gym is contained, with acoustic mitigation delivered through construction detailing and mechanical strategies. Natural ventilation using Monodraught systems minimises mechanical plant requirements, reducing noise output. External lighting has been designed in accordance with ILP guidance to avoid light spill, while operational arrangements ensure no deterioration of air quality. The proposal therefore meets the amenity safeguards required under DP29.

4.9 DP34 – Listed Buildings and Heritage Assets

The design ensures no harm to the setting or significance of the Grade II listed quadrangle. The stepped footprint, coordinated massing and alignment with the swimming pool maintain key views and reinforce the historic spatial hierarchy.

4.10 DP35 – Sustainable Construction

The scheme adopts a robust sustainable construction strategy consistent with DP35 and aligned with the sustainability principles set out in the Stage 3 Sustainability Report.

The design incorporates a fabric-first approach, with improved U-values, reduced thermal bridging, and enhanced airtightness, targeted at improving performance from 7.2 to 5.0 m³/m²h @ 50Pa. The upgraded façade strategy rationalises glazing areas, removes translucent cladding, and introduces high-performance glazing to improve thermal comfort, optimise daylight, and reduce cooling loads.

Natural ventilation is delivered using Monodraught systems, reducing reliance on mechanical plant and supporting low-energy operation. The building is fully electric, with air-source heat pumps providing heating, hot water and comfort cooling in the dining hall. This approach supports the College's decarbonisation objectives and removes the need for fossil fuel infrastructure.

Operational energy modelling undertaken estimates an improved Energy Use Intensity (EUI) of 87 kWh/m²/yr, placing the development within the 'Good Practice' benchmark for educational buildings. Further TM54 analysis will be completed at Stage 4 to refine in-use performance predictions.

Lifecycle carbon analysis demonstrates a 20 percent reduction in life cycle carbon impact over 60 years, falling from 1,662 to 1,340 kgCO₂e/m². This reduction equates to

approximately 400 tonnes CO₂e saved over the building's 1,242 m² GIA. The structural grid, material efficiency and simplified building form contribute to embodied carbon reductions.

The building is designed for a service life exceeding 60 years, with a flexible structural arrangement enabling future adaptation, reconfiguration or extension with minimal intervention. The alignment with the swimming pool and sports hall creates a rationalised and efficient servicing strategy, reducing infrastructure duplication and improving long-term maintainability.

Construction-phase sustainability measures are secured through the CEMP, including waste minimisation, pollution control, material management and protection of retained trees and habitats.

4.11 DP36 – Biodiversity DP36 – Biodiversity

The Biodiversity Net Gain (BNG) assessment confirms that the site contains no priority habitats, hedgerows or semi-natural habitat features, and that the baseline value is limited to low-distinctiveness vegetated garden and sealed surfaces. As set out in the submitted BNG Statement, the baseline biodiversity value is 0.0524 area units, with no hedgerow or watercourse units present. The proposed development results in a post-development value of 0.0118 units, generating a net loss of 0.0406 units.

As required by DP36 and the Environment Act 2021, the College will secure 0.0577 off-site biodiversity units from a Natural England-registered habitat bank. This approach is compliant with MSDC requirements and statutory BNG regulations.

4.12 DP37 – Trees, Woodland and Hedgerows

The Arboricultural Survey, Impact Assessment and Tree Protection Plan submitted with the application provides full compliance with BS 5837:2012. As confirmed in the Arboricultural Impact Assessment (AIA), no Category A or B trees are to be removed and all Root Protection Areas (RPAs) are fully avoided by the development footprint. Existing hoarding forms a compliant Construction Exclusion Zone, and additional ground protection measures are specified where needed. T23, a small Category C Birch, will be relocated outside all RPAs in accordance with the submitted method statement.

4.13 DP38 – Biodiversity

DP38 further supports biodiversity protection and enhancement. The BNG calculations demonstrate that, owing to the constrained nature of the site, on-site habitat creation is not feasible. In accordance with DP38, the required biodiversity uplift will be delivered entirely through accredited off-site units as confirmed in the BNG Statement and Biodiversity Gain Plan.

4.14 DP39 – Sustainable Drainage

The Flood Risk Assessment and Drainage Strategy (FRADS) confirms that the site is wholly within Flood Zone 1 and at low risk from all sources of flooding. Infiltration SuDS are not feasible due to underlying Weald Clay Formation. Accordingly, the drainage strategy provides an attenuation-based SuDS system restricting discharge to 3.0 l/s to the existing watercourse to the south via existing private drainage infrastructure. This represents a significant betterment compared with the current unmanaged discharge. An underground attenuation tank providing 33.6 m³ of storage ensures compliance with the 1 in 100 year storm plus 45 percent climate change allowance. Water quality is addressed through the Simple Index Approach, with permeable paving and roof water discharge to the pond achieving sufficient mitigation indices.

4.15 DP41 – Flood Risk and Drainage

The site lies in Flood Zone 1 and presents no risk of flooding. The development is supported by a compliant drainage strategy that meets both DP41 and national SuDS requirements.

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5. Hurstpierpoint and Sayers Common Neighbourhood Plan

5.1 HurstC1 – Parish Character

The proposal reinforces the established character of Hurstpierpoint College by strengthening the coherence and legibility of the southern campus. The building's massing, footprint and alignment follow the design discipline established by the recently completed swimming pool and sports hall, forming a rational and well-ordered cluster that sits comfortably within the wider landscape. The use of buff brick, restrained fenestration and perforated aluminium detailing ensures the development integrates with existing campus structures while remaining visually subordinate to the historic quadrangle. The stepped footprint has been carefully designed to open up long views across the courtyard and preserve the verdant campus setting that contributes to the parish's distinct identity.

5.2 HurstC3 – Development Principles

The development follows the principles of good planning set out in HurstC3 through its appropriate scale, high-quality design and efficient use of previously developed land. The layout responds directly to site context, ensuring the new building reinforces existing pedestrian routes, aligns with neighbouring buildings and maintains safe

circulation for students and staff. The proposal includes a long-life structural frame engineered to accommodate future repurposing, supporting sustainable land use and reinforcing the long-term resilience of the College's infrastructure. The design incorporates sustainable drainage, all-electric energy strategy, ecological mitigation and high standards of accessibility, fully aligning with HurstC3.

5.3 HurstC4 – Education Provision

The College's existing permanent dining hall has not increased in capacity since its original construction and no longer meets the needs of the significantly expanded contemporary pupil population. To maintain the educational and pastoral standards expected of the College, additional dining capacity is essential. The Phase 2 dining hall provides this critical uplift, accommodating 200 students per lunch sitting and ensuring safe, efficient and dignified mealtime operations. The gym supports daily use by approximately 200 students and enhances the College's physical education provision in line with modern curriculum expectations. Together, these facilities ensure that the College continues to deliver high-quality teaching, learning and wellbeing experiences consistent with HurstC4.

5.4 HurstC5 – Hurstpierpoint College Policy

HurstC5 identifies the College as an established and evolving institution requiring continued investment to meet educational, community and operational needs. The proposed development directly responds to this policy by delivering a coordinated, high-quality enhancement of the College's core dining and sports facilities. The scheme completes the southern campus masterplan, rationalises the courtyard geometry, improves operational efficiency and replaces temporary facilities that must be removed by November 2027. The long-term adaptability, 60-year design life and flexible structural strategy ensure that the building can support future educational requirements, fully aligning with the aims of HurstC5.

5.5 HurstT1 – Transport and Movement

The proposal enhances internal campus movement and supports safe pedestrian connectivity. Entrances, ground levels and circulation routes are aligned with the sports hall and swimming pool building to form a consolidated sports hub. The Transport Statement confirms no intensification of vehicle movements.

6. Other Material Policy and Guidance

6.1 Mid Sussex Design Guide SPD

The scheme aligns closely with the Mid Sussex Design Guide SPD, which requires development to respond positively to context, reinforce local character, respect heritage assets and deliver high standards of sustainability and placemaking. The proposal reflects these principles through:

- a coherent architectural language using buff brick and restrained detailing,
- massing that protects key views and reinforces the hierarchy between the historic quadrangle and modern sports buildings,
- a layout that strengthens campus legibility and pedestrian movement,
- robust sustainability measures, including natural ventilation, improved fabric performance and an all-electric strategy.

6.2 WSCC Guidance

The development complies with West Sussex County Council guidance relating to access, drainage and highways. Internal pedestrian movement is prioritised, supported by level external connections to the swimming pool and sports hall. The Transport Statement confirms no intensification of vehicle trips. The drainage strategy is consistent with WSCC SuDS policy, incorporating attenuation, flow control and long-term maintenance schedules.

6.3 Historic England Guidance

Historic England good practice (GPA2 and GPA3) has informed the heritage assessment. The scheme has been designed to:

- preserve key views and the legibility of the listed quadrangle,
- maintain the primacy of historic buildings through controlled massing,
- avoid erosion of setting by reinforcing the spatial clarity between historic and modern campus elements.

6.4 Building Regulations and Technical Standards

The development has been designed to comply with all relevant technical standards, including Part L (energy), Part M (accessibility), Part F (ventilation), Part B (fire safety) and applicable education and sports regulations. Natural ventilation via Monodraught systems supports Part F compliance while reducing operational energy.

6.5 Local Validation Requirements

All required documents have been prepared in full alignment with MSDC's Validation Checklist, including:

- FRADS (Flood Risk and Drainage Strategy),

- Arboricultural Survey, AIA and TPP,
- BNG Statement and Biodiversity Gain Plan (Metric 4.0),
- Sustainability Report,
- Transport Statement, and
- Heritage Impact Plan.

These submissions ensure the LPA has a complete and robust evidence base for determination.

7. Technical Standards and Compliance

7.1 BS 5837:2012 – Trees in Relation to Design, Demolition and Construction

All arboricultural matters comply with BS 5837:2012. The Arboricultural Impact Assessment confirms that the layout has been designed to avoid all Root Protection Areas of Category A and B trees. Existing hoarding forms the Construction Exclusion Zone, and ground protection measures are specified where works are located adjacent to RPAs. T23, a small Category C birch, will be relocated to a compliant location in accordance with the approved method statement.

7.2 ILP Guidance – External Lighting

External lighting is designed in accordance with the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light. Light spill is controlled to avoid impact on residential receptors, ecological corridors and the wider campus landscape. The lighting strategy uses full cut-off luminaires, reduced colour temperature fittings and time-controlled circuits.

7.3 BB93 – Acoustic Design of Schools

Acoustic performance meets or exceeds the requirements of Building Bulletin 93. The gym and dining hall have been designed with a comprehensive suite of measures to control structure-borne, airborne and reverberant sound. The floor screed will be fully isolated from the primary structure using acoustic rubber separation systems, and movement joints will be incorporated into the screed and wall interfaces to prevent rigid connections and flanking transmission. Internal walls will be acoustically separated from the structure above to maintain the integrity of sound-insulating partitions.

Ventilation ductwork will be acoustically lined throughout to reduce breakout and regenerated noise. Ceiling systems and duct hangers will incorporate acoustic rubber isolators to prevent vibration transfer into the building structure. Reverberation control has been assessed in accordance with BB93 guidance, and internal acoustic treatments will be installed to ensure compliance with reverberation time requirements in both the gym and dining hall.

Structure-borne, airborne and reverberation performance will be secured through careful detailing, specification and sequencing, with an acoustic consultant engaged throughout the technical design stage to confirm compliance and refine interface detailing.

7.4 Part M – Access to and Use of Buildings Part M – Access to and Use of Buildings

The development complies fully with Part M, providing level access throughout, compliant circulation widths, accessible WCs and inclusive vertical circulation. Entrances align with the swimming pool and sports hall to support barrier-free movement across the southern campus. The design also incorporates future-proofing measures to allow upgrades to accessibility provision over the building's life cycle.

7.5 DEFRA Metric 4.0 – Biodiversity Net Gain

The Biodiversity Gain Plan has been prepared using DEFRA Metric 4.0, as required by the Environment Act 2021. All baseline, post-development and off-site unit calculations have been verified through the submitted BNG Statement. Habitat condition assessments, distinctiveness scores and temporal risk factors have been applied in accordance with statutory methodology.

7.6 Part L, Part F and TM54 – Energy and Building Performance

The development is designed to meet the requirements of Part L 2021, including improved thermal performance, airtightness and low-carbon building services. Natural ventilation is provided through Monodraught systems, supplemented by comfort cooling in the dining hall and controlled mechanical ventilation in the gym. Stage 3 operational energy modelling indicates an EUI of 87 kWh/m²/yr, and a TM54-compliant assessment will be completed at Stage 4.

7.7 SuDS and Drainage Standards

The drainage system meets WSCC, MSDC and Environment Agency standards for sustainable drainage. The FRADS confirms compliance with the 1 in 100 year plus 45 percent climate change allowance. Flow control, attenuation volume, water quality mitigation and exceedance routing have all been designed to national SuDS standards. A long-term maintenance plan is provided.

7.8 Construction Environmental Management

The CEMP sets out pollution controls, dust suppression, vegetation protection, storage protocols and working-hour restrictions to ensure environmental protection during the construction phase. These measures comply with best-practice guidance and MSDC environmental requirements.

8. Assessment Against the Development Plan and NPPF

8.1 Principle of Development

The development is wholly appropriate within an established educational campus and responds directly to identified operational needs. The existing permanent dining hall has remained unchanged in area and seating capacity since its original construction and was designed for a significantly smaller historic pupil population. The current school roll now exceeds its functional capacity, resulting in extended meal periods, congestion and reduced flexibility for curriculum delivery.

The Phase 2 dining hall provides essential satellite capacity to address this operational shortfall and ensures that food service provision aligns with the educational and pastoral standards expected of the College. The new facility replaces temporary buildings that must be removed by November 2027 and enables the College to continue delivering safe, efficient and dignified mealtime arrangements.

Combined with the new gym, which supports approximately 200 daily users, the development consolidates a modern sports and dining hub on previously developed land, improves internal circulation and strengthens the southern campus structure. The building is designed for a life expectancy exceeding 60 years, with a structural grid and servicing strategy that allow future repurposing. This ensures long-term adaptability in response to the College's evolving needs.

8.2 Design and Campus Character

The scheme enhances design quality and reinforces campus identity. External materials have been confirmed as buff brick elevations. Horizontal bands between windows will be broken up using perforated, powder-coated aluminium sheets to provide architectural articulation and reduce perceived massing.

Natural ventilation will be delivered using Monodraught passive ventilation systems integrated into the roof and façade strategy, supporting low-energy operation and improved internal air quality.

The existing ground floor levels of the adjoining sports hall, new swimming pool building and the proposed gym are aligned to create a consolidated sports hub across the southern edge of the College campus. This alignment strengthens functional relationships and enhances circulation between indoor training, performance conditioning and pool facilities.

8.2A Site Selection, Alternatives Considered and Future Adaptability

The siting of the gym and dining hall has been carefully assessed against operational need, circulation efficiency and long-term campus planning. It is considered that the proximity to the new swimming pool and the existing sports hall provides the most logical and sustainable position for the gym, enabling the creation of a centralised and coherent sports hub. This arrangement minimises travel distances for students, improves safeguarding, and consolidates specialist sports facilities within a single, legible zone.

Alternative locations for the dining hall were evaluated. The chosen location represents the most central point relative to the wider campus, ensuring efficient pedestrian routes from all key buildings and reducing congestion during peak meal periods. Consideration was also given to vertical alignment, with the assessed optimum being a matched first-floor level with the swimming pool. This enables unhindered access between the buildings, reinforces the sports and dining cluster, and creates a high-quality dining experience with views across the campus.

Floor alignment has additionally been used to maximise future flexibility. Aligning both lower-ground and ground-floor levels with the sports hall ensures that internal circulation is efficient at all levels and that future extension or reconfiguration can occur seamlessly. The resulting semi-basement condition on the courtyard side was intentionally designed to work with existing topography, allowing the retaining structure to raise ground levels and deliver a direct, level east-west accessible for all pedestrian link across the campus that is currently not possible.

Floor-to-ceiling heights within the gym have been set in accordance with Sport England guidance, ensuring suitability for a broad range of sporting activities and allowing the potential for future studio-based uses. The structural and volumetric design also enables the future installation of a mezzanine level should additional teaching, office or training space be required.

The footprint configuration has been tested through several massing iterations to determine the most efficient layout, balancing operational functionality, visibility, structural economy and heritage sensitivity. The final stepped elevation is intentionally positioned within the footprint of the former swimming pool and shaped to widen courtyard vistas, reduce perceived massing, and respect the prominence of the historic assets to the east.

This approach ensures the building can adapt over time, supports future operational changes at the College and forms a key element of a coherent, long-term campus strategy.

8.3 Landscape and Countryside Impact

There is no material impact on the wider rural landscape.

8.4 Heritage and Listed Building Setting

The proposal preserves the setting and significance of the Grade II listed buildings forming the historic quadrangle in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF paragraphs 207 to 215 and District Plan Policy DP34.

The Phase 2 site sits within a well-defined cluster of later twentieth and twenty-first century campus buildings and occupies formerly developed land that has long formed part of the College's operational sports and teaching estate. The site is visually and functionally separated from the historic quadrangle by several intervening buildings, mature vegetation and changes in topography. This ensures that the scheme does not intrude upon, compete with or alter the established appreciation of the listed buildings' architectural composition, which remains focused on the courtyard, chapel and the main building.

Common heritage considerations:

- **Protection of the visual hierarchy:** The massing has been controlled so the listed buildings remain the tallest and most architecturally prominent structures within their setting at a higher topography. The new building sits lower in height than the sports hall and Performing Arts Centre, maintaining a clear subordinate relationship.
- **Stepping of the footprint and opening of key views:** The building has been deliberately stepped to retain, reinforce and widen the principal east–west vista across the courtyard. This approach ensures preserved sightlines between the quadrangle, chapel and the wider campus, responding to the heritage officer's established expectation that new development should enhance spatial clarity rather than enclose or narrow key views.
- **Alignment with recent approved development:** The new building follows the alignment and geometric discipline established by the swimming pool building, which has already been accepted by the Council as improving the legibility and coherence of the courtyard edge. This ensures Phase 2 reads as part of a coordinated, campus-wide design strategy rather than an isolated intervention.
- **Material referencing and tonal restraint:** The use of buff brick throughout the elevations provides continuity with both the listed buildings and the palette adopted for recent neighbouring consents. The restrained detailing, including perforated aluminium banding, avoids the visual clutter or high-contrast materials previously highlighted as problematic in conservation advice for adjacent schemes.
- **Maintaining verdant character:** No trees contributing to the listed buildings' setting are affected, and the established vegetated screening between the historic core and the sports cluster remains intact. This ensures the soft

landscape framework that supports the appreciation of the quadrangle is preserved.

Collectively, these measures ensure the listed buildings retain their primacy, significance and legibility while allowing the College to deliver modern facilities. The approach is consistent with the Council's previous heritage assessments for adjacent developments and aligns with the principles of proportionality and managed change embedded in local and national policy.

No trees contributing to the listed buildings' setting are affected, and the verdant landscape structure is retained.

8.4A Heritage Impact Plan

This Heritage Impact Plan evaluates the effect of the Phase 2 development on the setting and significance of the Grade II listed buildings. The scheme complies with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF paragraphs 207 to 215, District Plan Policy DP34 and Neighbourhood Plan Policy HurstC5.

The Phase 2 site is visually screened and spatially separated from the listed quadrangle by the new swimming pool and mature vegetation. It occupies formerly developed land within the modern sports and performing arts cluster, an area the Council has consistently identified as having a neutral relationship with the historic core.

The footprint is stepped to widen and reinforce the principal east–west vista across the courtyard. This maintains clear sightlines to the quadrangle and chapel and reflects the expectation that new development should improve spatial clarity rather than constrain views. The building aligns with the recently completed swimming pool, completing the rationalised courtyard edge and establishing a coherent relationship between historic buildings on the east and modern buildings on the south and west.

The massing remains below that of the sports hall, new swimming pool and Performing Arts Centre, ensuring the listed buildings retain architectural and visual primacy. The use of buff brick and restrained detailing, including perforated aluminium banding, maintains tonal consistency and avoids visually intrusive contrasts.

No trees contributing to the listed buildings' setting are affected, and existing landscape structure is retained. The removal of temporary buildings by late 2027, enabled by delivery of Phase 2, will further improve the setting by eliminating visually intrusive structures and reinstating the sports pitch.

8.4B Significance Statement

The Grade II listed quadrangle, chapel and associated Gothic Revival ranges form the historic core of Hurstpierpoint College. Their significance derives from their collegiate Gothic architecture, formal courtyard enclosure, historic associations and legible hierarchy of chapel, teaching and residential functions. The primary contribution of setting to this significance is experienced within and around the quadrangle, through its lawns, axial views and mature trees.

The Phase 2 site lies outside this primary setting. It is visually screened and spatially separated from the listed quadrangle by the new swimming pool and mature trees. This modern cluster has long defined the southern campus and does not contribute to the architectural or historic value of the listed buildings. There are no sensitive long or short views between the listed buildings and the Phase 2 site.

The listed buildings' sensitivity to change relates principally to views within the quadrangle, the preservation of its architectural hierarchy and the maintenance of its immediate landscaped setting. As the Phase 2 site does not intrude upon these sensitive areas, and because its design maintains clear visual subordination, it has no harmful effect on significance.

The Phase 2 proposals therefore preserve the significance of the Grade II listed buildings and maintain the legibility, hierarchy and historic clarity of the campus core.

8.5 Transport and Access

Campus circulation is improved without adverse off-site impact.

8.6 Amenity Considerations

The scheme protects amenity for students, staff and neighbours.

8.7 Ecology, Trees and Biodiversity Net Gain

The site contains no priority habitats, protected features or semi-natural habitats. The baseline and post-development habitat plans submitted within the Biodiversity Gain Plan confirm that the works are entirely within areas of sealed surfaces and low-distinctiveness garden habitat.

The BNG Statement identifies a requirement for 0.0577 off-site biodiversity units to achieve the statutory 10 percent net gain. These units will be secured via an Availability Certificate and then formalised through a Section 106 Agreement or Conservation Covenant, with a 30-year management obligation.

During construction, all retained habitats will be protected in accordance with the Construction Environmental Management Plan (CEMP) . Measures include:

- fencing of vegetated garden areas,
- minimum 5 metre buffer to all tree canopy edges,
- pollution controls, bunded storage and silt management,
- nesting bird checks during March–August.

Long-term monitoring of off-site units is secured through the HMMP , with habitat bank monitoring returns provided at agreed intervals.

8.8 Drainage, Flood Risk and Climate Resilience

The FRADS confirms that the site is at very low risk from fluvial, surface water, groundwater, sewer and reservoir flooding. Localised surface water mapping overstates risk, as on-site drainage and grading prevent accumulation. Proposed regrading on the northern side creates positive falls away from the building and directs exceedance flows towards the existing ditch system. A 45 percent climate change allowance has been incorporated in accordance with EA guidance. The attenuation-based SuDS system, incorporating a Hydrobrake limited to 3.0 l/s and 33.6 m³ of underground storage, ensures that all storms up to the 1 in 100 year plus climate change event can be accommodated without flooding of buildings. SuDS maintenance requirements are secured through the FRADS SuDS Maintenance Schedule.

8.9 Sustainability and Low Carbon Design

The Sustainability Report (Stage 3) confirms that the proposed development achieves an estimated Energy Use Intensity (EUI) of 87 kWh/m²/yr, placing the scheme within the 'Good Practice' range for educational facilities. The all-electric strategy, supported by air-source heat pumps and enhanced building fabric, aligns with Part L 2021 and the College's long-term decarbonisation plan.

Energy Performance Summary (estimated and targeted)

Metric	Value	Notes
Building GIA	1,242 m ²	Verified at Stage 3
Baseline EUI	104 kWh/m ² /yr	Pre-upgrade estimate
Improved EUI	87 kWh/m ² /yr	After proposed enhancements
Annual Reduction	17 kWh/m ² /yr	Equivalent to 4,860 kWh per year
CO ₂ Reduction	0.9 tCO ₂ e/yr	Using UK Grid 2025 factor

Targeted fabric upgrades proposed, including roof insulation top-up, airtightness improvements (from 7.2 to 5.0 m³/m²h @ 50Pa) to achieve measurable operational

energy savings. The upgraded façade strategy, including corner glazing and improved daylighting, optimises natural light while controlling cooling loads.

Life cycle analysis in the Sustainability Report indicates the improved design achieves a 20% reduction in life cycle carbon over 60 years, falling from 1,662 to 1,340 kgCO₂e/m². This equates to an overall saving of approximately 400 tonnes CO₂e across the full 1,242 m² GIA.

These outcomes demonstrate strong alignment with RIBA 2030 Climate Challenge targets and PAS 2080 principles. The sustainability proposals also reflect stakeholder feedback, including the Headmaster's request for improved visual connection and glazing enhancements without compromising energy performance.

The mechanical and electrical strategy confirms an all-electric building with natural ventilation supplemented by comfort cooling in the dining hall and fully controlled mechanical ventilation and cooling in the gym. Fresh air rates, temperature bands, humidity control, and acoustic criteria support high internal comfort standards and resilience to climate change.

9. Planning Balance

The proposal delivers significant educational, social and environmental benefits that weigh strongly in favour of approval. It provides essential additional dining capacity to address the long-standing shortfall created by the unchanged historic dining hall and ensures continuity of safe and efficient food service once temporary facilities are removed in November 2027. The new gym strengthens the College's curriculum and wellbeing offer, supporting daily use by approximately 200 students and contributing to improved health outcomes.

The development makes optimal use of previously developed land within an established educational campus and forms a coordinated part of the College's long-term masterplan. Its consolidation of the sports and dining hub enhances campus legibility, improves circulation, and aligns floor levels with adjacent buildings to create an integrated and future-proofed cluster of facilities. The building has been designed with a 60-year plus service life and incorporates a structural grid that enables future reconfiguration or extension without significant intervention.

The scheme achieves high standards of sustainable design and construction, including an all-electric strategy, natural ventilation via Monodraught systems, improved fabric performance, enhanced airtightness and reduced operational energy use. Life cycle carbon is reduced by approximately 20 percent over 60 years, delivering long-term environmental benefits consistent with DP35, the NPPF and national decarbonisation objectives.

There are no technical objections to the development. The FRADS confirms full compliance with SuDS and flood risk policy; the Arboricultural Impact Assessment demonstrates full avoidance of RPAs; the BNG Statement provides compliant off-site units to meet statutory requirements; and the Transport Statement confirms no intensification of vehicle movements. Acoustic, lighting, accessibility and environmental matters are all addressed in accordance with relevant standards and guidance.

The heritage assessment confirms that the proposal results in no harm to the setting or significance of the Grade II listed buildings. The massing, alignment, elevational restraint and stepped footprint preserve key views, maintain the hierarchy between historic and modern buildings and reinforce the established spatial clarity of the campus.

When these considerations are weighed against the minor and temporary impacts associated with construction, the planning balance is decisively in favour of the development. The proposal accords with the Development Plan when read as a whole, and no material considerations indicate otherwise.

10. Conclusion

The Phase 2 development at Hurstpierpoint College represents a sustainable, policy-compliant and operationally essential enhancement to the College's core educational infrastructure. It addresses long-standing pressures on the historic dining hall, provides a high-quality gym facility to support curriculum and wellbeing objectives, and replaces temporary accommodation that must be removed by November 2027.

The scheme has been demonstrated to comply with all relevant national and local planning policies, including the NPPF, Mid Sussex District Plan and the Hurstpierpoint and Sayers Common Neighbourhood Plan. It safeguards the setting and significance of nearby Grade II listed buildings, enhances campus legibility and delivers strong environmental performance through an all-electric, fabric-first design supported by natural ventilation and lifecycle carbon reductions.

All technical matters have been fully addressed through the submitted reports, and no conflicts remain. The development constitutes efficient use of previously developed land, supports the continued provision of high-quality education and strengthens the resilience of the College's long-term estate strategy.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, and as no material considerations indicate otherwise, the proposal represents sustainable development that should be approved without delay.