Rabbs Farm School

Addtional local and national level documentation: PLANNING STATEMENT:

Contents:

• Planning History of the application site.
• A description of the development
• The context of the site and development
• The Principles behind and justification for the proposed development
• An explanation of how the proposal complies with relevant national, and local planning policies.

Given the small scale of the proposed, this statement is of according size.

PLANNING HISTORY

RABBS FARM JUNIOR SCH & THE CHANTRY SCH GORDON ROAD YIEWSLEY
Erection of new 157 sq.m detached, timber-framed flat roofed building for educational use
Approval: 30-10-17

A previous building on the same site by TG Escapes.

RABBS FARM PRIMARY SCHOOL & R/O BOWLS CLUB, FALLING LANE, GORDON ROAD YIEWSLEY
Details pursuant to condition 17 (provision of a playing pitch at Yiewlsey Recreation Ground) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development). **Approval 24-12-14**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to conditions 13 (PV details) and 18 (contamination) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13; Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development.
Approval 28-08-14

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to condition 12 (fire emergency plan) of permission 5746/APP/2012/3184 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development.)
Approval 12-08-14

RABBS FARM PRIMARY SCHOOL & R/O BOWLS CLUB, FALLING LANE, GORDON ROAD YIEWSLEY
Details in compliance with condition 12 (fire evacuation plan) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development). **12-08-14**

RABBS FARM PRIMARY SCHOOL & R/O BOWLS CLUB, FALLING LANE, GORDON ROAD YIEWSLEY
Details in compliance with condition 10 (Construction Management Plan) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development).
Approval 28-07-14

RABBS FARM PRIMARY SCHOOL & R/O BOWLS CLUB, FALLING LANE, GORDON ROAD YIEWSLEY
Details in compliance with condition 20 (temporary vehicular access) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development).
Approval 28-07-14

RABBS FARM PRIMARY SCHOOL & R/O BOWLS CLUB, FALLING LANE, GORDON ROAD YIEWSLEY
Details in compliance with condition 23 (Levels) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development). **Approval 28-07-14**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to condition 16 (Community Use Scheme) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13; Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development. **Approval 12-06-14**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details in compliance with condition 21 (pedestrian crossing) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13; Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development. **Approval 13-05-14**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to conditions 6 (landscaping) and 14 (SUDS) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13 (Demolition of the existing school to allow for its comprehensive redevelopment to provide a new school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development).
Approval 19-12-13

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to condition 11 (Travel Plan) of planning permission ref: 5746/APP/2012/3184 dated 25/03/13; Demolition of the existing school to allow for its comprehensive redevelopment to provide a new part single storey/part two storey school building; provision of a Multi-Use Games Area (MUGA); increased car, cycle and scooter parking facilities; landscaping; and associated works. Change of use of land to rear of bowling club to school drop-off/pick-up area; provision of temporary construction access across Philpots Farm; provision of playing pitch on Yiewsley Recreation Ground; and associated development. **Approval 25-11-13**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Details pursuant to condition 5 (hard landscaping) of planning permission ref: 5746/APP/2012/882 dated 06/06/12; Removal of 3 existing mobile classrooms and the installation of a temporary playground together with associated works. **Approval 31-08-12**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Removal of 3 existing mobile classrooms and the installation of 4 temporary mobile classrooms and the installation of a temporary playground together with associated works. **Approval 12-04-12.**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Provision of single storey mobile double classroom unit. **Approval 25-01-10**

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
RETENTION OF ONE DOUBLE MOBILE CLASSROOM. **Approve 10-10-01** Limited Time

RABBS FARM PRIMARY SCHOOL GORDON ROAD YIEWSLEY
Erection of a single storey classroom extension. **Approval 08-06-99**

RABBS FARM JUNIOR SCH & THE CHANTRY SCH GORDON ROAD YIEWSLEY Erection of a double mobile classroom unit. **26-04-96**

Development description:

This statement is in support of an application for the erection of a detached, single storey, timber framed school building, constructed by TG Escapes Ltd. This building is similar in conception and construction to many hundred individually designed buildings granted planning consent in all areas of the UK.

This 186 sqm building features a flat roof with canopy over the attached deck area allowing year-round connexion to the outdoors. Internally, accommodation consists of one large teaching space, a quiet room, kitchen area, stores, WCs A wheelchair accessible WC is also provided. Access is via an inclined surface with level thresholds, ensuring the proposal is accessible by all regardless of age or mobility.

The proposal will not affect staffing, pupil or vehicle parking / local vehicle use.

Principles and Justification of Development:

The school approached TG Escapes with the desire for a new building to provide additional space for before and after club use. This need is not met by those facilities already on site. Additional accommodation of the quality proposed will bring obvious benefits for the education of children, the teaching conditions of staff and the wider community at large, which can enjoy improved facilities.

Context of the Site:

Rabbsfarm is a large, popular school, with approximately 515 pupils. The pupils who attend Rabbsfarm are drawn from the Yiewsley and West Drayton areas. West Drayton is a suburban town in the London Borough of Hillingdon. It was part of the Yiewsley and West Drayton Urban District of Middlesex, which became part of Greater London in 1965. The settlement is centred close to the Colne Valley Regional Park c4km north of Heathrow Airport. The site, adjacent to Gordon Road is about 1km west of the M25 and is fairly typical residential street with a suburban feel. It consists of mostly two storey residential property of conventional design and masonry construction at low density. The area of the school site proposed in this this application is well screened from the roadside.

TG Escapes successfully completed a buidling on the same site in 2018: planning app: 5746/APP/2017/3939

The proposal's location was chosen by the school and best meets their needs, remaining easily accessed but separate from existing buildings and making good use of under-utilised land. There will be little requirement for the removal existing natural features. It is obscured from street view given the presence of various vegetation. See drawing 17, Site Images.

The bungalow visible in the accompanying site images has since been demolished.

Planning Policy:

This Planning Statement identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies – specifically the National Planning Policy Framework (NPPF) 2018. The planning statement identifies how the principle of sustainable development has influenced the design proposal.

Planning Policy consulted:
National Planning Policy Framework (2012)
DCLG Planning Practice Guidance (2014)

NPPF SECTIONS: (emboldened text indicates those sections relevant)
1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals

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