

Quantock Farm Education, Thurloxtton

Quantock Outdoor Education

● Planning ● Engagement



Planning and Communications
Potential secured part-retrospective planning permission for a specialist outdoor education facility on agricultural land in a sensitive rural location.

Demonstrating our ability to regularise non-standard education uses, combining clear planning strategy, technical coordination and proactive community engagement to secure consent in the face of local opposition.

The Challenge

The site comprised agricultural land hosting an established outdoor education use, operating without the benefit of full planning permission. The proposal sought to regularise this use while retaining agricultural activity, introducing two permanent buildings and associated access, parking and landscaping in a sensitive rural setting.

The application was brought forward against a backdrop of existing local opposition, with concerns around impact on neighbours, rural character and compliance with evolving planning policy, including Biodiversity Net Gain requirements.

Without careful planning advice and managed engagement, the specialist provision risked refusal, ongoing enforcement exposure and loss of long-term operational certainty.

Our Approach

- Led the planning strategy to regularise a mixed agricultural and education use
- Coordinated technical inputs to support a low-impact rural scheme
- Advised on siting, scale and controls to minimise neighbour and landscape impacts
- Supported pre-application discussions to align proposals with local planning policy
- Ran a targeted neighbour consultation to address concerns and reduce objections
- Led discussions with elected representatives to support delegated determination

The Outcome

- Delegated approval secured for part-retrospective change of use and new buildings
- Long-term certainty provided for specialist outdoor education alongside agriculture
- Purpose-built barn and classroom approved, replacing temporary structures
- Low-impact development delivered with biodiversity enhancements and capacity controls