

## Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Haydon Richardson**

**17997/APP/2025/1032**

Date Application Valid:	<b>19-04-25</b>	Statutory / Agreed Determination Deadline:	<b>31/07/25</b>
Application Type:	<b>Full</b>	Ward:	<b>Belmore</b>

Applicant: **Mr M Hall**

Site Address: **Playing Field Adjacent to Yeading Junior School,  
Carlyon Road**

Proposal: **Placement of sports/recreation related  
containers/structures on playing field grounds,  
and all associated works.**

Summary of Recommendation: **GRANT planning permission subject to  
conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of  
Delegation (the Council is the Applicant)**



## **Summary of Recommendation:**

GRANT planning permission subject to the conditions set out in Appendix 1.

### **1 Executive Summary**

- 1.1 Planning permission is sought for the placement of two sports/recreation related containers/structures on playing field grounds, and all associated works.
- 1.2 The buildings have already been purchased and are waiting in storage. In terms of size, they would be approximately 2.6m high, 2.5m deep and 12m wide (each). In terms of location, they would be sited upon a concrete base, which would be positioned on a parcel of playing field that the applicant advises is currently underutilised. In terms of use, they would house changing rooms, toilets, showers, drying facilities and storage space for sports related equipment (see figure 4).
- 1.3 The provision of the sports containers would improve the school's ability to deliver physical education, by providing equipment storage and sanitation facilities directly on the field where they are needed. Drying facilities will ensure equipment is ready for use more quickly, increasing its availability for students. The overall position of the building also improves time and labour efficiency as students and staff would not need to move equipment from the main school buildings to the field anymore. Although the development would result in a minor reduction in playing field size, the new facilities would improve the field's overall usability.
- 1.4 Furthermore, due to their limited height, location behind a bank of trees (within a field), purpose of serving an existing school, and significant separation distance from neighbours and public vantage points, the proposed structures would have no adverse impact on the character and appearance of the area, neighbouring amenities or the local highways network.
- 1.5 Conditions are recommended to ensure that important trees are protected, BNG requirements are met, and appropriate drainage is provided.
- 1.6 For the reasons set out within this report, it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

### **2 The Site and Locality**

- 2.1 The development site is located southeast of Yeading Junior School and to the south of Yeading Infant & Nursery School. The site comprises the Junior School's playing field.

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

- 2.2 The wider school campus comprises numerous single and two storey buildings some of which are Locally Listed. It also includes MUGA's, playgrounds, car parks, greenery and other associated school infrastructure.
- 2.3 The site has a Public Transport Accessibility Level (PTAL) of 1b and based on the Council's GIS system, the proposed development would be in Flood Zone 1, however parts of the wider site are located within Flood Zone 2.



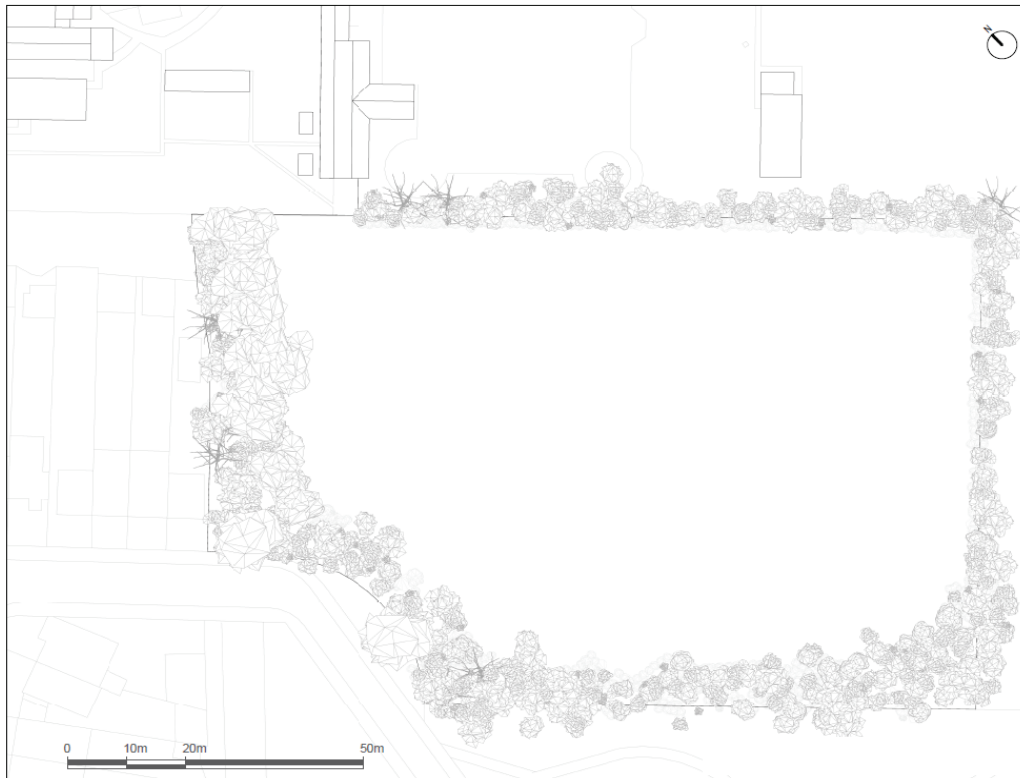
*Figure 1: Location Plan (application site edged red with owned land in blue)*



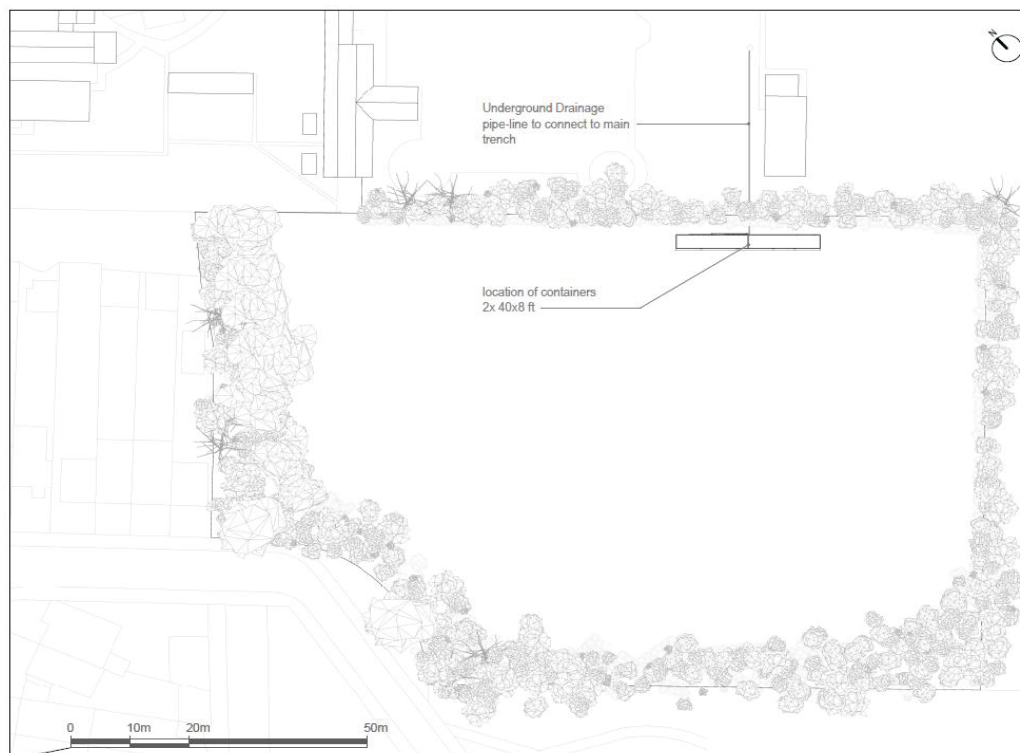
*Figure 2: Development site*

### **3 Proposal**

- 3.1 Planning permission is sought for the placement of sports/recreation related containers/structures on playing field grounds, and all associated works.



Existing Site Plan

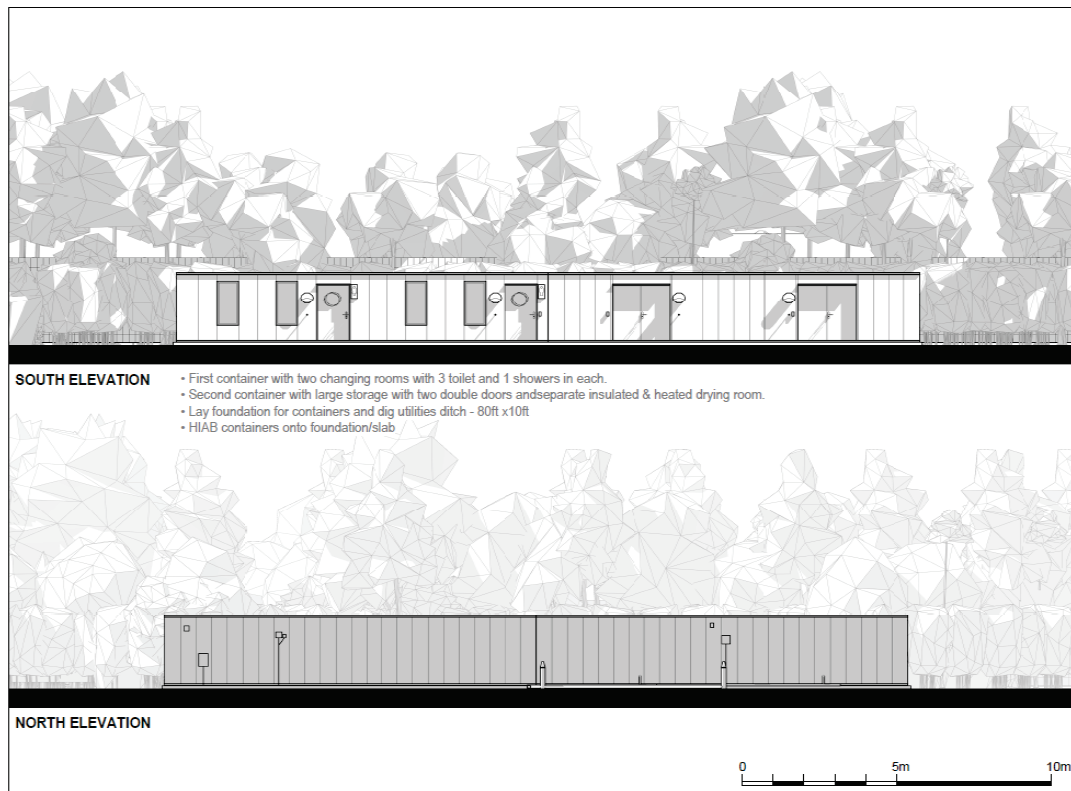


Proposed Site Plan

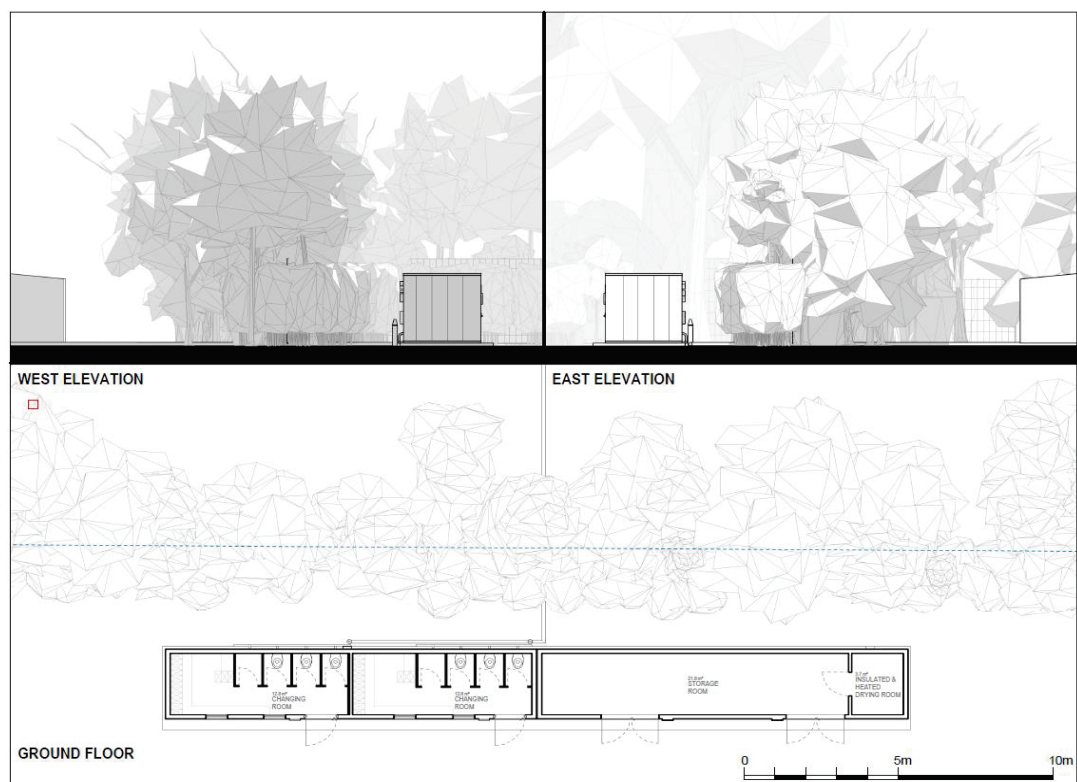
**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**





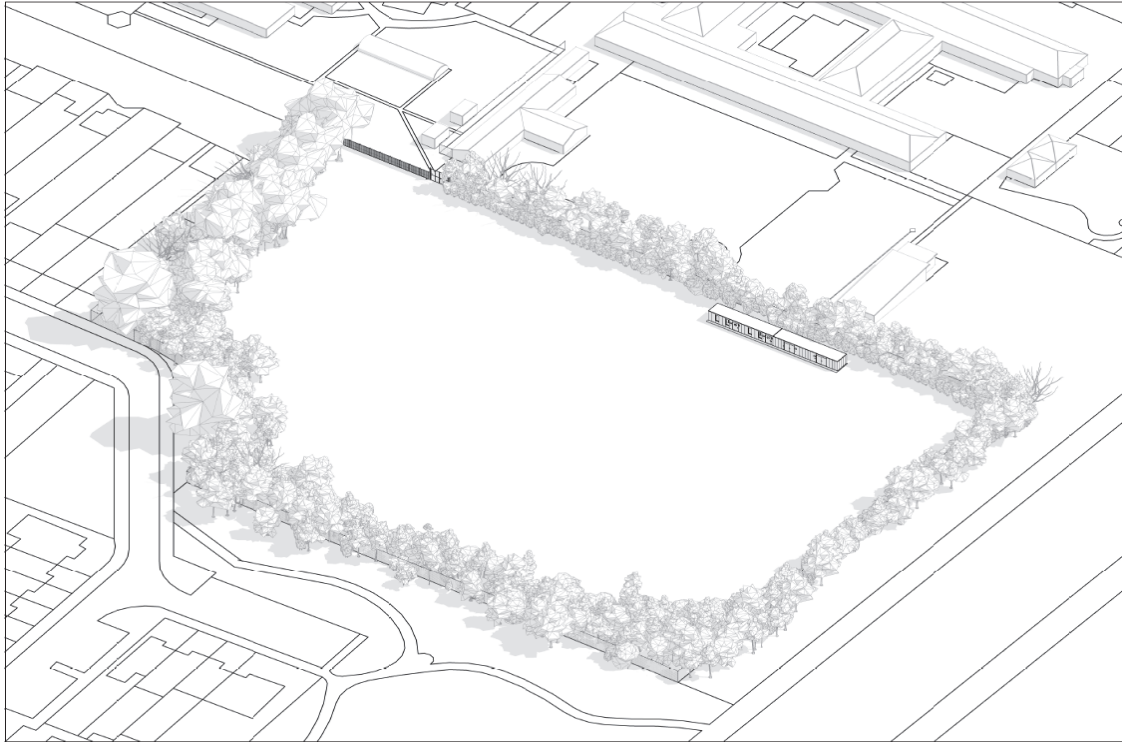
Proposed Front and Rear Elevation Plan



Proposed Side Elevation and Floor Plan

Hillingdon Planning Committee – 17 July 2025

PART 1 – Members, Public & Press



Proposed 3D Graphic

*Figure 3: Existing and Proposed Plans – (please note – larger version of plans can be found in the Committee Plan Pack)*



*Figure 4: Images of Proposed Containers (External and Internal)*

## **4 Relevant Planning History**

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2

## **5 Planning Policy**

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

## **6 Consultations and Representations**

- 6.1 Twelve neighbouring properties were consulted on 1st<sup>th</sup> May 2025.

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**



- 6.2 No representations were received in response to public consultation. Consultee responses received are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

**Table 1: Summary of Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<p><b>Sports England</b></p> <p>The proposed storage containers would be used to support the use of the playing field and would be located in an area to minimise the impact on the playing field, and the playing field's ability to mark a range of pitches. It does not, therefore, appear that the proposed storage containers will have a detrimental impact on the playing field.</p> <p>Sport England raises no objection to the application because it is considered to accord with Exception 2 of our Playing Fields Policy and paragraph 104 of the NPPF.</p>	<p>Sports England's comments have been discussed at paragraph 7.1-7.4 of this report.</p>
<p><b>Access Officer</b></p> <p>No objection, subject to a condition requiring step free access.</p>	<p>The Officer's comments have been discussed at paragraph 7.19 of this report.</p>
<p><b>Tree Officer</b></p> <p>No objection, however there appears to be some risk of compaction so please can a tree protection plan be conditioned other than that I think it looks ok.</p>	<p>The Officer's comments have been discussed at paragraph 7.21-7.22 of this report.</p>
<p><b>Highways Officer</b></p> <p>No objection.</p>	<p>The Officer's comments have been discussed at paragraph 7.16-7.18 of this report.</p>
<p><b>Design Officer</b></p> <p>No objection.</p>	

## **7 Planning Assessment**

### **Principle of Development**

#### *Loss of playing field to provide improved education facilities*

- 7.1 The development plan provides significant support at national, regional and local level for the safeguarding and enhancement of both educational and sports facilities. The proposed development seeks to place two sports/recreation related containers on the playing field of Yeading Junior School. The structures will house changing rooms, toilets, showers, drying facilities and storage space for sports related equipment.
- 7.2 These new provisions will significantly enhance the school's ability to deliver and facilitate physical education for its students. By placing washing facilities and changing rooms closer to the playing field, students won't need to walk back to the main building to get ready, saving time. It also eliminates the time-consuming and labour-intensive task of repeatedly transporting sports equipment from the main building to the field. Furthermore, the inclusion of drying facilities means equipment can be used more quickly, improving its availability for students. The considered placement of these buildings on the field will also support existing after-school sports clubs, ultimately making physical education more accessible for the entire school community.
- 7.3 The submitted plans suggest that the combined footprint of the proposed containers (including base) would be approximately 74m<sup>2</sup> and that they would be placed in an underutilised area of the playing field near a bank of trees. Due to their location, they would result in no loss of usable playing field which would reduce the sites sporting capacity. On the contrary, the buildings are considered to enhance and improve usage of the field due to the facilities they would provide as mentioned above.
- 7.4 Given the policy support for enhancements to education facilities, the fact that Sports England have raised no objection to the proposed development and that proposal would result in underutilised grass being replaced with facilities which would enhance use of the playing field, the principle of development is considered acceptable.

### **Impact on Locally Listed Buildings**

- 7.5 The main buildings serving Yeading Junior School and Yeading Infant and Nursery School are Locally Listed buildings.
- 7.6 The proposed containers/structures would be approximately 2.6m high, 2.5m deep and 12m wide (each). Due to their limited height, location behind a bank of trees and significant separation distance from the mentioned buildings, the proposal would not give rise to detrimental harm to the locally listed buildings or their setting.

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

## Design / Impact on the Character and Appearance of the Area

- 7.7 The application site is the school field located to the south of the school buildings. The playing field is almost entirely screened by dense mature vegetation which lines the boundaries of the field.
- 7.8 The proposed containers would be single storey structures. Due to their limited height, location behind a bank of trees and significant separation distance from the public vantage points, their placement would cause no harm to the character and appearance of the area or surrounding street-scenes.
- 7.9 Further to the above, the structures would be a considerable distance from other buildings on the site and would therefore have no adverse impact on their collective appearance. Additionally, existing buildings on the site are of various size, age, colour and design and therefore the proposed buildings would not be out of keeping with the mixed character of built development on the site. It should also be noted that the colour scheme for the school is predominantly blue and therefore the container colour as proposed would be appropriate (see figure 5).



*Figure 5 - Other buildings and structures on site*

- 7.10 To ensure that the proposal has an acceptable visual impact on the site, a condition is recommended to ensure that the bank of trees to the rear of the site

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

are protected and that any new landscaping compliments the site, its use and its existing buildings.

- 7.11 Taking into consideration the above, the development is considered to have an acceptable impact on the character and appearance of the site and wider area and to accord with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy D3 of the London Plan and National Planning Policy Framework (2024).

### **Residential Amenity**

- 7.12 The proposed containers/structures would be approximately 100m away from properties on Carlyon Road, 85m away from those on Shaftesbury Waye and over 100m from those on Yeading Lane. Due to their limited height, separation distance from the mentioned properties and position within a field bounded by trees, the new structures would cause no adverse loss of light or outlook to neighbouring properties. Nor would it cause any harmful loss of privacy.
- 7.13 The proposal includes no increase in pupil or staff numbers, nor does it include any change to the hours of use of the school or playing field. The development is therefore unlikely to lead to any harmful increase in activity or noise generation from the site.
- 7.14 It should also be noted that construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate and environmentally friendly manner.
- 7.15 For these reasons and given the site context, it is considered that the proposed development would not unduly impact the residential amenity of the adjoining properties, in terms of daylight/sunlight, outlook, privacy and overbearing effect, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### **Highways and Parking**

- 7.16 The site has a PTAL Rating of 1B.
- 7.17 The proposal includes no increase in pupil or staff numbers and therefore requires no additional parking. The structures are to be positioned in a location where they would have no impact on existing parking provisions. Due to the nature of the development the proposal is not considered to increase traffic generation or to have a highways impact. A condition requiring a construction management plan is not considered to be reasonable or necessary considering the distance of the buildings from neighbours and fact that they are prefabricated.



- 7.18 Taking into consideration the above the proposal is considered to have an acceptable impact on the local highways network and to be in accordance with policy.

### **Accessibility**

- 7.19 In terms of location, the new containers would be sited within the playing field of Yeading Junior School. Due to their siting and the fact that pathways exist from the main school to the field, the containers would be appropriately accessible for their intended use and users. Internally, all of the new facilities (changing rooms, toilets, showers, drying facilities and storage space for sports related equipment) would be at ground floor and therefore they would be accessible to their users. The submitted plans suggest that the entrances and exits of the building would be built above ground level, and therefore a condition is recommended to ensure that step free access is provided.
- 7.20 No objection has been raised by the Council's Access Officer and the conditions recommended have been included in the decision should planning permission be granted.

### **Trees and Landscaping**

- 7.21 There are no Tree Preservation Orders or Conservation Area designations affecting the site and its trees. Nevertheless, the proposed containers/structures are located in proximity to a mature bank of trees within the site. The trees are of high amenity value. To ensure that the trees are protected during construction and retained thereafter, conditions are recommended requiring the submission of a tree protection plan prior to the construction of the development.
- 7.22 As mentioned previously, the proposal would result in the loss of approximately 74m<sup>2</sup> of grass. The loss is limited and to cause no harm to the usability of the field or wider site. As mentioned above, a condition is recommended to ensure that trees on the site are retained. Conditions relating to BNG would ensure that any loss of grassland would be replaced with enhanced landscaping. The proposal is therefore considered to be acceptable in terms of its tree and landscaping impacts.

### **Biodiversity Net Gain**

- 7.23 Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
- 7.24 In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.
- 7.25 Under the statutory framework for biodiversity net gain, subject to some exceptions, every consent of planning permission is deemed to have been granted

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

- 7.26 There are exemptions and the BNG planning condition does not apply to planning permission for development that is below a de minimis threshold, i.e:

does not impact an onsite priority habitat; and

-the development impacts less than 25sqm of onsite habitat that has biodiversity value greater than zero; and

-the development impacts less than 5m in length of onsite linear habitat

- 7.27 The development is not considered to meet any of the exemptions listed above. A BNG statement has been submitted but is not supported by the statutory metric which is used to establish the pre-development value of the existing site and the proposed value post development. Without the metric it is not possible to determine the biodiversity requirements to achieve the required 10% net gain. Notwithstanding this point, it is clear that the site is capable of delivering the 10% net gain. The site to be developed is mown grass and is likely to have limited existing biodiversity value, the increase in net gain could be achieved through additional planting which would be of a higher value. Given the scale of the site area and that which is shown within the blue line illustrated on the location plan, there is a considerable area available to deliver the 10% net gain.

- 7.28 Ordinarily the applicant would be expected to provide the statutory metric and the BNG report prior to the determination of the application. However, in this instance it is considered that a condition could be added to the decision notice to secure the biodiversity 10% net gain. This will ensure that building work to move the units on to the field and any prep or facilitating works can take place over the summer holiday period with work being completed in time for the new academic year to start in September 2026.

- 7.29 An appropriately worded pre-commencement condition has been added to the decision notice along with the Management Plan standard condition.

## **Ecology**

- 7.30 Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

- 7.31 The site does not contain any significant trees, ponds, open woodland, dense scrub or shrubbery. There are no protected sites of ecological interest adjacent to or near to the site. It is therefore considered that the likelihood of protected species

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

being present at the site is low. Like the existing site, the resulting site would be predominantly soft landscaping, as such the ecological value of the site would be similar post development, especially considering the BNG requirement set out above.

- 7.32 In the event of an approval, an informative would be secured advising that should protected species be found at the site, the applicant(s) must fulfil their duties under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.
- 7.33 The proposal is therefore considered to be acceptable.

### **Air Quality**

- 7.34 The proposed development includes no increase in student numbers or staff and is therefore unlikely to cause increased traffic which would reduce air quality. The development includes no loss of trees which would reduce carbon capture. Overall, due to the factors mentioned above and the nature of the proposed development (placement of containers to support sports and recreation related activities at the school), the development is considered to have no adverse air quality related impacts.

### **Flooding and Drainage**

- 7.35 The proposed development is located entirely within Flood Zone 1, although other parts of the site are within Flood Zone 2. In Flood Zone 1 there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location.
- 7.36 The development site is not located in a critical drainage area or an area prone to surface water flooding.
- 7.37 Taking into consideration these points, the requirement to submit an FRA is considered to be unreasonable. Furthermore, due to its proposed use, limited size and siting within Flood Zone 1, the proposed development is not considered to have any adverse impact on the storage capacity of the floodplain or the flooding related safety of its users or those surrounding the site.
- 7.38 In the event of approval, a sustainable water management scheme would be secured by condition to ensure compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

### **Security**

- 7.39 The development would not compromise the security of the school site and would be located within a contained area of the site. The buildings would be lockable protecting their contents. The development is considered to accord with Policy

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**

DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

## **Renewable Energy and Sustainability**

- 7.40 The provision of prefabricated buildings will reduce on site emissions as no significant construction works would take place. Due to the design of the building, less materials would need to be transported to and from the site, again reducing emissions. The buildings themselves would need to meet building control standards and would therefore have a reasonable level of energy efficiency. Overall, due to the points mentioned above and the proposed use of the building the development is considered to be acceptable in this regard.

## **8 Other Matters**

### Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

### Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked.
- 8.4 Paragraph 6 (1)(d) of the Community Infrastructure Levy Regulations 2010 (as amended) states that a conversion from one into two or more dwellings is not 'development' for the purposes of CIL. The development is CIL liable.

## **9 Conclusion / Planning Balance**

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently,

**Hillingdon Planning Committee – 17 July 2025**

**PART 1 – Members, Public & Press**



the application is recommended for approval subject to the conditions set out in Appendix 1 (below).

## **10 Background Papers**

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website [here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk).

# **APPENDICES**

## **Planning Application**

**17997/APP/2025/1032**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

#### 2. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans numbers:

4D-560-P02A

4D-560-P02B

4D-560-E00 Rev A

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

#### 3. NONSC Sustainable Drainage and Water Management

No development above ground level shall take place until a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- i. Provide information about the the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. Provide details of water collection facilities to capture excess rainwater;
- v. Provide details of how rain and grey water will be recycled and reused in the

development;

vi. Provide details of how the buildings will achieve water efficiency standards defined within Approved Document G of the Building Regulations).

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

#### 4. RES8 Tree Protection

Prior to any development on site, details shall be submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position, root areas and crown spreads of all trees, hedges and other vegetation to be retained.
3. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 4.a There shall be no changes in ground levels;
- 4.b No materials or plant shall be stored;
- 4.c No buildings or temporary buildings shall be erected or stationed.
- 4.d No materials or waste shall be burnt; and.
- 4.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

5. Where necessary the tree protection measures for the site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.



## REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

### 5. RES10 Tree to be retained

The trees, hedges and shrubs shown to be retained (as part of details pursuant to condition 6 of this application) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

## REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

### 6. NONSC Accessibility

Prior to first use of the development hereby details of access into and within the building (to include step-free access, internal doorways and passageways, and accessible toilet facilities) to meet the needs of people with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities should thereafter be provided and permanently retained for the life time of the development.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5. .

## 7. NONSC Non Standard Condition

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:
  - a) Description and evaluation of the features to be managed.
  - b) Aims, objectives and targets for management.
  - c) Description of the management operations necessary to achieving aims and objectives.
  - d) Prescriptions for management actions.
  - e) Preparation of a works schedule, including an annual works schedule.
  - f) Details of the monitoring needed to measure the effectiveness of management.
  - g) Details of the timetable for each element of the monitoring programme.
  - h) Details of the persons responsible for the implementation and monitoring.
  - i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

- iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

## REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DME1 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

## Informatives

### 1. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

### 2. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. IT05 Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

### **4.**

#### **Accessibility**

- a. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate d cor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e. Care must be taken to ensure that overspill and/or other interference from induction loops- in different/adjacent areas- does not occur.
- f. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

### **153 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.



DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T6	(2021) Car parking

## Appendix 2: Relevant Planning History

17997/AA/98/2214	Yeading Junior School Carlyon Road Hayes Erection of a single storey extension to provide an assembly hall addition, two changing rooms and toilet <b>Decision:</b> 09-03-1999	Approve Deemed Hill.
17997/AB/99/0138	Yeading Junior School Carlyon Road Hayes Renewal of planning permission ref.17997M/93/1919 dated 25/01/94; Retention of double mobile classroom <b>Decision:</b> 23-02-1999	Approve Limited Time
17997/APP/2001/252	Yeading Infant School Carlyon Road Hayes ERECTION OF A SINGLE STOREY EXTENSION WITHIN THE SCHOOL COURTYARD <b>Decision:</b> 09-04-2001	Approve Deemed Hill.
17997/APP/2002/2443	Yeading Junior School Carlyon Road Hayes ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSION (INVOLVING DEMOLITION OF EXISTING MODULAR CLASSROOM) <b>Decision:</b> 21-01-2003	Approve Deemed Hill.
17997/APP/2007/159	Yeading Junior School Carlyon Road Hayes CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY EDUCATION USE TO PROVIDE MEETING ROOM, CRÈCHE FACILITY FOR 4/5 CHILDREN AND OFFICE <b>Decision:</b> 14-06-2007	Approved
17997/APP/2007/2169	Yeading Junior School Carlyon Road Hayes ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE SOUTH-EAST ELEVATION OF THE EXISTING JUNIOR SCHOOL BUILDING. <b>Decision:</b> 13-09-2007	Approved

17997/APP/2007/2334     Yeading Junior School Carlyon Road Hayes

DETAILS OF HOURS OF USE - CONDITION 2, ACCESS ARRANGEMENTS -  
CONDITION 3, AND SECURITY MEASURES - CONDITION 8 IN COMPLIANCE WITH  
PLANNING PERMISSION REF.17997/APP/2007/159 DATED 14/06/2007:  
CHANGE OF USE OF CARETAKERS DWELLING (CLASS C3) TO ANCILLARY  
EDUCATION USE TO PROVIDE MEETING ROOM, CRECHE FACILITY FOR 4/5  
CHILDREN AND OFFICE.

**Decision:** 17-09-2007     Approved

17997/APP/2011/2029     Yeading Junior School Carlyon Road Hayes

Erection of single storey rear extension to educational premises (former caretaker's house).

**Decision:** 01-11-2011     Approved

17997/B/84/1220             Yeading Infant & Junior Schools Carlyon Road Hayes

Formation of access (P)

**Decision:** 12-09-1984     Approve  
Deemed Hill.

17997/C/84/1950             Yeading Infant & Junior Schools Carlyon Road Hayes

Householder dev. (small extension,garage etc) (P)

**Decision:** 04-01-1985     Approve  
Deemed Hill.

17997/E/86/2194             Yeading Infant & Junior Schools Carlyon Road Hayes

Installation of self closing doors

**Decision:** 21-01-1987     Approve  
Deemed Hill.

17997/F/87/2179             Yeading Infant & Junior Schools Carlyon Road Hayes

Erection of chain link fence to a height of 3.6M along the frontage of school to Carlyon Road

**Decision:** 14-12-1987     Approved

17997/K/92/0515             Yeading Junior School Carlyon Road Hayes

Erection of a radio base station including a prefabricated equipment cabin, 2 microwave  
dishes and security fencing

**Decision:** 08-07-1992     Approved

17997/L/93/1850                      Yeading Junior School Carlyon Road Hayes

Erection of a front boundary wall

**Decision:** 10-01-1994              Approved

17997/X/95/1836                      Yeading Infant & Junior Schools Carlyon Road Hayes

Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

**Decision:** 16-02-1996              Approved

17997/Y/96/1082                      Yeading Infant & Junior Schools Carlyon Road Hayes

Details of landscaping scheme including siting of hard play areas in compliance with condition 3 of planning permission ref.17997X/95/1836 dated 16/02/96; Improvements to existing educational premises involving a single storey extension to Infants School, part single storey, part two storey extension to Junior School, toilet block extension, demolition of old nursery and Junior School single buildings, construction of hard play areas, formation of vehicular turning circle on Carlyon Road and change of use of vacant land to form enlarged school playing field

**Decision:** 24-09-1999              Approved

## Appendix 3: List of Relevant Planning Policies

The following Local Plan Policies are considered relevant to the application:-

### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision

### Part 2 Policies:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMEI 10	Water Management, Efficiency and Quality
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D14	(2021) Noise
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LPP T6

(2021) Car parking