

Cambian Specialist SEND School, Wawne

Cambian

● Planning ● Engagement



Planning permission secured to convert a long-vacant public house into a specialist SEND day school.

Demonstrating our ability to repurpose sensitive community assets, combining clear strategy, evidence-led justification, and proactive local engagement to secure swift consent.

The Challenge

The former Waggoners public house had remained vacant for over 12 months, in the village of Wawne. Proposals sought to convert the building into a co-educational specialist SEND day school, accommodating 45 pupils and up to 45 staff.

Local sensitivity around traffic, noise, village character, and the loss of a former public house introduced a planning risk, alongside objections from interest groups including CAMRA.

Without a clear planning strategy and effective community engagement, the proposal risked objection, delay, or refusal, preventing the reuse of the site for specialist education.

Our Approach

- Managed overall planning strategy to support the change of use from public house to SEND school
- Compiled a robust planning case supported by marketing evidence addressing CAMRA objections
- Coordinated extensive engagement with residents, community groups, and key stakeholders
- Responded to local concerns on traffic, landscaping, and village character through scheme refinement
- Prepared a targeted noise management plan tailored to neighbouring properties
- Guided the application through delegated determination within an accelerated programme

The Outcome

- Delegated planning approval secured for a specialist SEND day school within eight weeks
- Consent granted for a 45-place school with 11 classrooms and specialist teaching facilities
- Long-vacant building brought back into productive community and educational use
- Enhanced outdoor learning, horticultural, and therapeutic spaces enabled