



Approval has been granted to convert the former Waggoners pub into a specialist SEN school for Cambian.

Planning Potential and Communications Potential supported Cambian in securing planning permission to convert the former public house, The Waggoners on Sutton Road, into a co-educational SEN day school. This project repurposes a long-vacant property, transforming it into a specialist educational school on the outskirts of Wawne.

The site will become a 45-place SEN day school with up to 45 staff members. Cambian will relocate its current school from Beverley, moving from an industrial estate to a far more suitable setting with enhanced outdoor space. The proposals focus on adaptive reuse, requiring minimal external changes. Inside, the building will house 11 classrooms over two floors, including dedicated rooms for science, food technology, art and design, hair and beauty, and flexible learning spaces. External upgrades enhance both educational and recreational activities. Planned improvements include creating a horticultural area and greenhouse for hands-on learning and therapy.

Extensive engagement with residents, community groups, and stakeholders shaped a proposal responsive to local feedback on traffic, landscaping, and village character. This consultative process showed considerable support for reactivating the site, ensuring the school operates in harmony with the wider Wawne area.

Planning Potential managed strategy, compiling a robust case with marketing evidence addressing CAMRA's concerns and a noise management plan tailored to neighbours. These efforts resulted in delegated approval within eight weeks.

## Summary of Achievements

- Delivered enhanced educational facilities, outdoor learning space
- Brought a long-vacant building back into productive community use
- Achieved a delegated planning decision within eight weeks

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