2026

Community Benefits Statement

Change of Use from Dwellinghouse (Use Class C3) to Independent School (Use Class F1(a))

Cumbers House, Gredington, Hanmer, SY13 3DH

Cockwill
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COMMUNITY BENEFITS STATEMENT

Application: Change of Use from Dwellinghouse to Independent School

Site: Cumbers House, Gredington, Hanmer, SY13 3DH

1. Introduction

This Community Benefits Statement sets out the social, educational and economic benefits arising from the proposed change of use of Cumbers House to an independent school.

The proposal represents the sustainable reuse of an existing building to provide high quality education for vulnerable children in a calm rural setting.

2. Educational Benefits

The school will provide education for up to 20 children aged 11–19 years.

The small class sizes and supportive environment will enable pupils to receive personalised education that may not be readily available within larger mainstream settings.

The proposal will increase educational choice for families and local authorities seeking suitable placements for vulnerable children.

3. Social Benefits

The proposal will:

- Support children who may struggle in larger educational environments.
- Promote wellbeing through a safe and structured setting.
- Encourage positive educational outcomes.
- Help pupils develop confidence, resilience and independence.
- Provide opportunities for outdoor learning using the site's existing grounds.

4. Economic Benefits

The development will:

- Create up to eight skilled local jobs.
- Generate expenditure within the local economy.
- Support local suppliers and contractors.
- Maintain productive use of an existing property.
- Contribute to the long-term sustainability of local services.

5. Environmental Benefits

The proposal makes effective use of an existing building without requiring extensions or new built development.

Existing landscaping, mature trees and open spaces will be retained.

The proposal therefore avoids unnecessary land take and reduces the environmental impacts associated with new construction.

6. Benefits to the Local Community

 The proposal is expected to:

- Strengthen educational provision within Wrexham and Surrounding areas.
- Complement existing education services.
- Provide additional employment opportunities.
- Maintain the character of the existing property.
- Deliver long-term investment in the local area.

The modest scale of the school ensures that these benefits can be achieved without significant adverse impacts on neighbouring residents or the surrounding highway network.

7. Conclusion

The proposed independent school delivers significant educational, social and economic benefits.

By reusing an existing dwelling without extending or materially altering the building, the proposal represents sustainable development that aligns with the objectives of the National Planning Policy Framework and the adopted development plan.

The public benefits arising from the proposal are considered to significantly outweigh any limited impacts associated with the change of use and provide a strong justification for the grant of planning permission.