



Planning Approval for Specialist Outdoor Learning at Quantock

Planning permission has been granted for the change of use of agricultural land off Whiteleaze Lane, Thurloxtton. Working closely together, we helped Quantock Outdoor Education secure a part-retrospective planning consent for change of use of agricultural land to a mixed agricultural and education use including the erection of an agricultural barn and an outdoor education classroom building.

Quantock Outdoor Education provides alternative and bespoke education for children and young people aged four to 18 who struggle in mainstream settings. The approved scheme provides long-term certainty for this specialist provision, enabling outdoor learning activities to continue alongside agricultural use in a sensitive rural location.

The permission allows for the replacement of temporary structures with two, purpose-built buildings: an agricultural storage barn and a dedicated outdoor education classroom building. Associated parking, access improvements and landscaping have also been approved.

The application was made within the context of existing local opposition to the operation of the facilities on the site. The Planning Potential team advised on appropriate proposals to minimise impact on neighbours and the rural setting, as well as aligning with planning policy, including navigating the complexities of Biodiversity Net Gain.

Communications Potential undertook a neighbour consultation, and lead on discussions with elected representatives. This helped minimise objections and secure a delegated approval.

Planning Potential led the planning strategy, coordinating technical inputs and supporting pre-application discussions with the Council.

Summary of achievements

- Secured part-retrospective planning permission for a specialist outdoor education facility in a sensitive rural location
- Regularised an education use while retaining agricultural activity
- Delivered a low-impact scheme with capacity controls and biodiversity enhancements