

PLANNING STATEMENT

**LAND AT PEGASUS SCHOOL,
CAULDWELL,
DERBYSHIRE**

March 26



Summary

Proposal

Extension of the existing car park, new classroom and new agricultural building for educational use and associated works

Location

Land at Pegasus School, Main Street, Cauldwell, Swadlincote, DE12 6RS

Date

March 26

Project Reference

25.191

Client

SENAD Group

Product of

Asbri Planning Limited
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Introduction

- 1.1 Asbri Planning is appointed as planning agent to SENAD Group to prepare a Planning Statement to accompany the full planning application for the proposed extension of the existing car park, a new classroom and new agricultural building for educational use and associated works at Pegasus School, Cauldwell.
- 1.2 The proposed development represents a proportionate and necessary expansion of an established and highly specialised SEND school. The scheme will enable an increase in pupil numbers from 32 to 44, improve the quality of educational accommodation, modernise agricultural teaching facilities and ensure that the school can continue to operate safely and effectively. The proposals will also support additional teaching, care and specialist roles, thereby strengthening local employment opportunities.
- 1.3 The Planning Statement acts as a supporting document to the accompanying planning application and should be read in conjunction with all other elements of the application. The following drawings prepared by JTDS Architecture to accompany the application:

Drawing name	Drawing reference
Site Location Plan	25011-JTD-AA-XX-DR-A-0100-P03
Existing Site Plan	25011-JTD-AA-XX-DR-A-0101-P02
Proposed Site Plan	25011-JTD-AA-XX-DR-A-0102-P03
Landscaping Plan	25011-JTD-XX-XX-DR-A-0104-P02
Proposed Parking Layout	25011-JTD-AA-XX-DR-A-0103-P05
Proposed Teaching Block Plan	25011-JTD-AA-00-DR-A-0300-P03
Proposed Teaching Block Elevations	25011-JTD-AA-XX-DR-A-0301-P04
Teaching Block Roof Plan	25011-JTD-AA-XX-DR-A-0315-P01
Proposed Agricultural Barn	25011-JTD-AA-00-DR-A-0302-P01
Proposed Barn Elevations	25011-JTD-AA-XX-DR-A-0303-P01
Proposed barn roof plan	25011-JTD-BB-XX-DR-A-0316-P01
Material Palette	25011-JTD-AA-XX-DR-A-0310-P02
Visual 1	-
Visual 2	-
Visual 3	-
Visual 4	-
Visual 5	-

- 1.4 In addition, the following supporting documents are submitted.

Document name (reference where appropriate)	Prepared by
Planning Statement (this document)	Asbri Planning
Design Statement	JTDS Architecture
Cultural Heritage Desk-Based Assessment	CFA Archaeology Ltd
Arboricultural Impact Assessment	Arb Innovators Ltd
Preliminary Ecological Assessment	Biome Consulting
Biodiversity Net Gain Statement	Biome Consulting
Biodiversity Metric	Biome Consulting
Biodiversity Metric Condition Assessment Sheets and Methodology	Biome Consulting
Drainage Strategy	Shear Design Ltd.

1.5 This Planning Statement presents the planning case for the proposed development having regard to the site and its surroundings, the planning history, and policy context. It considers the key policy issues and planning merits of the proposed development. The statement is structured as follows:

- Section 2: provides a description of the site and its surroundings, including a review of the site's planning history;
- Section 3: summarises the development proposals.
- Section 4: provides an overview of pre-application dialogue undertaken in regard to the emerging scheme.
- Section 5: outlines the relevant planning policy context, at both the national and local level.
- Section 6: addresses the key planning considerations associated with the development proposal.
- Section 7: provides a conclusion regarding the overall acceptability of the application.

Site Description

- 2.1 The site located on the grounds of Pegasus School, on Main Street, to the south of the hamlet Cauldwell. It is conveniently located 4 miles from Swadlincote and 5.5 miles from Burton on Trent.
- 2.2 Pegasus School is a unique and inclusive Special Educational Needs and Disabilities (SEND) School providing Education and Care for pupils aged 7 – 19 years of age, with diagnosis of moderate to severe learning difficulties and associated challenging behaviours. The School currently has a capacity to provide Education and Residential Care for up to 32 pupils. Of these 32, up to 16 are residents at the School within its Residential Care Home on either a 38 week or 52-week basis; the remainder are Day Pupils. The School currently has a large outdoor learning element with Horticulture, Agriculture, Forest School, Outdoor provisions and resources available within the School grounds.
- 2.3 The hamlet of Cauldwell, which borders the Pegasus School site, has a number of residential properties and a church within its vicinity. These residential properties are categorised by a mix of detached and semi-detached houses, along with small terraces, mainly located along Main Street, Church Lane and Sandy Lane in Cauldwell. It is a small settlement, with the school set within this tight-knit residential cluster. The whole settlement measures a total area of approximately 3 hectares with open fields beyond Cauldwell. The site lies near periphery lands that transition into National Forest areas, giving a semi-rural backdrop.
- 2.4 The overall residential density within Cauldwell is low to medium, typical of rural villages: spacious plots, set back from the road, especially for detached homes. Terraced/semi-detached units are more tightly grouped along the main village streets. St Giles Church borders the northern extent of the site.
- 2.5 In respect to local amenities, apart from St Giles Church, there are none within walking distance of the site. Amenities such as a Co-op convenience store and a farm shop can be found in the neighbouring village Rosliston which is approximately 2km away. Additional services, including restaurants, cafés, and larger community amenities, are available within a short drive in Swadlincote and Burton-on-Trent.
- 2.6 In terms of public transport provision, there are no bus stops within Cauldwell. The closest bus stop is located 2 kilometres away in the neighbouring village Rosliston which provides regular service to Swadlincote and Burton-on-Trent. The closest railway station is Burton-on-Trent which is 7.4km away.
- 2.7 A review of the Flood Map for Planning shows that the site does not lie within flood zones 2 or 3. Although, part of the Pegasus School site has two small areas of Surface Water flood risk, the red line boundaries do not fall into these areas.
- 2.8 A review of Historic England's Map Search feature confirms that there are 3 historical assets of relevance in the area. One of which is Pegasus School itself, otherwise known as Cauldwell Hall, which is a Grade II* listed building (List Entry Number: 1334612) which dates back to the 1700s. The Manor Farmhouse is a Grade II listed building located on (List Entry Number: 1096451) Main Street, adjacent to the site. The Church of St Giles lies less than 100 metres to the north west of the site and is a grade II listed building (List Entry Number: 1334611).
- 2.9 Derbyshire Council's Mapping feature for Public Rights of Way (PROW) indicates that there are no formal PROW's on the site. The closest PROW is Cauldwell FP 5 which begins along Church Lane, north of the site by St Giles Church.

Planning Context

Planning History

- 3.1 A review of South Derbyshire's online planning archive records identifies the following applications:

Reference	Description	Decision
DMOT/2024/1363	Pruning of a Thuja, Cherry, Hornbeam tree and the felling of a Hornbeam and Goat Willow tree	Application withdrawn Oct 2024
9/2015/0131	Felling of a Robinia tree	Approved Feb 2015
9/2003/1516	Erection of boundary fences and garden store	Approved Dec 2012
9/2011/0031	Proposed alteration and refurbishment of attic rooms and ground floor rooms including structural alterations and modification of roof structure	Approved Jan 2011
9/2010/1102	Development of a horticultural garden together with a modular building and 3x polytunnels within the curtilage	Approved Jan 2011
9/2010/1124	Erection of new modular building to provide administration facilities	Approved Dec 2010
9/2007/0591	Erection of an extension to the rear of the existing coach house and internal alterations	Approved Jun 2007
9/2007/0593	Sub-division of the existing kitchen and the demolition of timber stud catering office	Approved May 2007
9/2006/1161	Erection of a lean-to extension and internal alterations to coach house	Approved Oct 2006
9/2006/0879	Refurbishment and alteration of existing derelict attic accommodation	Approved Jul 2006
9/2003/1516	Erection of boundary fences and garden store	Approved Dec 2003
9/2003/0247	Erection of a two-storey extension to the coach house to accommodate education and therapy suites	Decision TBC Mar 2003
9/2003/0104	Renewal of planning permission 9/0298/0901/f for the erection of a two-storey building to provide residential accommodation for children	Decision TBC Jan 2003
9/2001/0193	Erection of a boundary wall and gates	Approved Feb 2001
9/2001/0066	Erection of a garage at 1 and 2 Manor Farm Cottage	Approved Jan 2001
9/1999/0744	Insertion of a louvred panel in the wall	Approved Jan 2000

- 3.2 The site and the wider Cauldwell Hall building have an extensive planning history; most of which relate to minor alteration to the main building. Of note is the relatively recent approvals of the erection of boundary fences and garden store (9/2003/1516), horticultural garden together with a modular building and 3x polytunnels within the curtilage (9/2010/1102) and the erection of new modular building to provide administration facilities (9/2010/1124) all of which establishing the acceptance of low-impact developments associated with the building and its operation as a school.

Pre-Application Discussions

- 3.3 A pre-application enquiry was submitted by Asbri Planning on behalf of SENAD Group in September 2025. The pre-application enquiry was accompanied by a full suite of plans including site layout plan and elevations/floor plans for the proposed buildings. A Preliminary Ecological Appraisal and BNG Report was also submitted alongside a tree survey report and a desk-based heritage assessment.
- 3.4 A site meeting was held on the 6th November 2025 with the Council's Planning Officer, the Conservation Officer and Design Officer. This presented the opportunity to view the proposals in more detail and to assess the setting of the proposed development within the wider context of the Pegasus School and its grounds. A subsequent pre-application response was issued (ref: DMPP/2025/1273) which discusses the key matters of the proposal. This is summarised below:

Principle of Development

- 3.5 Overall and in principle, there would be policy support for the proposed expansion of the existing business provided the criteria within the [identified] policies are complied with.

Heritage and Design

- 3.6 It was noted that with the principle listed building being a Grade II* listed that Historic England would be consulted upon any planning application and it was understood that their views are being sought directly by the applicant pre-application.
- 3.7 Based on the current plans for the car park extension, the Conservation Officer advised the existing car park should be assessed for any way to improve capacity and flow of vehicles. It would be appropriate, given the proposed extension utilising former garden space, to investigate alternative surfacing options for any extension to the car park and include analysis of the materials in the application. It was acknowledged that there would need to be separation of the car park to the school grounds, but this should be railing or fencing type that does not visually separate the parcel of land. A landscaping plan would be required to reinstate some of the lost vegetation; this should replicate the historic layout of planting in the garden, rather than being a solid hedge.
- 3.8 The design of the proposed classroom poses no concerns. During the site meeting, Officers asked that the siting of the building be reviewed (taking into account the root protection areas of trees) to see whether it could be moved further to the south-west in order to reduce the impact on the listed building. The use of sustainably sourced timber materials is encouraged and would be consistent with the National Forest Design Guidelines. The Conservation Officer advised that a contemporary design would be appropriate as this would not compete with the principal heritage asset, and suggested that the exterior of the building could incorporate sensory features for the pupils to interact with. A green roof would minimise the visual impact of the proposed building, and a selection of natural materials would provide scope for a contemporary design, whilst being visually different from the principal Listed Building. The proposed building is interpreted as a 'temporary building', with scope to remove the building when no longer required.

- 3.9 The design of the proposed agricultural building would be appropriate for the rural context and is sufficiently distant from the hall such that it would have low impact on the setting of the listed building.
- 3.10 The proposal is likely to result in a level of harm overall to the heritage assets, which the LPA would need to balance with the public benefits of the proposal. It is recommended that the applicant put forward the public benefits that they consider the proposal would bring forward as part of the planning statement for the LPA's consideration.

Trees

- 3.11 From the submitted Arboricultural Impact Assessment it does not appear that any veteran or ancient trees would be affected. As the TPO is a County level designation, the County Tree Officer may have a different view to the Council's Tree Officer and it is recommended that they be contacted directly. It is recognised that there would be some impact on protected trees and that the indicative layout has sought to minimise the loss of the more prominent trees within the hall's garden. Some impact on protected trees may be unavoidable and the justification requested for the heritage impact (above) would also be helpful in the context of the impact on trees. The tree losses and proposals for how this would be mitigated through any proposed replacement planting would form part of the consideration in the planning balance.

Ecology

- 3.12 Derbyshire Wildlife Trust, the Council's ecological advisors, have reviewed the information submitted. No concerns were identified with respect to the level of survey effort or findings of the PEA. It is noted that with the current red line that 10% BNG would not be achieved onsite. Although it is possible to incorporate BNG within the blue line, this would need to be secured through a section 106 agreement. It is therefore recommended that the red line boundary be updated in order to incorporate the areas proposed for BNG (with biodiversity metric habitat baseline also updated to reflect this change).
- 3.13 The Preliminary Ecological Appraisal should be submitted as part of the planning application and should cover all the areas within the red line boundary. The biodiversity metric, supporting statement (explaining the proposed BNG solution) and indicative landscaping/biodiversity plan would also be required.

Highways

- 3.14 The proposal would utilise the existing access to the site, although the use of this would be intensified. The County Highways Authority may require the appropriate visibility splays to be identified on the proposed block plan and for information on the additional vehicle trips associated with the development.

Pre-Application meeting with Historic England

- 3.15 In addition to the above pre-application enquiry with the Local planning Authority, separate discussions have been held with Historic England to determine whether they are happy with the proposed development and the associated impact on the setting of the listed Cauldwell Hall building. A meeting was held on site on the 29th January 2026 and discussions were overall positive. The following were requested to be explored and provided as part of the planning application:
- Assess whether alternative materials could be provided on the car park end nearest the south elevation,
 - A material palette of finishes with the planning application,
 - A visual of the new classroom block looking towards the main school,
 - An assessment of the impact of development on the church included in the report. It was, however, noted that the proposals would be a low to no impact on said church

Design Evolution

3.16 In light of the above pre-application discussions, the scheme has been updated to re-orientate the position of the proposed classroom building further to the south-west in order in order to reduce the impact on the listed building. The application is also accompanied by the requested information including:

- Assessment of whether there is any alternative way to improve capacity and flow of vehicles
- Investigation into alternative surfacing options for any extension to the car park
- Analysis of the materials
- Boundary treatment information
- Landscaping Plan
- Statement on the public benefits of the development and justification for the development
- Update to red line boundary in order to incorporate the areas proposed for BNG
- Information on the additional vehicle trips associated with the development.

Proposed Development

- 4.1 The proposals (outlined in red below) comprise the development of a new classroom block, agricultural building for school learning and an extension to the existing parking area to accommodate 24 additional spaces. The proposed developments will foster the schools expansion and therefore, the number of staff and pupils will be expected to rise. Total pupils' numbers are expected to rise from 32 to 44 and staffing is expected to increase by around 15.



It's clear from the accompanying plans that the proposed additions, in the form of the new classroom and the agricultural unit have been consciously designed to have a low impact on the setting of the listed building and to be appropriate within the rural setting.

Classroom Block

- 4.2 The proposed development of the educational classroom block (Gross External Area: 185sqm) will allow each school and age group to have its own bespoke area to learn and develop in, whilst achieving more space for existing pupils and providing more provisions for children to join the School within the local area. Total pupils' numbers are expected to rise from 32 to 44 providing an additional 12-Day pupil placements across the School.
- 4.3 The proposed classroom block is single storey and will provide three classrooms, a 1:1 teaching room, teaching kitchen, staff workroom and three toilets. The building is of modest scale and will incorporate a

timber cladding finish to reflect and integrate with the treeline on the site boundary. A continuous canopy will surround the building, with three rooflights to be installed to provide additional natural daylight to the classrooms. The design and materiality have been carefully considered to ensure that building edges are not climbable, thereby creating a safe and child-friendly structure.

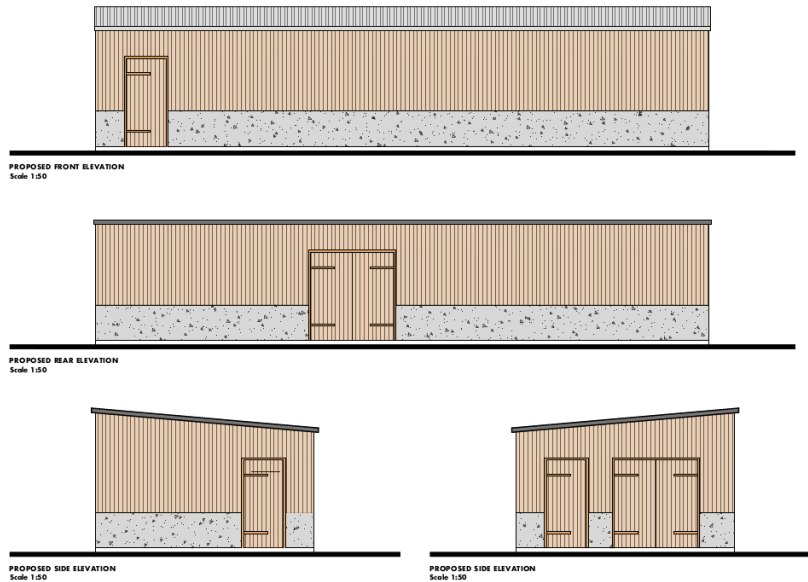
- 4.4 the new classroom block has been designed to provide bespoke learning areas for each age group, improving both the quality of education and the overall learning environment. This expansion directly responds to local demand for school places and further strengthens the School's role in meeting the educational needs of the community. Additionally, the classroom is modest in scale and sensitive in form, carefully sited to integrate with the existing woodland.
- 4.5 Sustainably sourced timber will be the primary construction material, locking carbon within the building fabric and reducing embodied emissions. Natural finishes and exposed timber detailing will reduce reliance on energy-intensive materials. The proposed Materials have been selected for durability, recyclability, and ease of maintenance. Local sourcing of materials and labour will be prioritised to reduce transport emissions.
- 4.6 With regards to the energy-efficiency of the buildings, a fabric-first approach is adopted, with high levels of natural insulation to minimise heat loss. Passive design measures (orientation, roof overhangs, controlled openings) maximise daylight and natural ventilation, reducing reliance on mechanical systems. Photovoltaic panels with battery storage are proposed to provide renewable energy for lighting and small power requirements. Rainwater harvesting systems will supply water for handwashing, irrigation, and educational use.



Agricultural Building

- 4.7 The provision of a small Agricultural Building is to replace an ageing, rotting wooden structure, currently used for Livestock and Fodder storage. The replacement agricultural building will provide a modern, fit-for-purpose facility for livestock and fodder storage. In addition to its practical function, it will create opportunities for pupils to engage directly with animal care and observation in a safe, sheltered environment. This supports outdoor learning and therapeutic engagement, overcoming the limitations of the existing ageing wooden structure and allowing use throughout the year, rather than being restricted by weather or season.

- 4.8 The proposed building comprises a teaching area as well as 2 pens to keep livestock. It will be a single storey building located where the current structure stands. Similar to the classroom block, the materiality will be wood timber cladding to fit the character of the agricultural education area of the school.



Extension to Car Park

- 4.9 Additional parking is proposed because of the limited amount that exists on the site. Pegasus School's pupils access the local community in specially provided vehicles to attend appointments, attend events, provide valuable life skills as part of the curriculum and to access resources within the local community. The pupils would be unable to access Public Transport independently, or safely, so close proximity to bus or rail services is not required. The extension of the car park is for an additional 15 spaces which will provide the school with 81 in total including 5 disabled bays.
- 4.10 The additional parking will extend to the south of the existing car park which is the only option for this proposal that would not affect the listed building or require third party land agreements.

Landscape and Green Infrastructure

- 4.11 The extension of the car park would be designed around the retention of the existing trees wherever possible, whilst balancing the need to provide additional parking spaces to cater for the proposed sustainable expansion of the School. It is recommended in the accompanying Tree Survey Report that 11no. trees and 1no. group of trees are to be removed to facilitate the Proposed Development, including 6no. moderate quality trees (T1, T7, T8, T11, T12, T13) and 5no. low quality trees (T2, T3, T4, T5, T6). Furthermore, 1no. low quality group (G1) will be removed. No tree losses are required to facilitate the construction of the proposed classroom block.
- 4.12 While these losses constitute a notable numerical reduction, all the high-quality trees on the wider site are retained, ensuring that the principal arboricultural character and landscape contribution is somewhat preserved. It is noted that all trees proposed for removal are subject to a TPO and collectively contribute to the historic landscape character of the site. Their maturity and stature provide visual amenity both within the grounds and from the wider setting, reinforcing the arboreal backdrop to the associated school building. Their removal represents a moderate impact. The 5no. low quality trees (T2, T3, T4, T5, T6) are of

limited arboricultural merit due to suppressed forms, past management or a reduced useful life expectancy. Their removal is assessed as negligible, although cumulatively their loss adds to the overall reduction of trees on the Site.

- 4.13 The greatest constraint to the proposed development is presented by the nominal RPAs of high and moderate quality trees T9, T10 and T14 where excavation of soils and the construction of new surfaces is likely. These impacts are assessed as a low to moderate magnitude yet, providing carried out sympathetically, are unlikely to affect the long-term health or stability of either tree. These have all been shown as being retained and the car parking designed around the RPAs with recommendations on construction methods included in the accompanying Arboricultural Impact Assessment.
- 4.14 Sustainable drainage principles (permeable surfacing, swales) will be incorporated to manage surface water on site and protect woodland ecology. The classroom is designed for reversibility at the end of its lifecycle, leaving minimal legacy impact.

Planning Policy Context

Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with **the Development Plan** unless material considerations indicate otherwise.
- 5.2 The Development Plan comprises the following:
- National Planning Policy Framework (2024)
 - South Derbyshire Local Plan (Adopted 2016)

National Planning Policy Framework 2024

- 5.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.
- 5.4 Chapter 2: Achieving sustainable development states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- 5.5 Chapter 3 of the NPPF sets out that the planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings. Plans should:
- a) *be prepared with the objective of contributing to the achievement of sustainable development;*
 - b) *be prepared positively, in a way that is aspirational but deliverable;*
 - c) *be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
 - d) *contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
 - e) *be accessible through the use of digital tools to assist public involvement and policy presentation;*
and

- f) *serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

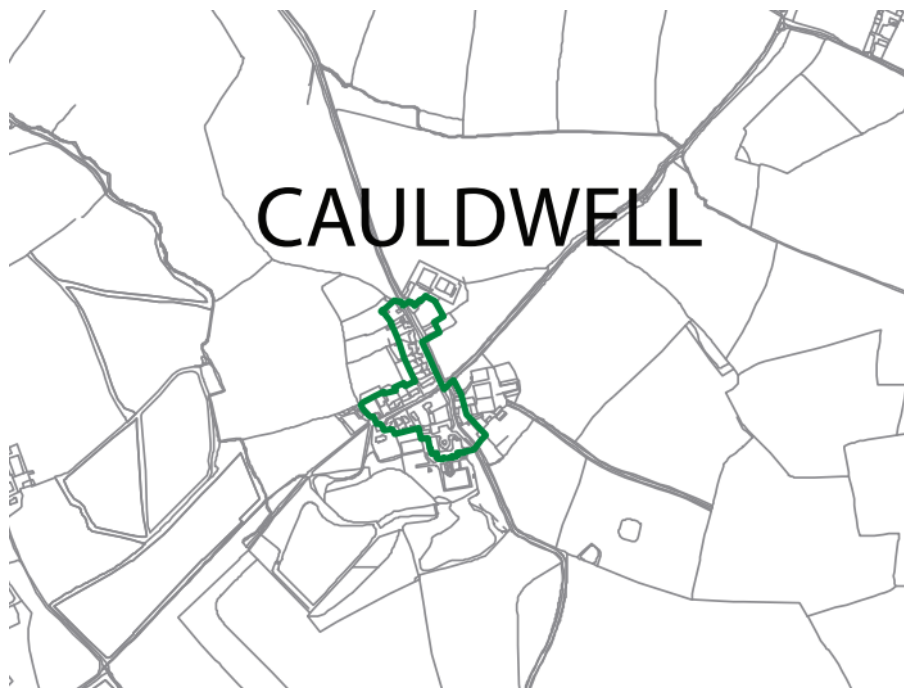
5.6 Chapter 16: Conserving and Enhancing the Historic Environment states:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*

South Derbyshire Local Plan

- 5.7 The South Derbyshire local plan was adopted in June 2016 and comprises part of the prevailing development plan for the area. The adopted local plan is split into 2 parts. Part 1 sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications. Part 2 proposes non-strategic housing allocations and detailed development management policies.
- 5.8 The Development Plan map indicates that Cauldwell Hall is located within the settlement boundary (outlined in green), albeit the proposed development sites, namely the extended car park, new classroom and agricultural building are located outside the defined settlement boundary in the open countryside.



- 5.9 The following Local Plan policies (part 2 policies noted with an asterisk*) are considered relevant in the context of the proposed development:

Policy reference	Relating to
<i>A Plan for Growth</i>	
S1	Sustainable Growth Strategy
S2	Presumption In Favour of Sustainable Development
S3	Environmental Performance
S6	Sustainable Access
<i>Employment and the Economy</i>	
E7	Rural Development
*SDT1	Settlement Boundaries and Development
<i>Sustainable Development Policies</i>	
SD1	Amenity and Environmental Quality
SD4	Sustainable Water Supply, Drainage and Sewerage Infrastructure
<i>Built and Natural Environment Policies</i>	
BNE1	Design Excellence
BNE2	Heritage Assets
BNE3	Biodiversity
BNE4	Landscape Character and Local Distinctiveness
*BNE5	Development in Rural Areas
*BNE6	Agricultural Development
*BNE7	Trees, Woodland and Hedgerows
*BNE10	Heritage
<i>Infrastructure Policies</i>	
INF2	Sustainable Transport
INF6	Community facilities
INF7	Green Infrastructure

- 5.10 Planning Policy S1: Sustainable Growth Strategy states:

"The two parts of the Local Plan will ensure that the economic, social and environmental objectives set out in this Plan are fully addressed:

- South Derbyshire will promote sustainable growth to meet its objectively assessed housing and commercial needs in the plan period 2011-2028.*
- Retaining, promoting and regenerating employment development on sites in urban areas and other locations which already are, or could be in the future, well served by infrastructure, including public transport.*
- Provide new infrastructure to support the growth across the district. This will include new transport and education provision, and other services and facilities. This will be undertaken through obtaining appropriate planning obligations from future development and working alongside key stakeholders to ensure that existing and future requirements are considered.*
- In bringing forward new development the Council will seek to ensure that the schemes respond to and address environmental and social issues including the need to tackle climate change, improve the quality of the built and natural environment, minimise resource use and improve access to services and facilities."*

- 5.11 Policy SDT1: Settlement Boundaries and Development states: *"Within settlement boundaries as defined on the policies map, development will be permitted where it accords with the development plan. Outside of settlement boundaries and allocated sites, within the Rural Areas as defined in Policy H1, development will be limited to that considered acceptable inter alia by Policy BNE5."*

"Development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District. The Council will support proposals for the re-use, conversion and replacement of existing buildings and development of new buildings where:

- i) it is supported by a sound business case;*
- ii) the local highway network is capable of accommodating the traffic generated;*
- iii) development will not give rise to any undue impacts on neighbouring land;*
- iv) it is well designed and of a scale commensurate with the proposed use*
- v) visual intrusion and the impact on the character of the locality is minimised.*

- 5.12 Policy BNE2 is of particular relevance as it relates to Heritage Assets, stating:

"Development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents which the authority may produce from time to time. These assets include:

- i) Conservation Areas*
- ii) Scheduled Monuments*
- iii) Listed buildings*
- iv) Registered historic parks and gardens*
- v) Undesignated heritage assets on the local list"*

- 5.13 Policy BNE4 advises the following with regards to Landscape Character and Local Distinctiveness:

- "The character, local distinctiveness, and quality of South Derbyshire's landscape and soilscape will be protected and enhanced through the careful design and sensitive implementation of new development.*
- Developers will be expected to retain key valued landscape components such as mature trees, established hedgerows and topographical features within development sites unless it can be demonstrated that the loss of features will not give rise to unacceptable effects on local landscape character. Development that will have an unacceptable impact on landscape character (including historic character), visual amenity and sensitivity and cannot be satisfactorily mitigated will not be permitted.*
- In bringing forward proposals developers will be expected to demonstrate that close regard has been paid to the landscape types and landscape character areas identified in The Landscape Character of Derbyshire. Proposals should have regard to the woodland and tree planting; landscape management and habitat guidance set out in this document and demonstrate that mitigation proposals are appropriate to the character of the landscape."*

- 5.14 Policy BNE5 is also of relevance given the site's location outside the defined settlement boundary. This policy states:

"Outside of settlement boundaries (as defined in policy SDT1) within the Rural Areas of the district planning permission will be granted where the development is:

- i) allowed for by policies H1, H22, E7, INF10, H24, H25, H26, H27 or H28; or
- ii) otherwise essential to a rural based activity; or
- iii) unavoidable outside settlement boundaries; or
- iv) considered to be infill that is in keeping with the character of the locality and represents the infilling of a small gap for not normally more than two dwellings, within small groups of housing; and
- v) will not unduly impact on: landscape character and quality, biodiversity, best and most versatile agricultural land, and heritage assets.

5.15 Given the need to remove existing trees to facilitate the development, Policy BNE7 Trees Woodland and Hedgerows is relevant. This policy states:

"Where development is proposed that could affect trees, woodland and/or hedgerows which are important in terms of their amenity, ecological, landscape or historic value, developers will be expected to demonstrate that:

- i) *the layout and form of development have been informed by an appropriate arboricultural and/or hedgerow surveys; and*
- ii) *development would not suffer from undue shading either now or in the future; and*
- iii) *appropriate measures are secured to ensure adequate root protection and buffers around trees, woodland and hedgerows."*

Local Planning Authority Supplementary Planning Documents

5.16 The following Supplementary Planning Documents (SPD) adopted by South Derbyshire District Council are of relevance to the proposed development:

- South Derbyshire Design Guide (November 2017)
- Trees and Development (2004)
- Planning Obligations (2024)

Appraisal

Overview

- 6.1 As stated above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.
- 6.2 The key material planning considerations are as follows:
- The principle of development
 - The impact of the development on ecology biodiversity and trees
 - The impact of the development on existing heritage assets and designations

The principle of development

- 6.3 As established, the site of the new classroom, agricultural unit and car park extension are all located within the open countryside immediately adjacent to the settlement boundary for Cauldwell. Accordingly, in accordance with the Local Plan, development will be limited to that considered acceptable inter alia by Policy BNE5. This Policy specifies that proposals which is in full compliance with Policy E7 (Rural Development), is essential to a rural-based activity, is unavoidable outside settlement boundaries, that is in keeping with the local character and will not have a negative impact on landscape character, biodiversity and heritage assets will be considered to be acceptable.
- 6.4 Taking all of the above into consideration, it is considered that the development is fully compliant with Policy E7 given that it proposes to *'diversify and expand the range of sustainable employment activities'* and the proposed development will have a *'positive impact in terms of supporting the social and economic needs of the rural communities in the District'*. Given that the application seeks to enhance the educational and community provision at Pegasus School through the delivery of a new classroom block, additional car parking and the replacement of an existing agricultural building to support an increased provision of pupils, it is considered to be wholly acceptable and in accordance with this overarching policy aim. This policy proceeds by advising that new buildings will be acceptable providing they are supported by a sound business case; the local highway network is capable of accommodating the traffic generated; development will not give rise to any undue impacts on neighbouring land; it is well designed and of a scale commensurate with the proposed use and visual intrusion and the impact on the character of the locality is minimised.
- 6.5 It's clear from the accompanying plans that the proposed additions, in the form of the new classroom and the agricultural unit have been consciously designed to ensure full compliance with the above criteria, and as such, it is deemed to be an appropriate development within the rural setting.
- 6.6 With regards to the functional use of each building, the new classroom block has been designed to provide bespoke learning areas for each age group, improving both the quality of education and the overall learning environment. This expansion directly responds to local demand for school places and further strengthens the School's role in meeting the educational needs of the community. Additionally, the classroom is modest in scale and sensitive in form, carefully sited to integrate with the existing woodland. In light of the pre-application response from the Local Authority, the classroom block has been re-positioned as much as physically possible to avoid any overbearing impact on views towards the listed building. While this revised position and re-orientation brings the building closer to the root protection

area, it will not result in the loss of any trees and remains appropriate in terms of scale and massing when considered against its immediate context.

- 6.7 The replacement agricultural building will provide a modern, fit-for-purpose facility for livestock and fodder storage. In addition to its practical function, it will create opportunities for pupils to engage directly with animal care and observation in a safe, sheltered environment. This supports outdoor learning and therapeutic engagement, overcoming the limitations of the existing ageing wooden structure and allowing use throughout the year, rather than being restricted by weather or season.
- 6.8 The proposed materials have been selected for durability, recyclability and ease of maintenance. Local sourcing of materials and labour will be prioritised to reduce transport emissions.
- 6.9 With regards to the energy-efficiency of the buildings, a fabric-first approach is adopted, with high levels of natural insulation to minimise heat loss. Passive design measures (orientation, roof overhangs, controlled openings) maximise daylight and natural ventilation, reducing reliance on mechanical systems. Photovoltaic panels with battery storage are proposed to provide renewable energy for lighting and small power requirements. Rainwater harvesting systems will supply water for handwashing, irrigation, and educational use. The classroom is designed for reversibility at the end of its lifecycle, leaving minimal legacy impact.
- 6.10 Sustainable drainage principles (permeable surfacing, swales) will be incorporated to manage surface water on site and protect woodland ecology.
- 6.11 The provision of additional parking is also essential, given the current shortfall on site. Pupils at Pegasus School are unable to use public transport independently or safely, and therefore rely on specialist transport to access the local community for appointments, events and life-skills activities forming part of the curriculum. As aforementioned, the extension of the car park by 24 spaces, bringing the total capacity to 81, will ensure the School can continue to operate safely and effectively, while enabling the continuation of these vital opportunities for pupils. Increasing capacity at the school will create additional teaching and support roles, therapy and multi-disciplinary professional opportunities and training placements that strengthen the local SEND workforce. This will result in the wider community benefitting from an expanded specialist knowledge base and increased knowledge in high-skill roles.
- 6.12 An assessment of other solutions to increase parking provision as undertaken, however, the parking area is severely constrained to the north, east and west via the existing Cauldwell Hall and third-party land ownership and associated buildings. As such, the only scope for expansion was to encroach to the south in a sustainable and ecologically sensitive way. Pre-application discussions with Historic England suggested that we look at alternative materials for the proposed surfacing rather than finishing the car park extension in tarmac. We have explored this further and we consider that an abrupt change in material would be more visually intrusive and would impact the overall character of the immediate area more so than complementing the existing hardstanding. As such, the car park is proposed to be finished in tarmac to tie in with the wider area.
- 6.13 Taken together, these proposed developments are proportionate and directly linked to the ongoing educational and welfare needs of the School. They will enhance existing provision, therefore strengthening the School's capacity to deliver high-quality, inclusive education, and maintaining its valued role within the local community. On this basis, it is considered that the development is acceptable and has been designed in accordance with National Planning Policies as well as policies contained within the South Derbyshire Local Plan, most notably Policies S1: Sustainable Growth Strategy, E7: Rural Development and BNE5: Development in Rural Areas.

The impact of the development on ecology biodiversity and trees

- 6.14 The proposed development is expected to affect existing trees on the site. In particular, the planned extension of the car park will necessitate the removal of several trees in order to accommodate the required number of spaces. While this loss of vegetation is regrettable, it is considered unavoidable if the scheme is to deliver the intended capacity. Appropriate mitigation measures, such as replacement planting has therefore been considered to offset the impact.
- 6.15 In accordance with Policy BNE7 Trees Woodland and Hedgerows, an Arboricultural Survey has been undertaken and an Arboricultural Impact Assessment (AIA) is prepared to accompany this planning application. This specifies appropriate measures are secured to ensure adequate root protection and buffers around trees, woodland and hedgerows.
- 6.16 The above survey identified 24no. arboricultural features: 21no. individual trees (T1–T21) and 3no. groups (G1–G3). No hedgerows or woodlands were present. The population is broadly mature, with an age distribution of 63% mature, 17% over-mature, 12% early mature and 8% semi-mature. This structure reflects an established treescape dominated by long-standing yews, pines and ornamental conifers with a smaller proportion of developing specimens. Following the initial survey and based on the survey findings, T16 was reinspected in the interests of safety (tree risk management) and was found to present a 'Not Tolerable' risk. T16 has since been recommended for removal/heavy reduction (pollard) and is no longer considered a constraint to any future development.
- 6.17 The impacts arising from the Proposed Development can be broadly summarised from two distinct activities; the construction of the extended car park, and the construction of a proposed classroom block. It is recommended that 11no. trees and 1no. group of trees subject to this assessment are removed to facilitate the Proposed Development, including 6no. moderate quality trees (T1, T7, T8, T11, T12, T13) and 5no. low quality trees (T2, T3, T4, T5, T6). Furthermore, 1no. low quality group (G1) will be removed.
- 6.18 While these losses constitute a notable numerical reduction, all the high-quality trees on the wider Site are retained, ensuring that the principal arboricultural character and landscape contribution is somewhat preserved. It is noted that all trees proposed for removal are subject to a TPO and collectively contribute to the historic landscape character of the site. Their maturity and stature provide visual amenity both within the grounds and from the wider setting, reinforcing the arboreal backdrop to the associated school building. Their removal represents a moderate impact. The 5no. low quality trees (T2, T3, T4, T5, T6) are of limited arboricultural merit due to suppressed forms, past management or a reduced useful life expectancy. Their removal is assessed as negligible, although cumulatively their loss adds to the overall reduction of trees on the Site.
- 6.19 The greatest constraint to the Proposed Development is presented by the nominal RPAs of high and moderate quality trees T9, T10 and T14 where excavation of soils and the construction of new surfaces is likely. These impacts are assessed as a low to moderate magnitude yet, providing carried out sympathetically, are unlikely to affect the long-term health or stability of either tree.
- 6.20 No tree removals are required to facilitate construction of the proposed classroom block. As set out above, the layout has been amended to re-orientate the building in order to address concerns regarding its impact on the setting of the listed building. The accompanying Arboricultural Impact Assessment confirms that the new classroom block will be located within the Root Protection Areas (RPAs) of T17 (a mature Category A tree) and several trees within Group G3 along the western boundary. The encroachment amounts to less than 5% of the total RPA for each feature. The AIA concludes that, while the level of impact is moderate, the works can be undertaken sympathetically and are unlikely to adversely affect the long-term health or structural stability of these trees.

- 6.21 The accompanying Preliminary Ecological Appraisal states the study area is dominated by habitats that are common across England, and locally, which were assessed to be of very limited ecological value.
- 6.22 The development will incorporate biodiversity enhancements, including bird and bat boxes, insect habitats, and pollinator-friendly planting. A lightweight foundation strategy (e.g., screw piles or pads) ensures minimal disturbance to root zones and woodland soils. The site's planning history includes previously permitted tree felling, which establishes a precedent for management and may justify the expected losses by demonstrating the site's character has already been shaped by such interventions.
- 6.23 On this basis, the development is considered to be acceptable, in compliance with national planning policies as well as policy BNE7: Trees Woodland and Hedgerows of the South Derbyshire Local Plan.

The impact of the development on existing heritage assets and designations

- 6.24 As aforementioned, Pegasus school, previously known as Cauldwell Hall is a grade II* listed building therefore any development is required to consider impacts on its heritage. Policy BNE2 Heritage Assets confirms that any development that affects South Derbyshire's heritage assets will be expected to protect, conserve and enhance the assets and their settings in accordance with national guidance and supplementary planning documents.
- 6.25 In light of the pre-application discussions with the Local Authority, it is understood that the design of the proposed classroom and educational barn is acceptable in principle. However, it was requested that specific consideration should been given to the siting of the classroom block and its relationship with the listed setting. The layout has therefore been amended to re-orientate the classroom further towards the western boundary, ensuring that any impact on the setting of the listed building is minimised.
- 6.26 It is now assessed that the proposals will not detract from the views of the south elevations of the Hall and will not compete with the building in terms of scale or massing. The proposed new elements will be clearly recognisable as aspects of the teaching facility, within the context of exiting modern elements, and will not detract from an appreciation of the special historic and architectural interest of the Listed Building. The overall built form as recognisable from historic maps, will be retained. It is therefore assessed that any impact on the setting of Cauldwell Hall, as a result of the Proposed Development, would be of low significance. It is also anticipated that the requirement for these proposals outweigh the minimal impacts on the listed building for reasons aforementioned in the principle of development. This development, therefore, complies with national planning policies, as contained within the NPPF as well as Policy BNE10 of South Derbyshire's Local Plan.

Conclusion

- 7.1 This Planning Statement has been prepared on behalf of SENAD Group in support of a full planning application for the extension of the existing car park, the erection of a new classroom block and the replacement agricultural building at Pegasus School, Cauldwell.
- 7.2 The proposed development represents a proportionate and necessary expansion of an established and highly specialised SEND school. The scheme will enable an increase in pupil numbers from 32 to 44, improve the quality of educational accommodation, modernise agricultural teaching facilities and ensure that the School can continue to operate safely and effectively. The proposals will also support additional teaching, care and specialist roles, thereby strengthening local employment opportunities.
- 7.3 In principle, the development is considered acceptable. Although elements of the scheme extend beyond the defined settlement boundary, the proposals directly relate to and support the ongoing operation of an existing rural educational use. As such, the development accords with the aims of Policy E7 (Rural Development) and Policy BNE5 (Development in Rural Areas), representing sustainable growth that supports the social and economic needs of the rural community.
- 7.4 In heritage terms, careful consideration has been given to the Grade II* listed Cauldwell Hall and nearby designated assets. The siting and orientation of the classroom block have been amended following pre-application discussions to minimise any impact on the setting of the listed building. The scale, form and materiality of the new buildings are modest and subservient, ensuring they do not compete with or detract from the significance of the principal heritage asset. Any harm would be at the very lowest end of the spectrum and is clearly outweighed by the identified public benefits of enhanced SEND provision. The proposals therefore comply with the National Planning Policy Framework and Policy BNE2 and BNE10 of the Local Plan.
- 7.5 With regard to trees, ecology and biodiversity, appropriate surveys have been undertaken and mitigation measures identified. Whilst a number of lower and moderate quality trees are proposed for removal to facilitate the car park extension, the most significant arboricultural features will be retained and protected. Impacts within root protection areas have been assessed and are capable of being appropriately managed through method statements and protective measures. Biodiversity enhancements will be secured as part of the scheme. The development is therefore compliant with Policy BNE7 and relevant national guidance.
- 7.6 When assessed against the Development Plan as a whole, and having regard to all other material considerations, the proposal constitutes sustainable development. It delivers clear social benefits through the expansion of specialist education provision and protects the historic and environmental qualities of the site.
- 7.7 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that South Derbyshire Council grant planning permission for the proposed development.

Appendix A – SENAD Business Case

Planning Statement: Public Benefits of the Proposed Expansion

As Headteacher of our outstanding SEN school, I write to set out clearly and comprehensively the public benefits arising from the proposed expansion of classroom capacity on our existing site. I recognise the planning authority's duty to balance these benefits against the identified degree of harm to local heritage assets. I therefore present the following statement to demonstrate why the expansion is not only justified but essential in meeting critical local and wider educational needs.

1. Meeting an Urgent and Growing Local Need for Specialist Provision

There is a pronounced and well-documented increase in the number of children and young people in the region requiring specialist educational placements. Demand continues to outstrip local provision, resulting in:

- Children being placed in settings that do not meet their needs.
- Families facing long travel distances to secure an appropriate place.

Our school currently operates at capacity every year and receives a substantial number of placement requests that we cannot accommodate. The proposed expansion would enable us to offer additional specialist classroom spaces tailored to pupils with complex needs, ensuring that more children can be educated locally and appropriately.

2. Significant Public Benefit Through Improved Educational Outcomes

As an outstanding provider, our school delivers high-quality education and care that significantly improves pupils' life chances. Expanding capacity would allow more children to benefit from:

- Highly trained specialist teachers and therapists.
- Bespoke learning environments designed for sensory, physical, and communication needs.
- Evidence-based interventions that promote independence, communication, emotional regulation, and academic progress.

These outcomes have long-term public benefits, including improved wellbeing, higher likelihood of sustained adulthood independence, and reduced reliance on future social care.

3. Enhanced Support for Local Families and Community Stability

Families with children who have complex needs frequently experience significant strain. Having a local, high-quality specialist school:

- Reduces travel time and stress for vulnerable children.
- Allows families to remain rooted within their community.
- Strengthens multi-agency working with local health and care providers.
- Improves parental wellbeing and employment prospects due to reduced logistical pressures.

The expansion therefore contributes to stronger, more resilient local communities.

4. Employment, Training, and Social Value

Increasing capacity at the school will create:

- Additional specialist teaching and support roles.
- Therapy and multi-disciplinary professional opportunities.
- Training placements that strengthen the local SEND workforce.

The wider community benefits from an expanded specialist knowledge base and increased employment in high-skill roles.

5. Sensitive Design Minimises Heritage Impact

While acknowledging the planners' assessment that the scheme causes a degree of harm to heritage assets, the school has worked closely with design and heritage specialists to ensure that:

- The scale and form of the expansion are sympathetic to the setting.
- Materials and design features respect the character of the area.
- The minimal harm identified is justified by the strong and far-reaching public benefits.

Conclusion

The proposed development is essential to meeting a clearly identified and significant public need. The expansion will improve life chances for some of the county's most vulnerable children, reduce public expenditure, support local and national families, and strengthen the specialist education infrastructure of the region.

I therefore respectfully submit that the public benefits of this scheme are substantial, enduring, and demonstrably outweigh the limited harm identified to heritage assets.

Mitchell Hubbard – Head Teacher, Pegasus School

Paul Munyard – SENAD Property and Facilities Mgr.

Sara Forsyth – Director of Education

Richard Atkinson – Chief Executive Officer

6th February 2026