



LRJ PLANNING

Planning, Design and Development

PLANNING STATEMENT



**PROPOSAL: ERECTION OF THREE MODULAR PODS FOR
USE AS CLASSROOMS**

**SITE: GREEN CORRIDOR, MAIN ROAD NURSERIES,
STANWELL MOOR ROAD, HEATHROW, TW19 6BS**

DATE: MARCH 2021



1.0 Introduction

- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd on behalf of Green Corridor to accompany the full planning application for the erection of three modular pods for use as class room accommodation at Green Corridor, Main Road Nurseries, Stanwell Moor Road, Heathrow, TW19 6BS.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan, floor plans and full elevational plans, which illustrates that the site is capable of accommodating the development and its associated works, including access.
- 1.4 Table 1.1 below sets out the schedule of supporting plans, which should be read alongside this Planning Statement.

Table 1.1 Schedule of Supporting Documents/Plans

Document/Plans
Existing plans
Proposed plans

- 1.4 The remainder of this Statement is structured as follows:
- Section 2: Background
 - Section 3: Site location and description
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Planning Analysis
 - Section 7: Summary



2.0 Background to Green Corridor

- 2.1 Green Corridor is a registered charity and approved Section 41 Specialist Education Provider for young people aged 16-25 with Special Educational Needs (SEN) and those who are not in Education, Employment or Training (NEET). We run accredited vocational courses in Horticulture and Catering as well as English and Maths Functional Skills. All learners have access to regular one-to-ones for emotional and wellbeing support alongside our Enrichment Programme and support into employment.

3.0 Site Description

- 3.1 The site comprises an existing regular shaped site that is located on Stanwell Moor Road to the west of Terminal 5. The overall site equates to 0.44 hectares. The site is operated by Green Corridor. Green Corridors charitable activities are funded through Education Health and Care Plans from a variety of west London local Authorities, including LB Hillingdon ,the Big lottery funding, Lloyds Bank Foundation and the Heathrow Community Fund. Green Corridor also host the Crane Valley Partnership of which LB Hillingdon is a core strategic member.

Figure 1 – Satellite image of location of site





3.2 The site comprises an existing office building, workshop, polytunnel, toilet block along with four classrooms. Two of the existing class rooms to the south of the site are not fit for purpose, due to their overall size and are not conducive to enhancing the experience of all learners.

3.3 The site is access off Stanwell Moor Road.

4.0 Proposal

4.1 Full planning permission is sought for the erection of 3No. modular classrooms. They will be erected adjacent to the existing workshop and will provide a much needed improved level of classroom space. The classrooms are modular building and if the third runway is built, they can be easily transported to a new site.

4.2 Up to 16 young adults with SEND from Hillingdon will use the New Teaching space on a daily basis. Community groups and schools from Hillingdon will also benefit from the use of the additional space.

5.0 Planning Policy Context

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows “If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

National Planning Policy Framework

5.2 In June 2019, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.



- 5.3 Paragraph 2 of the NPPF states that *“Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.
- 5.4 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.
- 5.5 The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that *“applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”*
- 5.6 In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay and importantly:
- “approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or



- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole..”

5.7 Paragraph 38 of the NPPF relates to decision making and confirm that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.8 The Courts have held that Central Government’s policy is a material consideration that must be taken into account by the decision maker.

5.9. The development plan consists of the following:

- Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
- Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
- The London Plan

The following is a summary of the policies that are pertinent to this case:

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

- S06 – Promote social inclusion
- SO18 – Improve access to education



Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

- DMCI 1 Retention of Existing Community Facilities
- DMCI 1A Development of New Education Floorspace
- DMHB 11 Design of new development
- DMT2 Highway Impacts
- DMT6 Vehicle Parking

6.0 Planning Appraisal

6.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 4.0 above.

6.2 The main issues that are considered to be relevant in this case include the following:

- The principle of development in relation to land use planning policy and sustainable development;
- The effect the redevelopment of this site will have on the character and appearance of the area; and
- Transport related matters

i) Principle of Development

6.3 Paragraph 94 of the NPPF identifies that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities.



Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

6.4 The Part 1 Local Plan echoes this and identifies that the quantity, quality and accessibility of social infrastructure such as libraries, health facilities, community and faith centres, cultural facilities, emergency services and educational services, make a direct contribution to the quality of life in Hillingdon. Policies S06 and S08 of the Part 1 Local Plan seek to promote social inclusion through equality of opportunity and equality of access to social, educational, health, employment, recreational, green space and cultural facilities for all in the borough, particularly for residents living in areas of identified need.

6.5 The proposal seeks to deliver three functional modular classrooms that will improve the learners experience and enhance their overall quality of education. The need for sufficient space has become more pronounced with the current pandemic. There will be a maximum of 8 learners per pod. The classrooms will be fit for purpose and help the charity meet one of the following aims of their vision, mission and core values:



“Vision:

All our young people with special educational needs have the opportunity to achieve their fullest potential and participate in all aspects of life in their communities.

Mission:

- Improve access for disadvantaged 16-25 year-olds to employment, education and training through practical land based learning and food preparation skills;*
- Change perceptions to increase employment opportunities for young people with special educational needs and learning difficulties; and*
- Connect our young people with their local communities by increasing and integrating our volunteering activities into our education and learning programmes to promote the benefits of healthy eating to all participants.*

Core Values:

- Our young people are always at the heart of the decisions we make.*
- We encourage young people to treat themselves, each other, their communities and the planet with care.*
- We have respect for everyone regardless of background, belief or ability.*
- We are brave enough to take managed risks exploring new ventures and ideas.”*

- 6.6 It is also noted that the site falls within the designated Green Belt. In respect of the Green Belt, Paragraph 133 of the NPPF confirms that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 6.7 Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’ Paragraph 144 goes on to state ‘when considering any planning application, local



planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

- 6.8 Paragraph 145 of the NPPF sets out that the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development are acceptable in the Green Belt. In this case given the buildings that would be replaced along with the fact the proposal comprises previously developed land that the development proposed would not have a greater impact on the openness of the Green Belt than the existing development.
- 6.9 Overall, the proposed development satisfies the strategic educational objectives and comprise appropriate development within the Green Belt as set out in the NPPF and local planning policy.

ii) Character and Appearance

- 6.10 NPPF Paragraph 124 stipulates that *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 6.11 Paragraph 127 goes on to say that planning decisions should ensure that developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;



- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.12 The buildings have been designed to accommodate the use proposed as well as ensure that it can be easily transported in the future. It is consistent with the design of the existing buildings and will be screen by the existing large barn. It is considered that the proposed building would not harm local distinctiveness. The buildings have been designed to have the minimum of impact within the constraints of functionality and it will be finished to a high standard.

6.13 A contemporary pallette of external materials are proposed and the development will appear as high quality within this setting.

6.14 Overall, it is contended that that proposed development does have regard for the principles of good design and ones that complies with the NPPF and local planning policy.



iii) Transport Matters

- 6.15 No alterations are proposed to the existing access arrangements. Additionally, it is noted that the site is located in a good location to take advantage of the good local sustainable services and facilities available. The students are picked up and dropped off by a minibus at Terminal 5 on a Monday to Thursday.
- 6.16 The development is compatible with the NPPF which seeks to promote resource efficient settlement patterns through the provision of an efficient transport system, a more sustainable form of transport and improvements to the road networks. This is an important part of moving towards a more sustainable, resource-efficient settlement pattern across the county.
- 6.17 It has been clearly demonstrated the development of the site will not impact adversely on the existing highway network and can be safely accessed in accordance with planning policy.

7.0 Conclusion

- 7.1 In summary, the proposal would involve the provision of a sustainable development that would be of a high quality scheme informed and influenced by its location and setting. It considered to be appropriate development within the Green Belt that will not undermine its openness. Furthermore, sustaining and improving education is a vital element of sustainable development, and the latter is about positive growth as referred to in the NPPF introduction. Progress has to



be made for the betterment of the local economy and social community. Also, it would have convenient access to sustainable modes of transport.

- 7.2 It is clearly the case that there are no adverse effects from the proposal that would significantly and demonstrably outweigh the benefits. The development therefore constitutes sustainable development and is fully compliant with the NPPF, which both set out the presumption in favour of sustainable development.