

PLANNING, DESIGN AND ACCESS STATEMENT

Submitted in support of full application for planning permission by:-

Outcomes First Group Ltd

Installation of play equipment rear garden play area and associated landscaping works.

At

Hambrook School, Marle Place, 171 Leylands Road, Burgess Hill RH15 8HZ

1. BACKGROUND TO PLANNING APPLICATION

INTRODUCTION

1.1 The application for full planning permission is submitted on behalf of Outcomes First Group Ltd. They are the registered owners of the Application Site, being the Hambrook School, Marle Place, 171 Leylands Road, Burgess Hill RH15 8HZ.

1.2 The Applicant provides support to students and adults with complex special educational needs and disabilities such as autism, as well as social, emotional, mental health, behavioural and physical challenges, or a combination of these. They operate schools, colleges, care homes and agencies across the UK providing support to ensure each individual in their care receives the support they need.

APPLICATION SITE

1.3 The Application Site measures 0.62ha in area. It is a recently opened (August 2023) private independent day special school for children and young adults, being a mixed school for those aged from 5 to 18 years old with autism and other complex learning needs. The capacity of the school is 65 students.

1.4 The Application Site comprises of a complex of buildings comprising of the main building (basement, ground, first and second floors), the northern building and a boiler house and workshop. These are set within extensive grounds, including mature trees, shrubbery and a large tarmac hardstanding area used for car parking.

1.5 The boundaries of the Application Site are all well-defined, being surrounded by existing built development on three sides. The north boundary is formed by a brick wall beyond which is Leylands Road, a Class C Road subject to a 30mph speed limit. The east boundary is formed by the domestic curtilages of existing houses facing Highlands Drive. The south boundary is formed by Marle Place Park, an area of public open space with sports facilities and playgrounds. The west boundary is formed by a public footpath (70BH) leading to Marle Place Park beyond which are the domestic curtilages of existing houses/bungalows facing Wyberlye Road (No 17) and Leylands Road (No 173).

DEVELOPMENT PROPOSAL

1.5 The Applicant is seeking full planning permission for the following:-

- *Installation of new play equipment (inc timber framed summer house) to rear play areas*
- *Provision of landscaping; and*
- *Provision of associated works.*

1.6 The Applicant considers that the provision of good quality playtime is essential for a child's overall development but this can be a sensory overload if they are autistic or other complex learning needs. The view is taken that such children can struggle with social interaction, communication, and imagination, drastically affecting their ability to form meaningful friendships, therefore making them struggle to engage in play with their peers. The Applicant considers that it is important for children with autistic or other complex learning needs enjoy play within an environment in which they feel safe and secure, as well as supported.

1.7 The rear play area is located to the south of the main school building. It will have the grass area retained as a play area for sporting activities and a series of new play equipment; *Monkey Bars, Rope Walk, Stepping Logs, Nest Swing, Tone Up Zone, Gym Equipment (ie. Double Slalom Skier, Health Walker, Sky Stepper and Arm & Pedal Bike), Trampoline (Set at ground level) a timber framed summer house will be provided as part of the School Green Grant.*

2. RELEVANT PLANNING POLICY

INTRODUCTION

2.1 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan covering the Application Site comprises of the adopted Mid Sussex District Plan 2014-2031 and the made Burgess Hill Neighbourhood Plan 2015-2031.

DEVELOPMENT PLAN

Mid Sussex District Plan

2.2 The Local Plan was adopted on 28th March 2018.

2.3 The policies map (Map 7) indicates that the Application Site is located:-

- Wholly within the Built-Up Area Boundary for Burgess Hill (Policy DP6); and
- Wholly within a Conservation Area (St John's) (Policy DP35).

2.4 The provisions of Policy DP6 supports development within towns with built-up area boundaries. The supporting table indicates that Burgess Hill is a Category 1 settlement, being a "settlement with a comprehensive range of employment, retail, health, education, leisure services and facilities", including having "good public transport provision".

2.5 The provisions of Policy DP35 requires development to conserve or enhance the special character, appearance and the range of activities that contribute to the conservation area. It refers to open spaces, gardens, landscaping and boundary features that contribute to the special character of the area being protected and any new landscaping or boundary features are designed to reflect that character. The policy also requires development to protect the setting of the conservation area and in particular views into and out of it.

2.6 A review of the District Plan has been made and the following other policies are deemed relevant to this planning application:-

- Policy DP22: Rights of Way and other Recreational Routes
- Policy DP25: Community Facilities and Local Services
- Policy DP26: Character and Design
- Policy DP29: Noise, Air and Light Pollution
- Policy DP34: Listed Buildings and other Heritage Assets

- Policy DP35: Conservation Areas.
- Policy DP37: Trees, Woodland and Hedgerows

2.7 The provisions of Policy DP22 seek to protect existing public rights of way.

2.8 The provisions of Policy DP25 supports the improvement of community facilities and local services that contribute to creating sustainable communities. The supporting text makes specific reference to “education facilities”.

2.8 The provisions of Policy DP26 requires all development to be designed to reflect the distinctive character of a town. This includes optimising the potential of the site to accommodate development and giving consideration to the amenities of existing nearby residents by taking account of the impact on such matters as privacy, outlook and noise.

2.9 The provisions of Policy DP29 identify residential as being noise sensitive development. It refers to a proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

2.10 The provisions of Policy DP34 seek to protect buildings which are not listed but are of architectural or historic merit. The conservation of such buildings relates to their significance.

2.11 The provisions of Policy DP35 seek to conserve or enhance the special character, appearance and the range of activities which contribute to the conservation area. This includes protecting open spaces, gardens, landscaping and boundary features that contribute to the special character of the conservation area, while new boundary features are designed to reflect that character. Development is required to protect particular views into and out of the conservation area.

2.12 The provisions of Policy DP37 seek to protect existing trees and hedgerows. It supports the provision of new trees and hedgerows.

Burgess Hill Neighbourhood Plan

2.13 The Burgess Hill Neighbourhood Plan was made on the 28th January 2016.

2.14 The Local Plan policies map (Map 7) indicates that the Application Site is located partly within the Protecting Areas of Townscape Value (PATV) (Policy H3) designation. The policy requires special attention to be paid to preserving and enhancing the existing character of the Leylands Road PATV (from Marle Place to St John's Avenue). This relates to its spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.

2.15 The provisions of Policy S3 supports the enhancement and improvement to existing community facilities. The supporting text to the policy specifically identifies school premises.

2.16 The provisions of Policy H1 seeks to protect and enhance heritage assets and Conservation Areas. The Application Site is identified as a Building of Merit (No 11 – Marle Place, Leylands Road).

OTHER MATERIAL CONSIDERATIONS

Planning History

2.17 A review has been made of the planning history records of the Application Site as found on the District Council’s website. The following planning applications are noted:-

BH/020/77

Erection of fire escape stair and change of use from staff flat to teacher’s centre

Granted 21.07.1977

00/00339/FUL

To provide new vehicular access to site and fenced path from Marle Place Park to Leylands Road

Granted 31.03.2000

04/00130/C3REG

Single storey extension to existing building to provide additional training rooms and offices.

Granted 18.05.2004

05/01992/FUL

To replace plain clay tile covered pitched roof with natural slate to match existing on other buildings within the site boundaries

Granted 01.11.2005

07/02602/C3REG

Timber huts to the rear (south side) of Marle Place Adult Educational Centre

Granted 20.10.2007

2.18 The planning history records refer to the Oakmeeds Community College/Adult Education Centre. At this time, the Application Site was owned by West Sussex County Council.

National Planning Policy Framework

2.19 The NPPF was published in September 2023. It states that it is a material consideration in planning decisions (Paragraph 2).

2.20 The NPPF supports the objectives of sustainable development. In terms of the social objective, for instance, it supports strong, vibrant and healthy communities that have accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being (Paragraph 8(a)).

2.21 The NPPF requires Local Planning Authorities to approach decisions on proposed development in a positive and creative way. It also requires that they work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area (Paragraph 38).

2.22 The NPPF promotes healthy, inclusive and safe places (Section 8). It stresses the need to have a sufficient choice of available school places to meet the needs of existing and new communities. The NPPF requires local planning authorities to take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. In this regard, it states that great weight should be given to the need to create, expand or alter schools through decisions on applications (Paragraph 95).

2.23 The NPPF requires planning decisions to promote public safety and to take into account wider security and defence requirements. It indicates that this can be done by anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate, such as at an education establishment. The NPPF refers to appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security (Paragraph 97).

2.24 The NPPF supports good design (Paragraph 130). It states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;

and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

(National) Planning Practice Guidance

2.25 The NPPG (Determining Planning Applications) considers the needs of children and whether or not their best interests should be taken into account when determining a planning application (Paragraph: 028 Reference ID: 21b-028-20150901). In this regard, the NPPG states the following:-

“Local authorities need to consider whether children’s best interests are relevant to any planning issue under consideration. In doing so, they will want to ensure their approach is proportionate. They need to consider the case before them, and need to be mindful that the best interests of a particular child will not always outweigh other considerations including those that impact negatively on the environment or the wider community. This will include considering the scope to mitigate any potential harm through non-planning measures, for example through intervention or extra support for the family through social, health and education services.”

Mid Sussex Design Guide Supplementary Planning Document

2.26 The SPD was adopted in November 2020.

2.27 The SPD describes the character of Burgess Hill. It indicates that the Application Site is located within the suburban housing character type (Figure 2H).

2.28 The SPD provides specific advice of boundary treatments. It states that these should be reflective of the area and local traditions in terms of height, structure and materials. It accepts, however, that the choice of boundary treatment should be balanced with the need for natural surveillance (Paragraph 6.5.7).

Mid Sussex District Plan 2021-2039 Consultation Draft

2.29 The District Council is now in the process of reviewing and updating the adopted District Plan. The new District Plan 2021 - 2039 will replace the current adopted District Plan.

2.30 The draft District Plan 2021-2039 was published for public consultation on 7th November 2022 and the Regulation 18 Consultation period ended on the 19th December 2022. As such, no weight can currently be given to the plan due to the very early stage that it is at in the consultation process.

Secured by Design: New Schools

2.31 The Design Guide was published in 2014.

2.32 The Design Guide considers a development in terms of its layout and design (Section 1). This includes the location of outdoor activities (Paragraph 7.1), site boundaries (Paragraphs 9.1 to 9.3) and security fencing (Paragraphs 10.1 to 10.4).

2.33 The Design Guide states that the provision for different activities and their relationship to the school should be considered carefully. It stipulates that formal recreation spaces, such as multi-use games areas, may encourage trespass outside of normal school hours and may require fencing (Paragraph 7.1).

2.34 The Design Guide states that a clearly defined boundary using a fence, wall or other effective barrier against intrusion is a prerequisite for a secure site and to define ownership. They are seen as helping staff manage the school site by limiting trespass and by channelling visitors to the site through appropriate entrances, including frustrating the intruder intent on breaking into the school out of hours and or limit the quantity or type of goods that can be stolen (Paragraph 9.1).

2.35 The Design Guide states that a secure boundary can also provide for the security and safety of very young children. It refers to keeping children in and the ‘uninvited’ out (Paragraph 9.2).

2.36 The Design Guide states that public footpaths immediately outside the boundary fencing can affect security. It stipulates that if the footpath already exists and cannot be re-routed, the use of defensive planting in addition to fencing should be considered but this should not block natural surveillance from the footpath (Paragraph 9.3).

2.37 The Design Guide states that security fencing is effective at delaying or deterring intrusion because of the need to climb over or penetrate the fence. It stresses that there are no structures close to or over the fence that will aid climbing, e.g., trees, lamp columns or buildings (Paragraph 10.1).

2.38 The Design Guide states that fencing should be effective but not create a ‘fortress’ impression. It refers to appropriate types as including welded mesh fencing, railings or expanded metal fencing, ideally colour coated to soften appearance. The Design Guide states that dark colours reduce the reflection of light and therefore make it easier for passersby to observe activity through the fencing (Paragraph 10.2).

2.39 The Design Guide considers physical security specifications (Section 2). This includes fencing.

2.40 The Design Guide states that the demarcation of public space and the school grounds is important but, in many circumstances, there is also a need for fencing that offers greater security in order to protect a particular risk (Paragraph 50.1). It considers that there are at least five reasons for providing a perimeter boundary fence and these are to:

- Mark a boundary to make obvious what is private property and what is public property;
- Provide safety for staff and students;
- Prevent casual intrusion by trespassers such as dog walkers;
- Prevent intrusion onto the site by criminals; and
- Reduce the wholesale removal of property from the site by thieves (Paragraph 50.2).

3. PLANNING MATTERS

INTRODUCTION

3.1 The planning issues associated with the proposed development are considered to be as follows:-

- Principle of Development;
- Heritage Assets;
- Neighbours Amenity; and
- Visual Amenity.

3.2 The aforementioned issues are duly addressed with reference to the policies in the Development Plan. This includes giving consideration to other material considerations too.

PRINCIPLE OF DEVELOPMENT

3.3 The Application Site is located within the built-up area boundary for Burgess Hill. It is acknowledged that as a Category 1 settlement it contains educational facilities. The provisions of Local Plan Policy DP6 are duly complied with in this regard.

3.4 The Application Site is deemed to be a community facility. The proposed development is ancillary to the private independent day special school and is needed to improve the its day-to-day operation for the benefit of the students attending and studying therein, as well as staff. The provisions of Local Plan Policy DP25 and Neighbourhood Plan Policy S3 are complied with in this regard.

3.5 The constraints and opportunities of the Application Site were duly considered by the Applicant to create a private independent day special school fit for purpose. This included optimising the fill potential of the site to accommodate the proposed development. The provisions of Local Plan Policy DP26 are complied with in this regard.

EFFECT ON HERITAGE ASSETS

3.6 The Local Plan confirms that the Application Site is located within the St John's Conservation Area (Policy 35). The Neighbourhood Plan confirms that the Application Site is a Building of Merit (Policy H1), being effectively a "locally listed building".

3.7 The planning application is supported by a Heritage Assessment. It considers the impact of the proposed development on both the heritage asset (Conservation Area) and non-designated heritage asset (Building of Merit) respectively. The provisions of Local Plan Policy DP35 and Neighbourhood Plan Policy H1 are duly complied with in this regard.

EFFECT ON NEIGHBOURS AMENITY

3.8 The Application Site is located within a predominantly residential area, being deemed to be a suburban housing character type. It was originally 2 separate and self-contained former residential properties, being identified on the 1939 25" map as "Marle Place". The Application Site was acquired by East Sussex County Council in 1949 for use as a home for children in care. It was subsequently transferred to West Sussex County Council in 1974 under the Local Government Act 1972.

3.9 The Application Site was used as a Further Education establishment from the 1960s. It was, until very recently, leased to a provider of Adult Education Services.

3.10 The Application Site has been an integral part of the suburban housing estate for over 70 years. In that time, West Sussex County Council (as the freeholder) undertook a number of alterations and additions to support the commercial use, providing classrooms and teaching facilities.

3.11 The submitted Proposed Site Plans (1766-202G) indicate that the recreation play area which utilises the existing grassed area.

3.12 The Application Site, as a non-residential educational institution, has been an integral part of the immediate area for 74 years where, in that time, it has been expanded for operational reasons. The Applicant considers that the amenities of existing nearby residents will not be harmed by the proposed development in terms of their privacy, outlook, daylight and sunlight, and noise, air and light pollution. The provisions of Local Plan Policy DP26 are complied with in this regard.

3.13 The recreation play area are not seen as being activities that generate significant levels of noise. They will be secured at all times where the students are only allowed to use them under the full supervision of teachers and teaching assistants. Both facilities would only be in use on school days i.e., Monday to Friday and during term time. There will be no third-party use of either facility. The provisions of Local Plan Policy DP29 are complied with in this regard.

EFFECT ON VISUAL AMENITY

3.14 The Application Site is surrounded on all sides by existing built and open development and, as such, views into it are limited. Views into the Application Site from Leylands Road (north boundary) are through the two existing narrow points of access despite the presence of the tall (2m) brick wall. Views into the Application Site from the existing public footpath (west boundary) is through and over the existing 1m high post and rail fence. Views from the gardens of the houses facing Highlands Drive (east boundary) are screened by existing private boundary treatments. Views of the Application Site from Marle Place Park (south boundary) is through the existing mature trees.

3.15 The appraisal for the Conservation Area refers to Marle Place and its grounds. It is seen as not only being an “important recreational resource” but also “an attractive area of open space within a relatively densely built-up area”. Although the Application Site contributes to the local amenity and special character of the area, access to it is restricted due to its association with the private independent day special school.

3.16 The Conservation Area appraisal acknowledges the trees in the grounds of the Application Site. These are subject to a Tree Preservation Order (BH/02/TPO/83).

3.18 The Application Site contains a number of mature trees. The submitted Proposed Site Plans (1766-202G) indicate that the existing trees will be unaffected by the proposed development. The provisions of Local Plan Policy DP37 are duly complied with in this regard.

4. DESIGN MATTERS

INTRODUCTION

4.1 The provisions of the NPPF and Local Plan Policy DP26 promote high quality design. This relates to addressing a number of specified criteria.

LAND USE

4.2 The Application Site is deemed to be a non-residential institution, being a private independent day special school. It is deemed to be a Class F1(a) use (Provision of Education).

4.3 The school operates during normal working hours. The students attend the school from 8.50am to 3.00pm. The staff are there slightly earlier and stay slightly later.

AMOUNT

4.4 The Application Site comprises of a number of existing buildings and these are as follows:-
Main building 790.43m²

Northern building 165.48m²

Boiler house and workshop 62.35m²

Total 1018.26m²

Note:

The floorspace of the existing buildings are taken from the sale particulars issued by Eightfold Property Agents

4.5 The size of the recreation play area and sensory garden are as follows:-

Rear grassed play areas 1250m²

Play area/trail/horticulture area 574.6m²

Sensory garden 78.0m²

4.6 The school occupancy is 65 students. Due to the special needs' nature of the school, the student to teacher ratio is low.

LAYOUT

4.7 The Application Site is rectangular in shape. The existing complex of buildings are located to the centre and rear of the Application Site with the remainder of the site being used as gardens (south of main building) and as a staff/visitor car park (between the access and main building).

4.8 The submitted Proposed Site Plans (1766-202G) indicate that the siting of the existing buildings will remain unchanged. The proposed recreation play area utilises an existing unkempt and under utilised grassed area.

SCALE

4.9 The existing complex of buildings are single and two storeys in height. They are very much "domestic" in scale thus confirming their previous history as two separate dwellings. The Applicant has not made any structural alterations to the existing complex of buildings. As such, their existing height will remain unchanged.

4.10 The submitted Proposed Site Plans (1766-202G) detail the locations of the play equipment pieces & below confirm the height of the various equipment types. These are given as follows:-

- *Monkey Bars height 1.85m*
- *Rope Walk height 2.7m*
- *Stepping Logs height 0.4m*
- *Nest Swing height 2.538m*
- *Tone Up Zone height 2.25m*
- *Outdoor Gym Equipment (ie. Double Slalom Skier, Health Walker, Sky Stepper and Arm & Pedal Bike)*
- *Trampoline (Set at ground level)*
- *Timber framed Summer House (provided as part of School Green Grant)*

4.11 The height of the proposed play equipment will not exceed the fencing heights and are domestic in scale.

APPEARANCE

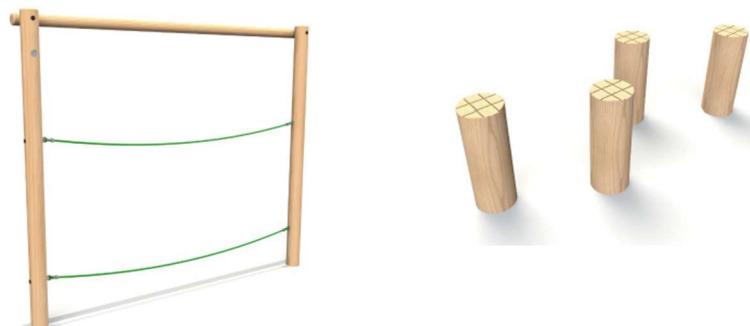
4.12 The Application Site constitutes a long-established educational facility, being converted from two former residential properties. Externally, the buildings are painted render with slate on the roof and uPVC windows and doors. The Applicant has not made any physical alterations to the existing complex of buildings. As such, their existing appearance will remain unchanged.

4.13 The submitted Proposed Site Plans (1766-202G) images below confirm the style/material of the various play equipment types;

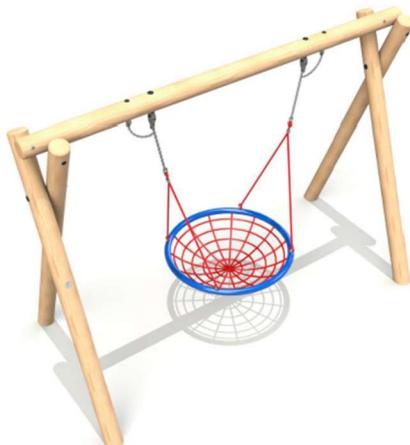
Monkey Bars



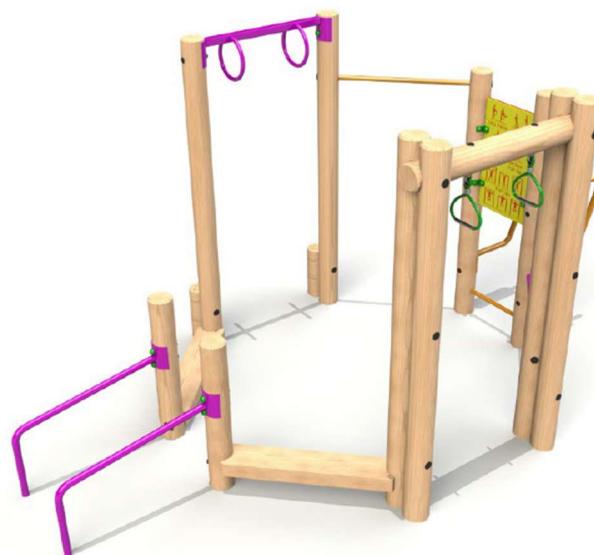
Rope Walk & Set of 4 Stepping Logs 150mm



Group Swing



Tone Up Zone



Arm and Pedal Bike

• Height 1450mm • Width 500mm • Length 830mm



Single Health Walker

• Height 2017mm • Width 615mm • Length 1177mm



Sky Stepper

• Height 1267mm • Width 615mm • Length 1765mm



Double Slalom Skier

• Height 1234mm • Width 900mm • Length 1150mm



LANDSCAPING

4.17 The Application Site includes both existing soft and hard landscaping. The submitted Existing Site Plan (1766-198) indicates that gardens are laid to grass and include mature trees, while the car park is covered in asphalt.

4.18 The submitted Proposed Site Plans (1766-202G) confirm that the new play equipment utilises the rear garden, having direct access to the main school building. The submitted Landscape Proposals (2A) covering the rear garden confirms the nature and extent of the soft landscaping surrounding the play area. A seating and meeting area utilises the remainder of the rear garden and are duly integrated into the landscape proposals too.

4.19 The submitted Proposed Site Plans (1766-202G) confirm that the recreation play area retains the existing grass surfacing with localised RoSPA safety surfacing around the equipment.

5. ACCESS MATTERS

INTRODUCTION

5.1 The NPPF and the provisions of Local Policy 21 are supportive of development that is sustainable by promoting alternative modes of travel to the private car. This also includes ensuring that a development is operationally acceptable too in having a suitable vehicular access and car parking.

5.2 The provisions of Local Plan Policy DP22 protects existing public footpaths.

VEHICULAR ACCESS

5.3 There are no changes to vehicle access as part of this application

PEDESTRIAN ACCESS

5.5 A survey of the immediate area confirms that Leyland Road includes pavements on both sides of the carriageway. As such, people are able to walk to the Application Site, including other parts of the town.

5.6 There are no changes to pedestrian access as part of this application

PUBLIC TRANSPORT

5.7 A survey of the immediate area confirms that Leyland Road is a designated bus route (Compass Travel Bus Service 35A and 35C). There are bus stops (Sidney West Centre) a short walk from the Application Site.

CYCLING

5.8 The Applicant is very conscious of the safety and security of the students and so no encouragement is given to them getting to the private independent day school by bicycle. In fact, all pupils will arrive and depart via a combination of minibus (65%) and taxi (35%)

5.9 It is the policy of the Applicants to recruit teaching and associated staff locally. It is their experience that some staff do cycle to work while others walk, travel by public transport and come by car (including sharing).

5.10 The complex of existing buildings is such that there is ample space to securely store a bicycle. As such, the Applicant considers that there is no need to provide a designated cycle store for staff.

CAR PARKING

5.11 The submitted Existing Site Plan (1766-198) indicates that the Application Site is served by a designated car park (88 spaces, including disabled) for both staff and visitors. The submitted Proposed Site Plans (1766-202G) confirms that the existing car parking arrangements will be unaffected by the proposed development.

6. CONCLUSIONS

6.1 The Applicant is seeking full planning permission to provide specific operational facilities and make specific operational improvements associated with the private independent day special school they own and operate at Marle Place, 171 Leylands Road, Burgess Hill RH15 8HZ. It is known as Hambrook School.

6.2 The Application Site comprises of a complex of 3 existing buildings, used for teaching and other purposes. It has a garden and a staff/visitor car park.

6.3 The Application Site was opened in August 2023, being acquired by the Applicants as part of their policy to provide specialist education to both male and female students of a specified age (5-18 years old) from the local area. They have autism and other complex learning needs and so are considered to be

very vulnerable to the outside world. The need to protect them means that the students are transported to the school either by mini bus or taxi for their place of residence.

6.4 The use of the Application Site for education purposes is very well established, being an integral part of a traditional residential suburb. It is accessible on foot and is located on a bus route.

6.5 The principal purposes of the specified operational works are new facilities intended to the rear garden area to help with the physical and mental well-being of the students.

6.6 The location of the aforementioned operational facilities seeks to optimise the potential of the site. They have a direct connection to the complex of buildings.

6.8 The Applicant cordially invites the District Council to support their proposed development. They accept that this could be subject to suitably worded planning conditions in accordance with the advice in the NPPF.