



URBANA

TOWN PLANNING

Planning Statement

Bradford College – Future Technologies Centre



Prepared by: CD
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ERECTION OF NEW FURTHER EDUCATION BUILDING ACCOMMODATING WORKSHOPS, TEACHING SPACE AND SOCIAL AND STAFF AREAS

Junction Mills, 129-133 Thornton Road, Bradford

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Urbana Town Planning Limited, on behalf of Bradford College, in support of a Full planning application for the development proposal described above: the erection of a new, four storey, further education building accommodating workshops, teaching space and social and staff areas.
- 1.2 The development proposals have been subject to engagement with Bradford Metropolitan District Council (BMDC) through pre-application processes which have guided the proposed design and shaped the scheme.
- 1.3 The site forms part of the College's wider landholding and campus, situated principally just to the west of the city centre.
- 1.4 This statement demonstrates justification for the proposals through their accordance with relevant local and national planning policy, with consideration given to the pertinent aspects of sustainable development in the context of the site and its surroundings.

2.0 Site and Location Overview and Planning History

- 2.1 As indicated by the red line in the image below, the application site is situated adjacent to the arterial highway of Thornton Rd. It sits at the northern edge of the College campus which is principally formed between Thornton Rd and Great Horton Rd in this location at the edge of the City Centre. Collectively the campus, and in part together with the nearby University of Bradford campus, acts as a key element of the gateway into the city centre from this side of the city. As a result of this there is a relatively high level of activity along Thornton Rd to the front of the site, which therefore forms a central element of the site context.



- 2.2 The entirety of the site is located in Flood Zone 2, meaning an increased risk of flooding, which is addressed within the application.



- 2.3 On the north side of Thornton Rd opposite the site is the Goitside Conservation Area, which extends a significant distance in its coverage to the north and north-west, and within which is a historic pattern of streets that creates a distinct zone of many stone buildings that were historically developed along the line of a goit, as its name implies. While the conservation area and its surroundings around the application site has undergone extensive redevelopment over time, it still retains numerous historic buildings of varying degrees of visual quality and historic interest. This historic context is important in the subsequent assessment of the proposals.
- 2.4 Accordingly, within this context many of the buildings immediately surrounding the application site are of traditional stone build, though they are now in a range of different and primarily post-industrial uses, including retail and office, leisure and of course in educational use. There are also notable exceptions with more modern design approaches taken including the nearby car showroom, the rear extension to the adjacent 125 Thornton Road, and, adjacent on the other side of the application site, the contemporary student accommodation which extends up to seven storeys in height.
- 2.5 More broadly, as established the site is situated on the edge of the city centre, with this being just a few hundred metres to the east/south-east. Within the context of the site forming part of the wider College campus this means that it is highly appropriate for the proposed use in the sense of its accessibility and sustainable connectivity.



- 2.6 In terms of local planning policy, the site is not allocated for development in the Bradford City Centre Area Action Plan or proposed as an emerging allocation in the Draft Bradford District Local Plan, though the rear of the site (given the relationship with the Bradford Beck) is identified as part of the City Centre Green Infrastructure corridor.

3.0 Proposals

- 3.1 The application concerns a Full planning application for the erection of a new four storey further education building accommodating workshops, teaching space and social and staff areas. The proposals seek to create a new building of outstanding design quality at this point of entrance into the city centre.
- 3.2 Crucially, the proposed building is intended to accommodate the College's 'Future Technologies Centre' (FTC) for which funding from the Department for Education's Further Education Capital Transformation Fund has been secured. The FTC will be the College's new home for its automotive and digital engineering department, accommodating cutting-edge industry-relevant facilities. It will respond to the emerging skills needs of the automotive and digital engineering industries such as electric/hybrid vehicles, advanced manufacturing and digital/3D design.
- 3.3 This will represent an extremely high-level offering in terms of quality of teaching space, quality of facilities, and quality of the skills that students will learn, representing a substantial social and economic benefit to the city. The new building forms part of the College's wider estate strategy, which focuses on a consolidation of the overall scale of the estate through providing new high quality buildings, which can operate at a much higher degree of efficiency, reducing energy use/carbon footprint, and improving the quality of the estate and of the learning environment and experience.
- 3.4 It is important to acknowledge that that **this planning application is to be accompanied by other submissions** to the LPA. Firstly, a demolition notice to allow for work to remove the existing building on the site to progress sooner than would otherwise be possible. This is essential for the College in order for their overall development programme to be fulfilled. Secondly, a planning application for the erection of a new electricity substation on the vacant Council-owned land adjacent to the proposal site will also be submitted.
- 3.5 The internal arrangements and proposed areas are summarised as follows:
- Erection of new *Future Technologies Centre* building (GIA 3,019m²) 4 storeys in height:



- c.1,950m² teaching and learning space.
- Ancillary space comprising staff, plant, changing and meeting rooms, and circulation, breakout and social spaces.
- External terrace at third floor.
- Rooftop access and rooftop plant area.

4.0 Statement of Community Involvement and Pre-Application

Consultation

- 4.1 As introduced, the College is poised to enhance its educational landscape with the construction of the 'Future Technologies Centre', which represents an ambitious addition to the College estate. This section responds to the LPA's guidance on engagement and consultation prior to the submission of planning applications, set out in the form of the Council's 2018 Revised Statement of Community Involvement. It describes the processes undertaken in partnership with various stakeholders during the pre-planning stages of this proposal.
- 4.2 The LPA's Revised SCI is a document covering a wide scope of planning processes, including those by the LPA, and including the preparation of new planning policy. With specific respect to this context, it sets out recommendations for preferred ways in which applicants/developers may engage with the general public, relevant stakeholders and development site neighbours. Such recommendations include of course requesting pre-application advice from officers, and also the circulation of letters to neighbours and local Parish or Town Councils, but it is also acknowledged that the appropriate extent of such engagement will vary subject to the nature of scale of a given proposal. These recommendations as they relate to the proposals are discussed further below, with discussion of the pre-application engagement with LPA officers is set out in the following named sub-section.
- 4.3 With the above being established, it is stressed that as the proposals have been brought forward as part of the College's wider estate strategy, they have by virtue of this wider process been subject to substantial consultation with a range of the most relevant and important stakeholders. The estate strategy is ever-evolving, with the latest update formulated in 2022, and seeks to constantly improve the condition of the College's estate and the quality of its teaching spaces for students. The process underpinning the strategy within which the proposals for the FTC are being brought forward therefore consistently responds to the needs of all users of the College's estate.
- 4.4 Specifically for the FTC proposals, as set out within the accompanying DAS, this includes a multifaceted programme of engagement with those within the College who will make use of the new building, as well as those who will teach within it and help to define the associated curriculum.



- 4.5 In terms of wider engagement, it is not the case in this circumstance that extensive engagement with members of the public or all site neighbours has been considered necessary, though it is highlighted that very close engagement is ongoing with various officers at the Council, which owns the site immediately to the south-east.
- 4.6 In this instance it is considered that a more limited process of community involvement is appropriate, primarily due to the extent of engagement that is inherent internally within the College community by virtue of the proposals coming about as part of the wider estate strategy. In addition, the nature of the surroundings of the site (other than the aforementioned Council-owned land) are such that the proposal is very unlikely to warrant remark or concern; those neighbouring uses being primary commercial in nature as well as other College buildings and student accommodation. Furthermore, the proposals themselves are not considered likely to meaningfully change the relationship(s) with or cause any greater impact on these neighbours than the existing scale of the building on the site, or its existing -albeit long since mothballed- use. Consequently, it is the case that an appropriate level of engagement has been undertaken prior to the submission of this application.

LPA Officer Pre-Application

- 4.7 A formal pre-application enquiry was submitted to BMDC for which feedback was received in October 2021, this feedback established a number of important principles relating to the proposals. Chiefly, it was made clear that the key principle of the proposals to demolish the existing building and replace it with a new building may be acceptable subject to certain conditions to ensure that the necessary justification could be seen. These included ensuring that the new building is of sufficient design quality, sustainability and environmental standards, and that any application is accompanied by a clear rationale explaining the reason why the existing building cannot be retained.
- 4.8 Further to this, the feedback included a number of helpful technical comments relating to ecology, flood risk, air quality and transport/highways considerations.
- 4.9 Since that time design work has progressed in a number of ways, primarily relating to the ongoing process of securing the aforementioned DfE funding.
- 4.10 Accordingly, and owing to the length of time elapsed, a further pre-application enquiry was submitted earlier this year (2023) with formal written feedback (LPA reference 23/02278/PMJ) being received in August 2023. This feedback helpfully confirmed that the design development undertaken in the meantime appeared to have been a beneficial exercise with the broad height, massing and appearance of the new building proposals appearing to be acceptable.



- 4.11 It further reiterated the key 'in principle' points that were previously set out, and following this a Microsoft Teams remote videocall between the planning officer, Urbana, RLB (project manager) and Bond Bryan (architects) established some further more detailed matters of agreement. These related to sustainability, biodiversity, and air quality, amongst other topics.
- 4.12 The overall outcome of this, which is considered to have been an extensive and very productive pre-application enquiry process, is such that the College is confident that the proposed scheme has been developed along appropriate lines and that, as this application has been informed in detail by the engagement, it is likely to be able to work positively with the LPA and successfully gain planning permission.



5.0 Planning Assessment

5.1 In determining the application, the most relevant planning policy documents include the following:

- National Planning Policy Framework (NPPF)(revised July 2021);
- Bradford Adopted Core Strategy DPD (adopted July 2017)
- Bradford Replacement Unitary Development Plan (only policies saved following 2017 adoption of the Core Strategy)
- Bradford City Centre Area Action Plan
- Bradford Goitside Conservation Area Appraisal
- Emerging Draft Bradford District Local Plan

Due to its stage of preparation, relatively little weight can be afforded to the Emerging Draft Plan, although the 'direction of travel' and some of the documents produced in support of the emerging Plan can be of relevance in certain contexts.

Sustainable Development and Principle of Development in Historic Settings

5.2 The NPPF states that at the heart of the document is a presumption in favour of sustainable development that represents a fundamental consideration in the process of both plan-making and decision-taking. Sustainable development is defined by 3 core dimensions: economic, social and environmental. It is established that: *"For decision taking this means: approving development proposals that accord with the development plan without delay."* (Paragraph 11c)

5.3 In the case of this planning application, the proposals represent redevelopment that will make a contribution towards achieving greater economic sustainability in the city. This will be contributed principally through the scale of the investment represented (circa £13m) which will manifest itself through jobs created during and after construction, as well as the cumulative impact of increased activity and vibrancy in the area surrounding the site resulting from the proposals. There is also less tangible but equally valuable economic benefit arising from the educational and social capital created by the proposals, and the contributions of additional footfall and activity that will arise from the improved environment following the proposed development. It is further considered that the significance of achieving all this will be amplified by



the fact of the site's location adjacent to the City Centre, which as a result of the proposals will feed back more effectively into the businesses, services and amenities in the immediate surroundings.

- 5.4 With regard to the social sustainability of the proposals it is evident that they will have very significant associated benefits. Primarily, these benefits will result from the fact that they represent a major step in the College achieving continued educational excellence. In addition, there is also significant social benefit from the associated job creation, the much longer-term educational impact deriving from the proposals, as well as the improvements to the built environment.
- 5.5 Environmentally, the extremely sustainable location of the site in terms of its accessibility affords the proposals with significant sustainability credentials, especially given the intensification of use that the site is intended to undergo. Furthermore, the fact that the proposals represent a reuse of brownfield land at a much higher level of efficiency must be given significant positive weight. In addition to this -and on a technical level- as part of the College's commitment to delivering the highest standard of development that their funding will support, the proposals are intended to perform at a high level with respect to energy efficiency, quality of construction and selection of materials.
- 5.6 In addition to this, in spite of ongoing economic challenges, it remains the case that construction is at the forefront of economic recovery from the long-term market shock from the COVID-19 pandemic and development and regeneration schemes in the city, including these proposals, will lead the way in this process. Furthermore, in periods of social uncertainty, confidence shown through the creation of new and enhanced public institutions such as that proposed by this scheme will be invaluable in supporting the social and civic life of Bradford.
- 5.7 As a result, it is asserted that the proposals represent a scheme that fulfils underlying sustainable development requirements in terms of its economic, social and environmental sustainability. Moreover, it is evident that the proposals represent sustainable development and, in accordance with the compliance with other policies as indicated below, should be approved without delay.

Principle of Proposed Use

- 5.8 With respect to the principle of the proposed development for new Bradford College further education facilities the planning policy matter of most immediate relevance is the land use designation. In this case, however, it is not considered that there is any directly relevant designation or allocation to given considerable weight to. As established, the site is not allocated



for development in the Bradford City Centre Area Action Plan or proposed as an emerging allocation in the Draft Local Plan. As such, it is asserted that primarily consideration must be given to the nature of the site itself and its surroundings and the nature of the proposals within this context. This was the view taken and agreed within the pre-application process and it was concluded that given the wider context of the site sitting with the College's estate and related educational and student residential uses in the area, the principle of the proposed use is acceptable.

- 5.9 In terms of more general local planning policy relating to the proposed uses, the Core Strategy DPD makes clear in its *Strategic Objectives* that the Council recognises the role that the city's educational institutions play in the economic, cultural and social life of Bradford. It sets out a Strategic Objective to support the District's colleges 'in investing in buildings and spaces to ensure a well-educated and skilled workforce'. It further establishes this in policy EC1 'Creating a successful and competitive Bradford District economy within the Leeds City Region' by reiterating the support to be given specifically to Bradford College.
- 5.10 The outcome of this is that very substantial positive weight should be afforded to this aspect of the proposals, and as a consequence of this the principle of the proposed development should be accepted by the Council.

Design and Heritage Impacts

- 5.11 Beyond the above and with respect to the principle of the demolition of the existing mill building to 'make way' for the proposed replacement building, as set out this full application is being submitted alongside a demolition notice for the existing building, under which this element of the proposals will be taken forward. Nevertheless, to allow for a comprehensive assessment of the proposals in their entirety to be undertaken by the LPA, it is still considered helpful to establish the policy context and planning justification for the demolition.
- 5.12 Accordingly, it is important to understand this context due to the aforementioned fact that the site is located close to the Goitside Conservation Area and also more generally has visual relationships with a number of non-designated heritage assets in the form of the variety of traditional stone-built buildings ubiquitous to the setting in central Bradford. The proposals will alter the settings of some of these and therefore the heritage impacts of the proposals must be assessed accordingly. Sections 12 and 16 of the NPPF set out criteria concerning the achievement of well-designed places while enhancing the historic environment. Specifically, developments should aim to be visually attractive in terms of their architecture and layout as well as being sympathetic to the local



character and history of their surroundings. Any proposals should optimise the potential of the site in question, creating welcoming and distinctive places in which to live and work (and learn).

- 5.13 This is reflected in local policy in the form of various policies, which are set out most clearly in Core Strategy DPD Policy EN3 'Historic Environment'. This sets out the Council's approach to planning and development decisions that will impact the historic environment, and makes clear that the LPA will 'work with partners to proactively preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District's designated and undesignated heritage assets and their settings'. Much of the specific text and mechanisms within this policy relate to the most important heritage assets in the District, such as Saltaire World Heritage Site, and development that directly relates to designated heritage assets specifically. However, in terms of contexts such as this one, policy does align with the Framework in that at EN3 F. and G., it reinforces the requirement for proposals to protect the heritage significance of non-designated assets such as the existing building on site, and designated assets such as the nearby Conservation Area.
- 5.14 This being the case, it is acknowledged that the removal of the existing mill building will cause some degree of loss or harm to these assets. The Framework does allow for this to occur and describes at paragraph 202 that:
- '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.'*
- 5.15 As a result of this -again notwithstanding that fact that the existing building is to be subject to a demolition notice- the application is accompanied by a Heritage Statement that makes clear that, while the loss of the existing former mill building will cause a certain degree of 'less than substantial' harm, the asset is of 'low significance', and the proposals have been found to preserve the setting of the Conservation Area and other associated heritage assets.
- 5.16 Therefore, it is asserted that the wide-ranging benefits of the proposals in their own right, and the fact that they will secure educational benefits in support of the strategic and spatial objectives of the Local Authority, are such that the public benefits of the proposal outweigh this limited harm. It is therefore the case that this aspect of the proposals should be viewed as acceptable in planning terms.
- 5.17 Further in this respect, and reverting to the topic of why demolition of the existing building is necessary, this is something that is unavoidable for a number of interacting reasons, explained sequentially below:



- a. The fact that the existing building is in poor condition.
 - b. The fact that it has been found that the existing building is likely to contain large amounts of asbestos throughout its fabric.
 - c. The fact that, due to the above points a and b, the cost of bringing the existing building back into use for the College would be prohibitive to actually achieving this.
 - d. The fact that, even if it were financially viable to do so, the space that it would be possible to create through utilisation of the existing building would not be suitable for the College's needs or the particular requirements of the new teaching accommodation to be created.
- 5.18 In addition to the above it must also be stressed that the existing building has been owned by the College for a number of years, during which time attempts to market and sell the building have been made. These attempts have been unsuccessful and therefore the College has been left with little choice but to undertake the proposals in order to put the site into a new and very much more productive and beneficial use. However, feasibility and testing exercises have resulted in the above conclusions and therefore the necessity to replace the former mill building with a something new.
- 5.19 With this being established in conjunction with the above discussion on heritage impact, it is asserted that the acceptability of the principle of the proposed replacement is established. However, it is also necessary to demonstrate that the quality of the proposed replacement building is acceptable in its own right, as is explained below.
- 5.20 The proposed design seeks to achieve an active frontage onto Thornton Rd with glazed ground floor fenestration to promote transparency and permeability, offering the public and passersby an insight into the nature of the teaching and learning inside, and also creating a sense of vibrancy and life. The columns and double-height space offer a civic feel to the building and create an enhanced sense of place and arrival in this central location, particular when approaching the city centre from 'out of town' from the north-west. This is in accordance with Core Strategy DPD Policy DS3 'Urban Character', which states that development proposals should create a strong sense of place and be appropriate to their context in terms of layout, scale, density, details and materials.
- 5.21 In this respect it has already been a matter of agreement within pre-application discussion that the proposals create a logical pattern of fenestration and a regular, ordered façade that responds appropriately to the local context. The Design and Access Statement accompanying this submission expresses and explains these design details in greater depth, in particular the way in which they are achieved within the context of also delivering the College's requirements for teaching and learning spaces.



- 5.22 As established, the wider context around the application site primarily features the use of traditional stone as a building material, which the proposals do seek to deviate from. Again, however, this has been a point of discussion during pre-application engagement and it has been found that the proposed brick, which will be of sympathetic colouring and finish, can also be deemed to be appropriate in this context subject to being delivered as a feature in an overall high quality scheme. The discussion above and the accompanying DAS are considered to demonstrate that this is the case and therefore the choice of brick, which in fact matches a number of more contemporary buildings nearby, is believed to be acceptable.
- 5.23 Overall on this matter, the scheme results in a number of design and heritage benefits in spite of the necessity for the replacement of the existing mill building. It secures the sustainable long-term use of the site and thereby positively safeguards a positive future role in terms of its visual relationship with nearby heritage assets. The academic use of the site in combination with the design of the front elevation and its interaction with the streetscene will also enable the public to actively interpret, appreciate and engage with the architectural interest of the site and its use, thereby representing a significant design benefit.
- 5.24 Furthermore, it has been shown that the principle of replacing the existing building is acceptable on balance, and therefore the scheme should be viewed favourably by officers in this respect.

Highways and Access

- 5.25 As part of the pre-application process, the planning officer confirmed that the development is considered to be unlikely to have a significant impact on the surrounding highway network, though it was agreed that the application be accompanied by a Transport Statement and Travel Plan.
- 5.26 Fundamentally, the nature of the site and its location are such that no car parking is proposed. The majority of users of the building will access it either by sustainable/active modes of travel or make use of existing car parking elsewhere on the College campus, and therefore any impact on highways or access is considered to be negligible. The analysis of this in the accompanying Transport Statement finds that the vehicle movements that may be generated by the proposals would not have a material impact on the operation of the highway network.
- 5.27 Active travel is encouraged by the College, and while the needs of the new building are such that it isn't possible to provide new cycle parking/storage on site, there are ample existing facilities (380 cycle parking spaces) available very nearby elsewhere on the College campus, primarily focused around the David Hockney Building.



- 5.28 It should be noted that the proposals do warrant the loss of a small number of on-street parking spaces to the front of the site on Thornton Rd to enable access for vehicle delivery to the ground floor workshop space. However, it is a matter of common ground with the LPA established within pre-application discussion that these short-stay spaces are in low demand and that their loss is therefore acceptable as an impact of achieving the benefits of the proposals. It is furthermore understood that should the application be approved, then the planning permission will be subject to conditions requiring, amongst other things, a servicing plan/methodology statement which can secure this element of detail to the LPA and Highway Authority's satisfaction.

Other Technical Considerations

Ecology and Biodiversity

- 5.29 The proposals comply with Policy EN2 (Biodiversity and Geodiversity), which seeks to ensure that any development proposal that may impact on relevant habitats or species is assessed accordingly, and requires proposals to contribute positively towards the overall enhancement of the District's biodiversity resource. While the nature of the proposals on the application site is such that there is very little space for either existing or new proposed green space or substantial biodiversity enhancements, the application is accompanied by support documentation setting out that the proposals are acceptable and demonstrating ways in which biodiversity enhancement can be achieved.
- 5.30 These include a biodiversity assessment which establishes the baseline conditions of the site, and makes recommendations for enhancement to the adjacent College-owned Garden Mills site. Following such recommendations can achieve a net gain of 84.29% biodiversity area units.

Flood Risk and Drainage

- 5.31 National planning policy requires that sites with a lower probability of flooding are preferred to those with a higher risk and accordingly requires the provision of Flood Risk Assessments on sites that may be exposed to higher risk of flooding (i.e. sites that are not located in Flood Zone 1) or that are greater than one hectare in size.
- 5.32 Local and national policy also requires development proposals to incorporate sustainable drainage systems in order to improve resilience to flood risk and flooding, and to improve the way that the built environment handles surface water runoff in a safer and more sustainable manner. In accordance with this, the application is accompanied by a combined Flood Risk Assessment and Drainage Strategy.



- 5.33 The Flood Risk Assessment determines that the proposals in their Flood Zone 2 context adjacent to the Bradford Beck, being a 'more vulnerable' use for flood risk purposes, are not considered to be at undue risk of flooding when built in accordance with the proposed mitigation strategy in the form of FFLs set at 102.75m AOD.
- 5.34 This fulfils the planning requirements of Core Strategy Policy EN7 *Flood Risk*, which requires development proposals to allow for the careful consideration of flood risk and to implement sustainable drainage systems in a manner that is integral to site design and to better achieve improved management of surface water.

Air Quality

- 5.35 Addressing air quality issues is an important part of the planning system insofar as planning policy can help to guide development to improve air quality and reduce harm to the health of the general public deriving from poor air quality. The level of depth of assessment -and incumbency upon an applicant to address this issue- is commensurate with the scale of a given proposal and the extent to which said proposal may negatively impact, or be impacted by, poor air quality.
- 5.36 This is reflected in local policy chiefly in Core Strategy Policy EN8 *Environmental Protection*, which sets out that the Council will take a proactive approach to maintaining and improving air quality within the District. This is reflected in practice by requiring development proposals to incorporate measures to mitigate or offset their emissions and associated impacts.
- 5.37 In this case, this application is accompanied by an Air Quality Assessment that identifies that during the 'operational' phase of the proposals -i.e. the use of the new building for its intended purpose- there will be no exceedance of nitrogen dioxide or other particulate matter objectives at relevant receptors, nor will there be any additional traffic on the local road network might otherwise contribute negatively to this. Accordingly, it is considered that from this perspective the proposals are also acceptable.



6.0 Conclusions

- 6.1 The application seeks Full Planning Permission for erection of a new further education building accommodating workshops, teaching space and social and staff areas.
- 6.2 The proposed development will offer key social, environmental and economic benefits to the public and, of course, to Bradford and the College itself and its students. In particular, as established the proposals form a key part of the College's ongoing estate strategy, representing an extremely high-level offering in terms of quality of teaching space, quality of facilities, and quality of the skills that students will learn.
- 6.3 Through this statement it has been shown that the proposals are acceptable in planning policy terms, principally in that they will not negatively impact upon the historic significance of nearby heritage assets. Where there is impact this is either beneficial, or otherwise deemed acceptable in accordance with the policy test of balance set out by the National Planning Policy Framework.
- 6.4 It is also been demonstrated that the design approach aligns with relevant national and local planning policy, as well as overarching sustainable development objectives and other relevant goals set out within associated policy. It is also considered that the principle of the proposed uses is well-established within local planning policy.
- 6.5 Furthermore, the relevant technical planning considerations relating to the proposals have been addressed through the submission of relevant detail, which will allow the LPA's respective consultees to be satisfied that these matters do not present any reason to withhold planning permission. This factor of moving expediently towards obtaining planning permission is particularly important in order to secure the fundamental public and educational benefits of the new building for the College.
- 6.6 As a result of this, it is considered that it has been proven that the proposals comply with all relevant national and local policy and are therefore acceptable. It is therefore trusted that the LPA agrees and seeks to grant the necessary permission without delay.

