2. ACHIEVING SUSTAINABLE DEVELOPMENT

We believe development of the nature proposed achieves the 2018 NPPF's – and the planning system's primary goal of S*ustainable Development - i.e.* paragraph 7 of the NPPF which the italicised text below is taken from - in its economic, environmental and social roles. Good educational buildings help meet the aspiration of *growth, innovation and improved productivity* by offering an environment where learning is easily undertaken with good acoustics, plentiful natural light and stimulation through the use of natural materials.

Improved public facilities aid the provision of *supporting strong, vibrant and healthy* communities by promoting social inclusivity and cohesion through improved facilities which the wider community can make good use of. And good quality architecture, which we believe TG Escape buildings represent, achieve the goal of *contributing to protecting and enhancing our natural, built and historic environment.* Moreover, their use of prudent design, minimal site disturbance and conscientious materials (outlined in the statement below) help *minimise waste and pollution*, and *mitigate and adapt to climate change including moving to a low carbon economy.*

Paragraphs 56 and 57. NPPF 2018 state:
The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

The proposed is congruent with these offering attractive, considered, inclusive and bespoke design accessible by all and high quality natural materials which help improve the visual amenity of the space located it's within.

4. Decision-making - Planning conditions

Paragraph 55, NPPF 2018 states:

55. *Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification*

Paragraph 56, NPPF 2018 states:

56. Planning obligations must only be sought where they meet all of the following tests:
a) necessary to make the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related in scale and kind to the development

Through careful design and assessment of client needs, the site and the locale together with a comprehensive submission – together with the scale and nature of development proposed, we believe the proposed should not attract nor require numerous conditions, though we are happy to provide additional material to assist the planning authority and obviate the need for numerous or inappropriate conditions.

8. Promoting healthy and safe communities
HEALTHY LIFESTYLES:
Paragraph 91, NPPF 2018 states:

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and
c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

The proposed seeks to provide the aims of paragraph 91 by promoting a healthy, inclusive and safe place by being easily and legibly accessed with clear circulation both in and out and well defined pedestrian routes.
The development promotes the use of walking and cycling and does not increase the provision of car parking nor the likelihood or promotion of more vehicular movement once constructed.

COMMNUITY FACILITIES:
Paragraph 92, NPPF 2018 states:

92. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
Pe) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

The proposal supports the aim in paragraph 92 by providing modern facilities that allow for community involvement – for sport or meetings, etc. (at the discretion of the applicant's polices for the use of its facilitates), thereby enhancing the sustainability and viability of local communities. Improved educational facilities will be of obvious community benefit.

OPEN SPACE AND RECREATION: (for applications on sports fields)

Paragraph 96 AND 97, NPPF 2018 state:

96. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

97. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

The proposal's location - close to the site of a demolished building on under utilised land, does not compromise any existing sports pitch layout. Consequently paragraph 97 of the NPPF would not apply.

11 Making effective use of land

BROWNFIELD DEVELOPMENT

Paragraph 117 NPPF 2018 states:
117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

By intensifying and developing a site previously developed, the proposed meets this aim.

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