



# **PLANNING, DESIGN AND ACCESS STATEMENT**

**Benton House, Newcastle upon Tyne**

Acorn Care and Education  
January 2024

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# **PLANNING, DESIGN AND ACCESS STATEMENT**

## **Benton House, Newcastle upon Tyne**

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## 1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Alder King Planning Consultants on behalf of Acorn Care and Education (which is part of Outcomes First Group) ('the Applicant') in connection with applications seeking planning and listed building consent relating to the proposed change of use of Benton House, Newcastle upon Tyne from a conservative club to education use (Class F1).
- 1.2 Planning permission is being sought for the change of use, external works to the building, and works to the curtilage, including provision of a multi-use games area and new fencing and gates.
- 1.3 Listed building consent is being sought for the internal and external alterations to the building only.
- 1.4 This Planning, Design and Access Statement describes the application proposal, relevant planning history and planning policy and assesses the proposals having regard to the policies in the development plan.
- 1.5 The applications comprise the following documents and drawings, in addition to this statement:
  - Covering letter
  - Completed application forms and certificates
  - Completed Community Infrastructure Levy: Form 1 – Additional Information
  - Application drawings
  - Transport Statement
  - Travel Plan
  - Arboricultural Impact Assessment
  - Heritage Statement

## 2.0 Application Site, Surroundings and Planning History

- 2.1 The application site comprises Benton House, Newcastle upon Tyne. The site is located within Benton which is approximately 6km north east of Newcastle upon Tyne. It is located within the administrative area of North Tyneside Council.
- 2.2 The property itself is a large 2-3 storey building set within a large plot. The site extends to 0.5ha and the building provides approximately 1,056 sqm of floorspace (excluding the existing tattoo parlour which does not form part of the application site).
- 2.3 The frontage of the building is on Front Street to the north where there is pedestrian access. There is vehicular access to the property from Hoylake Avenue. The property has a private drive for access with car parking at the rear of the building.
- 2.4 The site is bound to the south, west and east by mature trees and existing palisade fencing. The majority of these trees at the rear of the property grounds are protected by a Tree Preservation Order. The north of the site is Front Street. Beyond the site, the surroundings are mixed, including residential uses south east of the site. Newcastle Reformed Evangelical Church is south west of the site. "The Exchange", a building to the east, of the site is in mixed use as a gym and residential use. There is a tattoo shop located within Benton House, on Front Street. As noted above, this is not within the application site.
- 2.5 Benton House is a Grade II Listed Building (listed in 1950). At the rear of the property is an associated 'Ha-Ha' which is also separately Grade II Listed (listed in 1986). The site sits within the Longbenton Conservation Area, which was designated in November 1985
- 2.6 The site is within Flood Zone 1 and, therefore, at low risk of flooding.

### Planning History

- 2.7 A review of the Council's online planning application database has resulted in the following planning history relevant to the application site and its surroundings:
  - Bar extension to existing club (reference: 75/01103/LBC) was approved in September 1975.
  - The retention of windows already fitted subject to minor alterations to their appearance (removal of horns to the upper sashes). (Retrospective) (reference: 09/00997/FUL and 09/00998/LBC) were approved in July 2009.
  - Changing roof covering (reference: 21/01334/FUL and 21/01335/LBC) were approved in September 2021.
- 2.8 There have also been planning applications submitted in relation to works to the trees on the site due to their Tree Preservation Orders.

## 3.0 Application Proposals

- 3.1 The applications seek planning permission and listed building consent relating to the change of use of the application site from a Conservative Club to education use (Class F1) with associated alterations to the building and its curtilage.
- 3.2 Planning permission is being sought for the change of use, external works to the building, and works to the curtilage, including provision of a multi-use games area and new fencing and gates. Listed building consent is being sought for the internal and external alterations to the building only.
- 3.3 In summary, the proposals consist of:
- A change of use of the site to education use.
  - Amendments to the car parking layout, including retention of existing parking spaces to provide 40 parking spaces and turning area.
  - Provision of six covered Sheffield stands for up to twelve cycles.
  - Provision of new fencing and gates to the site's entrance.
  - The provision of a fenced MUGA (approx. 18m x 9m) to the south of the building.
  - Reinstatement of original entrance door fronting Front Street, new entrance door to replace existing and removal of door and replacement with window.
  - Internal alterations to the building.
- 3.4 Vehicular access to the site will be via an existing private drive which meets Hoylake Avenue at a priority junction. The driveway operates as a shared space and varies in width allowing only single vehicle widths in places, although this arrangement is historic. It is not proposed to alter the access, but it is proposed to mark out a give way arrangement for exiting vehicles, allowing priority for vehicles entering the site. This will formalise the existing arrangement to provide for safer traffic movement. The driveway will continue to provide a shared surface arrangement. The existing site access visibility splays, where it meets Hoylake Avenue, are satisfactory and will remain unaffected by the proposals.
- 3.5 The proposed school would be registered with Ofsted for up to 60 students and would have about 30 full-time staff.
- 3.6 Acorn Care and Education provides education to young people with behavioural, emotional, social or learning needs, or a combination of them. All pupils will have an Education Health Care Plan (EHCP) with a diagnosis of Social Emotional and Mental Health (SEMH) Need.

- 3.7 The age range of the pupils will be between the ages of 11 to 18 years. The pupils would be based at the school throughout the typical school week (i.e., Monday to Friday between 8:45am and 15:30pm, 36 weeks per year, term time only). Principally, pupils will arrive on site either via private vehicles or mini-bus.
- 3.8 The intention is that the school will help meet both the existing and future needs for specialist education in the area. This would reduce the number of children needing to travel 'out of area' to find an appropriate education environment and reduce overcrowding in existing settings.
- 3.9 The proposals will, therefore, improve the learning outcomes of children in the area who require specialist education.

## 4.0 Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

4.2 The ‘Development Plan’ for the site consists of the North Tyneside Local Plan (adopted 2017).

4.3 Other material considerations include the National Planning Policy Framework (NPPF) and adopted Supplementary Planning Documents (SPD’s).

### North Tyneside Local Plan

4.4 The North Tyneside Local Plan was adopted in 2017. The following policies are relevant considerations for this planning application.

- Policy DM1.3 (Presumption in Favour of Sustainable Development) states that the council will work pro-actively with applicants to jointly find solutions that mean proposals can be approved wherever possible that improve the economic, social and environmental conditions in the area.
- Policy S1.4 (General Development Principles) states that proposals for development will be considered favourably where it can be demonstrated that they would accord with the policies of the Plan. Development proposals should contribute to the mitigation of likely effects of climate change; be acceptable in terms of their impact upon local amenity for new or existing residents and businesses adjoining premises and land uses; have regard to and address any identified impacts of the proposal upon the heritage assets, built and natural environment.
- Policy DM5.9 (Trees, Woodland and Hedgerows) states that the council will support strategies and proposals that protect and enhance the overall condition and extent of trees, woodland and hedgerows including protect and manage existing woodland, trees, hedgerows and landscape features.
- Policy DM6.1 (Design of Development) states that applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis the characteristics of the site, its wider context and the surrounding area.
- Policy S6.5 (Heritage Assets) states that the council will promote and enhance its heritage assets. This includes respecting the significance of assets; maximising opportunities to sustain and enhance the significance of heritage assets and their settings.
- Policy DM6.6 (Protection, Preservation and Enhancement of Heritage Assets) states that proposals that affect heritage assets or their settings, will be permitted where they sustain, conserve and enhance the significance, appearance, character and setting of heritage assets in an appropriate manner.



- Policy S7.3 (Transport) states that future transport provision should reflect existing demand and also take account of planned economic and housing growth to ensure an integrated approach to sustainable development and travel patterns.
- Policy 7.4 (New Development and Transport) states that the council will ensure that the transport requirement of new development, commensurate to the scale and type of development, are taken into account and seek to promote sustainable travel to minimise environmental impacts and support residents' health and well-being. It states that the number of cycle and car parking spaces provided in new developments will be in accordance with standards set out in the Transport and Highways SPD.
- Policy DM7.5 (Employment and Skills) states that the council will seek applicants of major development proposals to contribute towards the creation of local employment opportunities and support growth in skills through an increase in the overall proportion of local residents in education or training. Applicants are encouraged to agree measures with the Council to achieve this, which could include:
  - The development or expansion of education facilities to meet any identified shortfall in capacity arising as a result of the development.
- Policy DM7.9 (New Development and Waste) states that all developments are expected to provide sustainable waste management during construction and use; ensure a suitable location for the storage and collection of waste.

### **Material Considerations**

#### National Planning Policy Framework (NPPF)

- 4.5 The NPPF was updated in December 2023 and is a material consideration in planning decisions. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The relevant paragraphs within the NPPF are set out below.
- 4.6 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 8 confirms that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways, the objectives are economic, social and environmental. Sustainable development is a consistent theme running through both plan-making and decision-taking. The NPPF advises that development proposals should be approved without delay where they accord with an up-to-date development plan (Paragraph 11c).
- 4.7 Paragraph 47 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible.
- 4.8 Paragraph 99 of the NPPF confirms the importance of there being sufficient choice of school places to meet the needs of existing and new communities. Local planning authorities are encouraged to take a

proactive and positive approach to meeting this requirement and widening the choice in education. Further, great weight is to be given in the decision-making process to the need to create, expand or alter schools.

- 4.9 Paragraph 127 of the NPPF confirms that local planning authorities should take a positive approach to applications for alternative uses of land which is developed but not allocated for specific purposes to help meet identified needs.
- 4.10 Section 16 of the NPPF sets out the national policies in relation to conserving and enhancing the historic environment. Paragraph 201 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset).
- 4.11 Paragraph 208 states 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.

Transport and Highways SPD

- 4.12 The Transport and Highways SPD (2022) supports the implementation of Policies S7.3 and DM7.4 of the Local Plan. It also sets out the Council’s adopted parking standards. Table 4.1 provides adopted parking standards for Class F1 (education use).

Use	Car Parking Allocation	Disabled Parking	Electric Vehicle
<b>F1(a) Provision of Education – Primary Schools and Secondary Schools</b>	2 spaces per classroom, hall, gym, sports hall, multi-use games area and sports pitch for staff.  Parking for associated offices to be provided in accordance with parking standard for B1 Office Use.	Minimum 2 disabled spaces and 1 disabled space per 20 spaces thereafter.	In accordance with Building Regulations.

Source: Transport and Highways SPD (2022)

- 4.13 The SPD states that in areas with good accessibility, appropriate parking management and robust Travel Plan measures in place, a reduction in these allocations may be considered acceptable.

**Longbenton and Benton Conservation Areas Character Appraisal**

- 4.14 The Longbenton Conservation Area was designated in November 1985. The Character Appraisal SPD was adopted in 2007. It provides further guidance to development within its bounds.

4.15 The conservation area boundary has not changed since its designation. With regard to the application site, the SPD sets out the following:

- Benton House was built in 1740 as the seat and estate of the Bigge family.
- The extensive grounds of Benton House have been consumed by social housing, Community Hall and Greystone Evangelical Church on Hoylake Avenue.
- In the Village Core Sub-Area, the buildings are in stone, such as Benton House. The stone is natural, local, yellow sandstone, being either rubble or ashlar, laid in uneven courses.
- Doric columns are found on the porch; Lakeland slate roof.
- The gardens of Benton House are completely surrounded by mature trees. The gardens are made up of mainly a large lawn surrounded by flowers and shrubs, and at the northern end, a grade II listed 18th century ha-ha. This space is a wonderful remnant of 18th century grounds, of which there is historic map evidence that the layout has not seen significant change for at least a hundred years.

## 5.0 Planning Assessment

- 5.1 This section of the statement assesses the principles of the use of Benton House for education purposes (Class F1), having regard to the development plan and material considerations. It also provides an assessment of the other aspects of the proposed works which require planning permission.

### **Principle of Education Use**

- 5.2 The proposed use of the building is as a specialist school operated by the applicant, a longstanding provider of such high-quality education provision. It will be registered with Ofsted.
- 5.3 The school will provide a specialist education setting to meet the needs of up to 60 children. There will be approximately 30 full-time staff on site when the school is fully occupied. The children who will be educated at the school will have Special Educational Needs (SEN). These needs often mean that they have learning and communication difficulties. The school offers the opportunity for children to be educated and supported in small groups by specialist teachers in an appropriate setting, seeking to maximise the learning outcomes for children.
- 5.4 The intention is that the school will help meet both the existing and future needs for specialist education in the local area. This would reduce the number of children needing to travel 'out of area' to find an appropriate education environment and reduce overcrowding in existing settings.
- 5.5 The development plan, notably Policy DM7.5, is supportive of development that contributes towards the creation of local employment opportunities and supports growth in skills. The catchment area for the applicant's schools (and all SEN schools in general) are slightly larger than for a conventional school and there is a need for the schools to be located in accessible locations. The site at Benton House meets these requirements. There are good opportunities to access the site by public transport, cycling, walking and by car. Car parking will be provided on site commensurate with the school's requirements.
- 5.6 The existing building offers sufficient space to provide classrooms and other facilities required to achieve Ofsted standards. In addition, there is outside space to provide the required levels of recreational space which would be used by children under supervision.
- 5.7 The part commercial and part residential character of the area would not result in any conflict with the proposed education use. A school is an inherently acceptable and compatible land use in an area such as the application site. Indeed, most schools are located in similar areas close to other land uses. The intended use would co-exist with existing neighbouring occupiers in an acceptable manner. Furthermore, reusing an existing building in a sustainable and accessible location is clearly suitable.
- 5.8 In addition to the development plan policies, it is noted that the NPPF requires local planning authorities to place 'great weight' (our emphasis) to the creation of schools in determining planning applications. This is a key factor weighing in favour of the proposals.

5.9 Having regard to the above, the proposed use would accord with the relevant aspects of Policy DM7.5, as well as the NPPF. Accordingly, the use of the building for a school in this location is acceptable in principle.

### **Residential Amenity**

5.10 The application site is set within a mixed-use area of commercial and residential uses. The current use of Benton House is as a Conservative Club, although it could be used for a multitude of other purposes without the need for planning permission. This is a material consideration in considering the current proposal.

5.11 When compared with the range of existing lawful uses, the proposed use as an education facility is unlikely to result in any increased activity levels on the site when compared to the previous Conservative Club use.

5.12 When the site was operated as a Conservative Club, it operated between 11:00-15:00 on Wednesday, Friday and Saturday. Then operated between 19:00-23:30 Monday to Saturday. It was also open on Sundays between 12:00-15:00 and 19:00-22:00.

5.13 Student activity on the site would be limited to the hours of the school day (i.e. Monday – Friday, during term time). At other times, notably the evenings and weekends when the local residents are likely to be more sensitive to noise and disturbance, the proposed use of the site would result in significantly less activity than the previous use as a Conservative Club.

5.14 Vehicle movements are likely to be concentrated at pick-up and drop off times in the morning and mid-afternoon, with limited other movements during the day.

5.15 A school in such location is an entirely acceptable relationship in land use planning terms and is a situation that prevails throughout most settlements across the country.

5.16 The exterior alterations to the building are minimal and there will be no loss of privacy or overlooking impacts introduced to adjacent residential occupiers.

5.17 Based on the above, it is clear that the proposed change of use of the site will not harm the amenities of adjacent residential occupiers and complies with Policy S1.4.

### **Heritage**

5.18 A Heritage Statement has been prepared by AB Heritage in support of the planning application. The Heritage Statement assesses the proposals in full. However, the paragraphs below summarise key findings.

5.19 Benton House is a Grade II Listed Building and the Grade II Listed ha-ha is within the rear grounds of the property. The site also sits within the Longbenton Conservation Area.

- 5.20 Policy S6.5 and DM6.6 set out the heritage policies and state proposals that affect heritage assets or their settings will be permitted where they sustain, conserve and enhance the significance, appearance, character and setting of the heritage assets in an appropriate manner.
- 5.21 Benton House has been largely unchanged externally since its construction, apart from the eastern wing in the mid-20<sup>th</sup> century. The interior of the building has been altered and the original circulation does not exist due to the demolition of internal walls and original staircases.
- 5.22 The house retains very few historic fixtures and fittings; those which do survive include timber window shutters, skirting and fireplace surrounds in the western wing of the property. The ha-ha, south of Benton House, is described as a sandstone rubble wall. It is currently overgrown with mature shrubs.
- 5.23 The proposals include the refurbishment of the interior of the building including new partition stud walls, to create rooms to be used as an education facility. The Heritage Statement states that the interior circulation and historic fabric does not contribute as positively to the significance of the heritage asset as the exterior.
- 5.24 As the external elevation of Benton House is largely unchanged, this is the most significant historic element. The reinstatement of the main entrance door and reinstatement of a sash window on the elevation facing Front Street as part of the proposals is beneficial to the understanding of Benton House's history as a symmetrical country manor.
- 5.25 The creation of a small MUGA to the east of Benton House, on existing hardstanding, is located so as to minimise impacts to the Grade II Listed property, as well as Grade II Listed ha-ha to the south.
- 5.26 The Heritage Statement concludes that while the proposed works will result in a slight change to the setting of Benton House and the ha-ha, through the introduction of the MUGA, the remainder of the changes will be beneficial to the significance of the listed building through the reinstatement of original features. It is concluded that the proposals are considered to result in no harm to the significance of Benton House, the ha-ha or the conservation area.
- 5.27 Overall, it is concluded that the proposals will conserve and enhance the significance, appearance, character and setting of the heritage assets in accordance with Policies S6.5 and DM6.6.

### **Transport, Parking and Access**

- 5.28 There are a number of transport related policies of relevance to the proposal. A separate Transport Statement and Travel Plan have been prepared by SLR. These assess the proposals in full. However, the paragraphs below summarise key findings in relation to transport, parking and access matters.
- 5.29 The parking standards are set out in the Transport and Highways SPD (for Class F1). As set out in the accompanying Transport Statement, the provision of 40 spaces on the site provides sufficient parking to meet the anticipated needs of the school for both staff and visitors.

- 5.30 The parking standards set out within the Transport and Highways SPD equates to the provision of 28 car parking spaces. The level of parking exceeds the standards set by the Council. However, the guidance does not set out specific allocations for SEN schools which have specific transport and travel requirements for pupils.
- 5.31 The development will provide a sheltered cycle shelter for 12 bicycles. The parking standards notes a requirement for 27 cycle spaces for staff and pupils. Due to the specific nature of the proposals, it is anticipated that pupils will travel to the site via shared transport and therefore this provision is sufficient for the proposed development.
- 5.32 Policies S7.3 and 7.4 seeks to promote sustainable travel to minimise environmental impacts and support residents' health and well-being. As noted above, whilst pupils at the school may come from a slightly wider catchment area, there are opportunities for pupils (where appropriate) and staff to access the site by public transport, with the closest bus stop located directly adjacent to the site. The site is also accessible by foot and cycle, with Front Street being identified as a Strategic Cycle Route. The proposals therefore accord with Policies S7.3 and 7.4 in that sustainable opportunities to access the site are available.
- 5.33 The Transport Statement anticipates that for staff, 58% of journeys made may use a private car to arrive and depart from the site. It is noted that the staff trips will only occur during terms time, in contrast to the existing use which was utilised by members of the public throughout the year and at weekends. It is anticipated that the majority of the pupils will travel to the site by shared taxi or minibus.
- 5.34 It is anticipated that the proposal would result in an increase of 2 vehicle trips in the network AM peak (08:00-09:00) and a decrease of 13 vehicle trips in the network PM peak period (17:00-18:00). An increase of 26 trips is anticipated between 15:00-16:00, this is outside of the traditional network peak and therefore would not have a significant impact on the operation of the local highway network.
- 5.35 Outside of term time and during the evenings and weekends, the number of trips would be significantly reduced from those resulting from the lawful use of the property. The site will not be used at these times, unlike the previous use.
- 5.36 Given the nature of the school, the pupils will not generally be able to travel independently, and the Travel Plan focuses on travel patterns and how to promote sustainable travel to staff members. It sets out a target to reduce the number of staff travelling by private car. Measures are outlined for each individual travel mode to encourage the use of sustainable modes, including walking, cycling and public transport (i.e. bus and rail). The Travel Plan Coordinator is expected to be an existing member of staff at the school.
- 5.37 The Transport Statement confirms that the development seeks to minimise environmental impacts and the transport requirements of the development are commensurate to the scale and type of development as a SEN school. Therefore, the proposals comply with Policies S7.3 and 7.4, and the Transport and Highways SPD.

### **Design and Landscaping/Trees**

- 5.38 The proposed works include the creation of a new MUGA and associated landscaping works. The works proposed have been designed to complement the existing character of the site, whilst ensuring delivery of a high-quality education establishment to meet the specialist needs of pupils.
- 5.39 The site benefits from established landscaping, including a number of mature trees to the rear of the property, some of which are protected by Tree Preservation Orders. An Arboricultural Impact Assessment (AIA) prepared by Seed Arboriculture Ltd accompanies the planning application. The report considers the impact of the proposals on the trees and makes recommendations for the sensitive delivery of the development so to minimise impacts on trees of value.
- 5.40 The majority of the trees that surround the site are proposed to be retained. Two trees are recommended for removal, this includes category C and U trees, so of relatively low importance.
- 5.41 The AIA states that consideration has been given to the practical requirements of construction and where possible, solutions such as sensitive working methods can be implemented to reduce the impact upon retained trees. These special measures will be implemented wherever feasible. The proposed MUGA will not impact any of the trees.
- 5.42 Finally, the AIA states that none of the trees proposed for removal are considered aged or veteran. New softa landscaping will be undertaken within the site following development to mitigate the loss of trees. A Tree Protection Plan provides details of the protection fencing.
- 5.43 It has been demonstrated that the development will be of high quality and will protect and enhance the condition and extent of trees on the site, where possible, in line with Policy DM5.9.

### **Social and Community Benefits**

- 5.44 Acorn Care and Education work as part of therapeutic communities, supporting children with various packages of education. The education facility will provide a stable environment for young people who require a range of support and training to allow them to develop social, independence and daily living skills. All pupils will have an Education Health Care Plan (EHCP) with a diagnosis of Social Emotional & Mental Health (SEMH) Need.
- 5.45 The majority of the children to be educated at the school will be those who are currently living in the catchment area and for whom a dedicated specialist facility is required to meet their specific education needs. Many pupils are currently either supported where they live or attend mainstream services. Mainstream placements are not particularly suitable, hence the need to create a suitable education environment where pupils can catch up and thrive in their education.
- 5.46 The NPPF notes that it is important that sufficient choice of school places is available to meet the needs of existing and new communities and that LPAs should take a proactive approach to meeting this requirement



and to development proposals that will widen choice in education. Furthermore, LPAs are required to give “great weight” to the need to create schools through decisions they take on applications.

- 5.47 The proposals will provide employment opportunities for local people and there are also likely to be opportunities for local tradespersons.

## 6.0 Conclusions

- 6.1 This Planning, Design and Access Statement has been prepared in connection with applications seeking planning and listed building consent relating to the proposed change of use of Benton House, Newcastle upon Tyne from a conservative club to education use (Class F1).
- 6.2 Planning permission is being sought for the change of use, external works to the building, and works to the curtilage, including provision of a multi-use games area and new fencing and gates.
- 6.3 Listed building consent is being sought for the internal and external alterations to the building only.
- 6.4 When assessed against policies in the development plan and national guidance in the NPPF, it is clear that the application proposals are acceptable. In summary, this statement concludes that the application proposals:
- Are acceptable in land use terms.
  - Will preserve the character and appearance of the conservation area and are acceptable in design terms.
  - Will reinstate original features to the listed building and will result in no harm to the significance of Benton House and its associated ha-ha
  - Will not give rise to any adverse transport or parking impacts.
  - Will not harm the amenities of nearby residential occupiers.
  - Will provide community benefits through the provision of a school for children with specialist education needs which cannot be met by other schools in the local area.
  - Will provide increased employment opportunities for local people.
- 6.5 The proposals are in full accordance with the pertinent policies of the development plan as well as guidance in the NPPF, which requires “great weight” to be given in the decision-making process to the creation of new school places.
- 6.6 As such, the proposals should be approved without delay in accordance with Paragraph 47 of the NPPF.



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