

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

Case Officer: **Haydon Richardson**

**17942/APP/2024/2874**

Date Application Valid:	<b>29/10/2024</b>	Statutory / Agreed Determination Deadline:	<b>05/12/25</b>
Application Type:	<b>Full</b>	Ward:	<b>Hayes Town</b>

Applicant: **Mrs Davinder Kaur Dhand**

Site Address: **Club House, Middlesex Stadium, Breakspear Road**

Proposal: **Construction of natural grass football pitches using imported soils approved for use by the Environment Agency. Proposals include rainwater harvesting scheme, extensive planting and habitat creation.**

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

Reason Reported to Committee: **Required under Part 1 of the Planning Scheme of Delegation (Major application recommended for approval)**



## **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 construction of natural grass football pitches using imported soils. The proposal also includes a rainwater harvesting scheme and additional planting, which will in turn create additional ecological habitats.
- 1.2 The proposed use for outdoor sports is considered appropriate development in the Green Belt. The provision of new pitches would benefit the local community by repurposing underutilised grassland to enhance local sports provision. Simultaneously, use of the pitches supports healthy and active lifestyles, particularly for youth, thereby promoting overall community well-being.
- 1.3 The engineering works to alter the site levels to create the pitches would have a minimal impact on the openness of the Green Belt. However, these changes are designed to be subtle; with the most significant height increases placed away from public viewpoints thus reducing their visual impact. Conditions have been recommended to ensure that the entirety of the site remains screened by existing and proposed soft landscaping, consequently, the site's appearance from the road will remain largely unchanged and the areas character will be preserved. Therefore, the public benefits resulting from the provision of additional outdoor recreation facilities are considered in this case to constitute very special circumstances that outweigh the minimal impact on the openness of the Green Belt. The proposed development is therefore considered to be acceptable in this location.
- 1.4 The proposal has been carefully designed to ensure there are no undue impacts on neighbouring residents or infrastructure. Increases in traffic generation are considered minor and fall outside peak hours, and the site's ample existing parking is sufficient to accommodate the new demand. Measures such as restricting pitch usage hours will prevent nuisance from noise, and careful management of construction activities will control dust and vibration. Due to the position and nature of the new pitches, there will be no harmful loss of light, outlook, or privacy for nearby properties.
- 1.5 The Environment Agency (EA) initially objected to the application due to concerns regarding the quality of imported soils. This objection has been lifted following the submission of additional information clarifying that all imported soils will be contamination-free. To ensure compliance, specific conditions have been attached to this recommendation, requiring verification that the soils are clean and free from contamination before they are transported to the site. Likewise, conditions have been added to ensure that the imported soils

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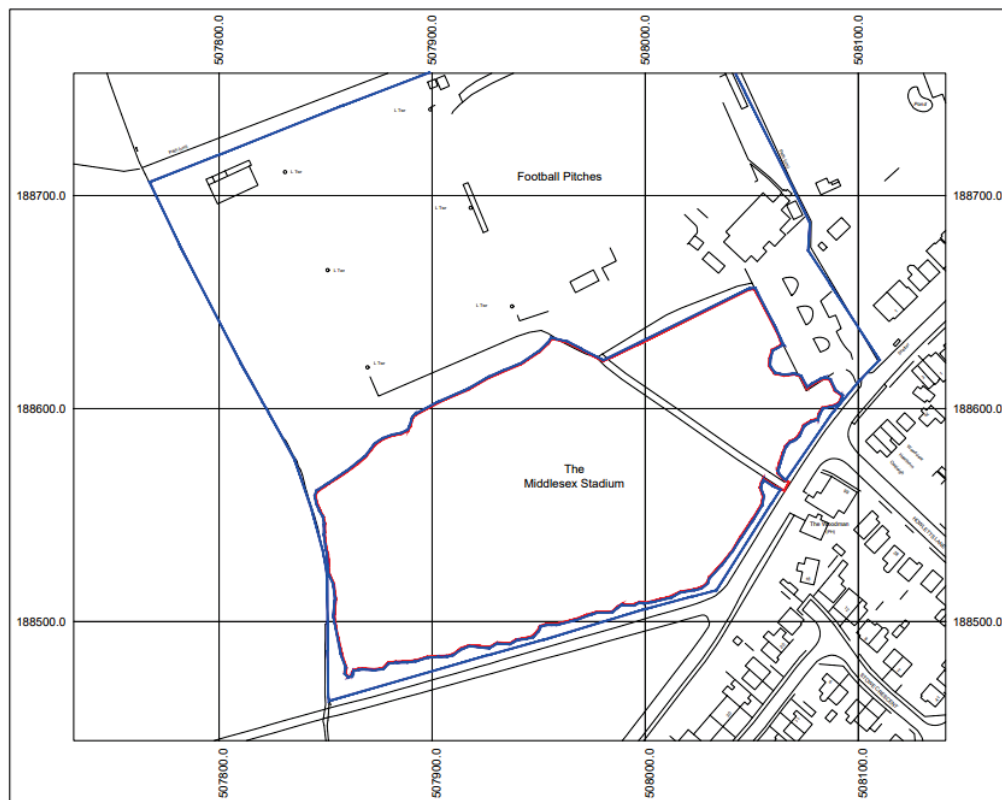
are delivered and used to construct the pitches in a manner which causes no harm to the local highways network or neighbouring amenities.

- 1.6 Taking into consideration that planning permission has previously been approved for football pitches in the same location (17942/APP/2003/646), that both The EA and Sports England have raised no objection to the proposed development and that the scheme includes demonstrable benefits and mitigation of all potential adverse impacts, it is recommended that planning permission be granted for the proposed development subject to conditions.

## **2 The Site and Locality**

- 2.1 The development site is located on the northern side of Breakspear Road and comprises an unused field within the grounds of The Middlesex Stadium. The northern portion of the wider site comprises established football pitches. The centre and eastern parts of the wider site comprise a single storey building known as the Club House. To the front and side of the mentioned building is hardstanding which accommodates walkways and parking. An additional area of hardstanding exists to the west of the building accommodating additional parking.
- 2.2 The surrounding area is predominantly residential, and it should be noted that site levels gradually rise from the west to the east of the site.
- 2.3 In terms of constraints, the site falls within a critical drainage area and is prone to surface water flooding. The western part of the site falls within a Flood Bank Protection zone, Functional Flood Plain and Flood Zones 2/3. The development site is also located within the Green Belt.

**Figure 1: Location Plan (application site edged red)**



**Figure 2: View from centre of development site toward Club House**



***Figure 3: View from within the development site toward Breakspear Road***



***Figure 4: View of the site from Breakspear Road***



**Figure 5: View of the site from Fine Bush Lane**



### **3 Proposal**

Planning permission is sought for the construction of natural grass football pitches using imported soils that have been approved for use by the Environment Agency. Proposals include a rainwater harvesting scheme, extensive planting and habitat creation.

Approximately 60,163m<sup>3</sup> of soil is to be imported to facilitate the creation of the proposed pitches. The current site levels, which range from 45m AOD to 50m AOD will be regraded to levels varying between 46m AOD and 52m AOD. The most significant increase in elevation, approximately 5m, will occur at the western portion of the site. Along Breakspear Road, height increases will be more modest, ranging from 2m to 3m.

It should be noted that the proposal includes two proposed layouts for the site. One indicating smaller pitches, the other indicating a large adult sized pitch. Both markings would be provided upon the land and each layout would be used as and when required.

**Figure 6: Existing Site Layout** (please note – larger versions of following plan(s) can be found in the Committee Plan Pack)



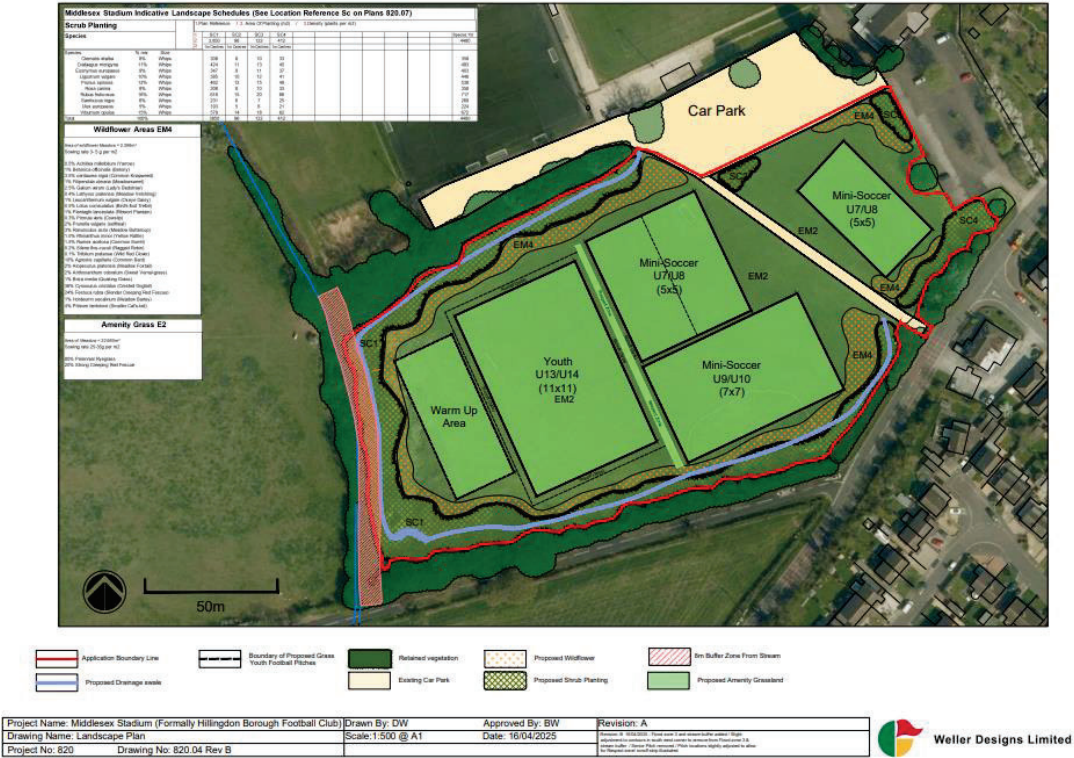
**Figure 7: Proposed Site Layout (Multi Pitch)**



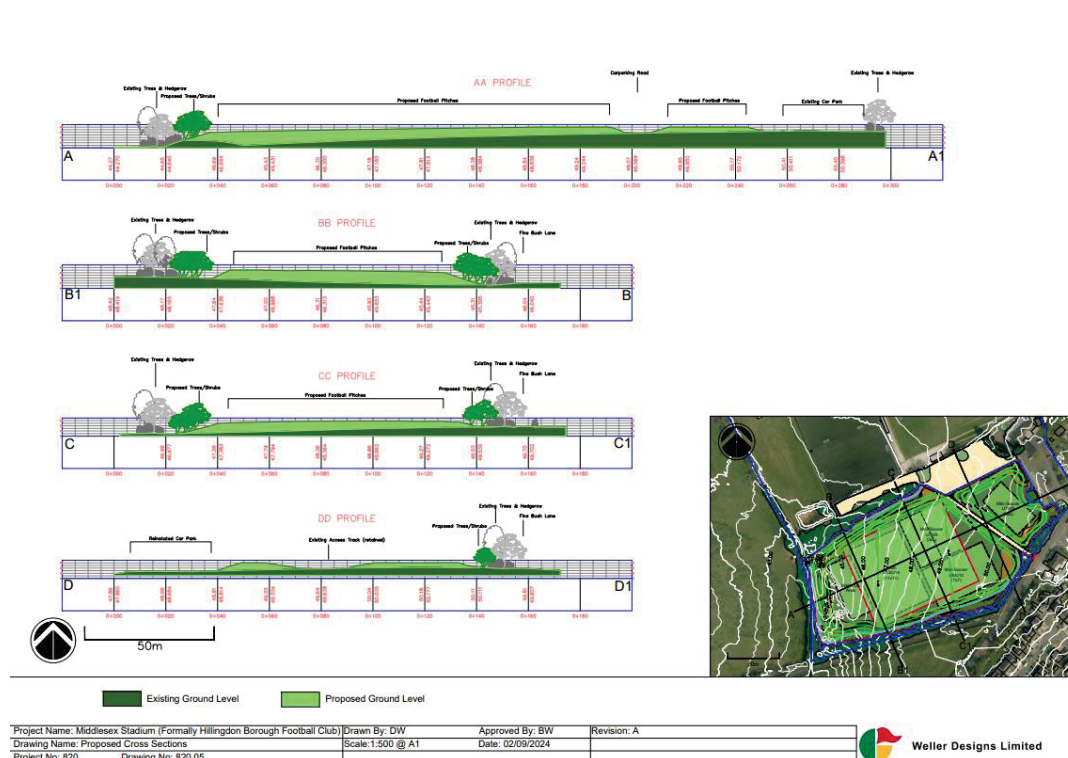
Figure 8: Alternating Proposed Layout (Senior Pitch)



Figure 9: Proposed Landscaping Plan



**Figure 10: Proposed Sections**



## 4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2. It should be noted that permission was granted for football pitches in the same location under planning application no.17942/APP/2003/646, however the pitches were not constructed.

## 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 A site notice was placed at the site on 02/01/25. 46 neighbouring properties were consulted on the application by letter dated 07-03-25. During the 21-day consultation periods 1 letter of support was received stating that the proposal would be of benefit to all the community. The comment is noted, and the benefits of the scheme have been discussed in detail within paragraphs 7.1 to 7.6 of this report.
- 6.2 Direct internal and external consultations were also issued. Representations received in response to those consultations are summarised in Tables 1 and 2

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(below). Full copies of the responses have also separately been made available to Members.

**Table 1: Summary of External Representations Received**

<b>Representations</b>	<b>Summary of Issues Raised</b>	<b>Planning Officer Response</b>
Environmental Agency	No objection subject to the submission of a materials report relating to earthworks and topographical alterations.	Discussed at paragraphs 7.36 – 7.37 of this report. The suggested condition has been added to the list of recommended conditions.
Historic England	<p>Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p> <p>The planning application is not in an Archaeological Priority Area.</p> <p>Records suggest the site has low archaeological potential considering the local topography, historical mapping and results of previous investigations in the vicinity.</p> <p>No further assessment or conditions are therefore necessary.</p>	Discussed at paragraph 7.51 of this report.
Sports England	The proposal would reinstate/create playing field/pitches that would not be interfered with by the proposed planting. Since a need for more playing pitches was highlighted in its comments dated 6th	Discussed at paragraphs 7.1 to 7.6

	January 2025, Sport England now considers that the proposal would be beneficial to sport thus broadly aligning with Exception 5 of its Playing Fields Policy (see Annex below for details) and the National Planning Policy Framework, paragraph 104. As a result, Sport England does not wish to object to the application.	of this report.
Cadent Gas	After receiving the details of your planning application at Club House Middlesex Stadium Breakspear Road Ruislip HA4 as we have completed our assessment. We have no objection to your proposal from a planning perspective.	Noted.
Ruislip Residents Association	No response received.	Noted.
Ruislip Village Conservation Area Panel	No response received.	Noted.

**Table 2: Summary of Internal Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<p><b>Air Quality Officer:</b></p> <p>I have evaluated the Transport Assessment and there is no requirement for an air quality contribution, the application site is outside the Air Quality Management Area and not within a Focus Area.</p>	Discussed at paragraphs 7.38 – 7.40 of this report.
<p><b>Contaminated Land Officer:</b></p> <p>No objection subject to conditions requiring that imported soils are kept free of contamination and appropriate measures are in place if contamination is found on site.</p>	Discussed at paragraphs 7.36 – 7.37 of this report.
<p><b>Access Officer:</b></p> <p>The detail of this planning application has been considered and no accessibility issues have been raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and</p>	Discussed at paragraph 7.43 of this report.

<p>services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.</p>	
<p><b>Highways Officer:</b></p> <p>The site is positioned off Breakspear Road and already incorporates two full size football pitches and an events venue available for hire. There are some 100 available on-plot parking spaces and it is proposed to provide enhanced sports provisions facilitating three '5-a-side' and two '7-a-side' football pitches. Weekday usage is anticipated to occur between the hours of 5pm &amp; 10pm whilst during the weekend, up to four matches would occur between 10am &amp; 4pm with a maximum of two matches occurring at any one time. Cumulative parking demand related to the proposal equating to a maximum 40 cars per match is anticipated. An established vehicular/pedestrian access serving the site envelope is to remain unaltered.</p> <p>The locality is comprehensively covered extensively by parking restrictions incorporating an all-day 'weekend only' controlled parking zone (CPZ) active - May to the end of August. The address exhibits a public transport accessibility level (PTAL) rating of 1b which is considered as very poor and therefore encourages private car travel to and from the address.</p> <p>There are no prescriptive local or regional parking standards that can be applied to this proposal and therefore it is assessed on its own merits.</p> <p>It is clear that this application would attract additional patronage to the establishment and the applicant has satisfactorily demonstrated that the added attendance linked to the new pitches can be satisfactorily contained within the site during weekday &amp; weekend activities. The Highway Authority (HA) therefore considers that the established parking provision of 100 spaces is sufficient to cater for this proposal (and existing</p>	<p>Discussed at paragraphs 7.28 – 7.35 of this report.</p>

<p>uses) as it would not in itself impose undue stress in terms of parking accumulation/stress on the available on- plot parking provision. Nor would it be expected to create measurable traffic generation to and from the address during the most sensitive and therefore crucial peak morning and late afternoon/evening traffic hours. Additionally, any general off-peak uplift would be considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.</p> <p>The only requirement recommended by the HA is for the provision and placement of 1 secure and accessible space for staff with 1 space per 20 new patrons. This aspect can be secured by way of planning condition.</p> <p>Construction Management Plan (CMP)</p> <p>The applicant has submitted the above inclusive of anticipated daily vehicle related frequency during the 4-6 construction month which has satisfactorily demonstrated that the level of activity to and from site with less than 15 hourly HGV movements during morning and late afternoon/evening peak traffic periods - Monday to Friday is containable within the existing level of base-line traffic activity in the area thereby minimising potential detriment to the public realm. The CMP is therefore considered broadly fit for purpose thereby negating the necessity for securement via planning condition.</p> <p>Conclusion</p> <p>The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 &amp; DMT 6 and Policies T4 and T6 of the London Plan (2021).</p>	
<p><b>Planning Policy Officer:</b></p> <p>No objection subject to confirmation of existing and proposed site levels.</p>	<p>Final site levels are proposed to be secured by condition.</p>

<p><b>Noise Officer:</b></p> <p>Given the nature and context of the proposed development apparent from the information provided I do not consider noise and vibration to be a material planning issue.</p>	<p>Discussed at paragraphs 7.25 – 7.26 of this report.</p>
<p><b>Waste Management Officer:</b></p> <p>No comment/no objection.</p>	<p>Noted.</p>
<p><b>Design Officer:</b></p> <p>The levelling of the pitch, warm up area, mini soccer will raise the ground level by approximately 5m along the western side of the site and between approximately 2m and 3m along the southern boundary. This will make the earthworks prominent in the winter months when boundary planting is visually permeable. Accordingly, the surrounding shrub and wildflower mix is welcomed and supported.</p> <p>It is recommended that the proposed shrubs mix includes native trees to further bio-diversify the site and reduce the visual prominence of the earthworks from surrounding roads in the winter months. A landscape Condition is sought to ensure tree are included. Trees could be planted as whips similar to the shrubs. A maintenance and management plan should also be Conditioned to ensure the shrub and tree mix is thinned appropriately over the coming years.</p> <p>No objection.</p>	<p>Discussed at paragraphs 7.16 – 7.22 of this report.</p>
<p><b>Metis (on behalf of London Borough of Hillingdon as Local Lead Flood Authority (LLFA)):</b></p> <p>No objection subject to a condition requiring the submission of details relating to sustainable drainage and long-term management and maintenance of the drainage system.</p>	<p>Noted, matters relating to flood risk and drainage are addressed in paragraphs 7.42 - 7.48 of the report. The suggested conditions are included in the list of conditions attached to this report.</p>

## **7 Planning Assessment**

### Principle of Development

#### *Provision of New Football Pitches*

- 7.1 Paragraph 96 (C) of the NPPF (2024) advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which: enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of sports facilities.
- 7.2 Paragraph 104 of the NPPF (2024) states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 7.3 Policy S5 of the London Plan supports the provision and retention of sports and recreation facilities. Part B of the policy states: Development proposals for sports and recreation facilities should:
- 1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling;
  - 2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities;
  - 3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.
- 7.4 Part D of Local Plan: Part 2 Policy DMCI 3 states ‘development of private open space is not permitted where there would be a significant individual or cumulative loss of open space/open aspect and/or where there would be a significant impact on amenity, character and appearance, biodiversity, ecological connectivity, cooling effect and/or flood alleviation effect.
- 7.5 Having regard for the above policies it is clear that there is significant support at national, regional and local level for the provision of new sports facilities, especially where they would support communities.

- 7.6 The development includes no loss or removal of open space. Conversely existing grassland would be appropriately filled, levelled, and restored with topsoil returned to create football pitches. Taking into consideration these points as well as the fact that Sport England were consulted on the proposal and confirmed that they have no objection to the scheme as the provision of the new pitches would fall under Exception 5 of their guidance, the provision of new football pitches is acceptable.

*Provision of Football Pitches within the Green Belt*

- 7.7 The proposed development site is located entirely within the Green Belt.
- 7.8 Policy DMEI 4 of the Hillingdon Local Plan: Part 2 and Policy G2 (A) of the London Plan (2021) advise that the Green Belt should be protected from inappropriate development and proposals that would harm the Green Belt should be refused except where very special circumstances exist. Developments which conflict with the purposes of the Green Belt are also not supported.
- 7.9 Paragraph 154 of The NPPF (2024) outlines appropriate and exceptional forms of development within the Green Belt.
- 7.10 Paragraphs 154 (h)(ii) and (h)(v) advise that engineering operations and the change of use of land to outdoor sports will be considered as appropriate development within the Green Belt, so long as the proposed works preserve its openness and do not conflict with its purposes.
- 7.11 The proposed development involves the importation of soil to create football pitches. This element of the proposal is considered to be an engineering operation which will alter current site levels from 45m - 50m AOD to 46m - 52m AOD. The most significant increase in land elevation, approximately 5m, will occur at the western portion of the site, away from public viewpoints and nearby properties. Along Breakspear Road, height increases will be more modest, ranging from 2m to 3m. All height increases will be screened by the site's heavily landscaped borders, and the proposed pitches would be located upon the regraded land.
- 7.12 As stated above the proposed use for outdoor sports is considered appropriate development in the Green Belt. The engineering works to alter the site levels in order to create the pitches would have a minimal impact on the openness of the Green Belt. However, the new pitches will be surrounded by extensive planting and greenery and therefore the site's appearance from the road and other vantage points is expected to remain largely unchanged. The impact on the openness of the Green Belt is considered to likely only be noticeable to a significant degree to those within the site itself. Therefore, the public benefits resulting from the provision of additional outdoor recreation facilities are considered in this case to constitute very special circumstances that outweigh the minimal impact on the openness of the Green Belt. The proposed development is therefore considered to be acceptable in this location.

- 7.13 Paragraph 143 of The NPPF (2024) states that the purposes of the Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.14 The proposed development involves utilising unused land to create additional pitches within a wider site (Middlesex Stadium) which is already used for outdoor sports. The development is therefore considered not to conflict with any of the purposes of the Green Belt.
- 7.15 Taking into consideration the above, the proposed development is considered to be appropriate development within the Green Belt and ultimately acceptable in principle.

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

- 7.16 The development site is located on the northern side of Breakspear Road and comprises an unused field within the grounds of The Middlesex Stadium. The northern portion of the wider site comprises established football pitches. The centre and eastern parts of the wider site comprise the Club House, parking and walkways. The surrounding area is predominantly residential.
- 7.17 At present, the field subject to this application comprises grassland and is bound by trees, shrubbery and other soft landscaping. The resulting site would have additional grass pitches, shrubbery planting and wildflower planting which would be in keeping with the character and appearance of the existing field and wider site (described above).
- 7.18 The proposed development will alter the current site levels, which range from 45m AOD to 50m AOD. The new pitches will be situated on a re-graded site with levels varying between 46m AOD and 52m AOD. The most significant increase in elevation, approximately 5m, will occur at the western portion of the site, away from public viewpoints and adjacent properties. Along Breakspear Road, height increases will be more modest, ranging from 2m to 3m, and will be screened by the site's landscaped borders.
- 7.19 Given that the new pitches will be surrounded by extensive planting and greenery that integrates with the existing boundary treatments, the site's appearance from the road is expected to remain largely unchanged. Consequently, the proposed changes to the site levels are not considered to have a significant adverse impact on the visual amenity of the site or the surrounding area.
- 7.20 A walkway exists through the middle of the site, which would be further formalised by the proposed development. Subject to the use of appropriate materials the walkway would have no adverse visual impact.

- 7.21 A condition has been added requiring the submission of a detailed landscaping plan to ensure that the proposed landscaping and walkway visually integrate with the wider site. Furthermore, conditions have been added to ensure the retention and protection of the sites existing tree lined boundaries.
- 7.22 Overall, the proposed development is considered to cause no harm to character and appearance of the area subject to conditions.

#### Residential Amenity

- 7.23 At present site levels vary from 45m AOD (lowest) to 50m AOD (highest). To facilitate the creation of the new pitches, the proposed development would result in site levels of 46m AOD (lowest) to 52m AOD (highest), with the largest increase being approximately 5m at the western portion of the site (away from neighbouring properties). Adjacent to Breakspear Road, height increases would be 2m-3m and hidden behind the sites landscaped borders.
- 7.24 Due to the careful position of the height increases, nature of the proposed development (construction of football pitches through soil importation and other landscaping alterations) and its separation distance from the residential properties on Breakspear Road, the proposed development is not considered to cause any harmful loss of light, outlook or privacy to nearby residents.
- 7.25 When considering the sites existing use and capacity, the additional trips generated by the development are not considered to be significant enough to cause disturbance or nuisance to the detriment of neighbouring amenities. The site is already used for sports purposes throughout the week and weekend as such it generates noise, this would continue to be the case post development. Should the application be recommended for approval a condition has been recommended restricting usage hours for the pitches to align with existing usage hours, this is to ensure that that their usage causes no adverse noise impact on neighbouring amenities. It is also worth noting that use of the pitches would in part be controlled by the seasons and nightfall (further limiting noise impacts associated with their use).
- 7.26 Noise, vibration, dust and odour would be carefully managed during the construction phase by restricted working hours, designated transport routes and other measures as set out within the submitted transport statement with final details to be set out within a Construction Environmental Management and Logistics Plan which is recommended to be secured by condition.
- 7.27 Having regard to the above, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring occupiers. It would therefore comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and paragraph 135 of the NPPF (2024).

### Highways and Parking

- 7.28 As mentioned by the Highways Officer, there are no specific parking requirements for the proposed development set out within the London or Local Plan, as such the developments highways impacts must be assessed on their individual merits. A Transport Assessment (T001, Rev 2, dated 13/08/24) has been submitted in support of the proposal to assist this assessment.
- 7.29 The existing access to the site from Breakspear Road will be retained and used for the proposed development. The access serves circa 100 parking spaces and this would continue to be the case post development, as the proposal includes no additional parking spaces. Use of the existing access is therefore considered to be acceptable.

### Parking

- 7.30 At present the wider site provides circa 100 parking spaces, which serve existing patrons. The proposed development would result in the provision of 4 extra pitches of varied size and a warmup area, all for the purposes of youth football.
- 7.31 Sports pitches on the wider site are already operating and therefore, already generate a level of traffic. With the proposed facilities in place, peak usage times will be anticipated to be Saturday and Sunday where youth football matches will be played. The busiest scenario is considered to be where there will be 2 matches at a time with 4 matches in total occurring between 10:00-16:00. A maximum of 40 parked cars per match is anticipated. There is no record of a lack of parking being an issue at the site, therefore, it is anticipated that the parking provision would be sufficient to accommodate the likely demand.
- 7.32 Taking into consideration the parking provision as well as the fact that only two of the new pitches will be active at any one time it is considered that sufficient parking space would be provided for the proposed development alongside the sites existing use.

### Traffic Generation

- 7.33 The applicant has advised that a maximum of 4 matches would be played between 10:00-16:00 on the weekend with a max of 40 cars parked per match. In terms of trip generation, the development would therefore result in a maximum of 320 additional trips (4 x 40 x 2 - accounting for arrival and departure). The trips would be outside of peak hours and on the weekend and are therefore considered to be acceptable. Due to the aforementioned restrictions on pitch usage, the development is not considered to cause any harmful increase in traffic generation.

### Construction

- 7.34 In terms of construction, the submitted Construction Management Plan suggests that during the 4-6 month construction period vehicle movements would be limited to less than 15 hourly HGV movements during morning and late afternoon/evening

peak traffic periods (Monday to Friday). The Highways Officer has considered that the level of movement would be comfortably absorbed by the road network. Furthermore a condition has been recommended requiring a further more detailed Construction Management Plan, with the aim of protecting the road, neighbouring amenities and the local highways network.

#### Conclusion

- 7.35 Subject to conditions, the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

#### Contamination

- 7.36 The proposed development involves importing soils to create football pitches. Some concerns have been by the Environment Agency (EA) during the course of the application regarding the where the imported soil will come from. In order to resolve this concern and to ensure that the imported soils are clean from contamination, appropriate for their intended use and have no adverse related impacts, pre-commencement conditions recommended by the EA and council's Contaminated Land Officer have been recommended to be attached to the decision notice, should the Committee be minded to approve the development.
- 7.37 An additional condition is also recommended that should any contamination be found on site then appropriate measures, including their verification of completion be submitted and approved by the LPA. It is therefore considered that subject to the compliance with the conditions the development would pose no adverse contamination related impacts, in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination and Paragraph 187 of the National Planning Policy Framework (NPPF).

#### Air Quality

- 7.38 The proposed development would utilise existing car parking spaces and therefore the minor increase in trip generation is considered to comparable to trip generation if the site were used at its full capacity. Taking into consideration these points, as well as the fact that no additional parking space is to be provided the council's Air Quality Officer has confirmed that no contribution to mitigate any detrimental impact on air quality is required.
- 7.39 A condition has been added to ensure that trees within the site are protected. The retention of such trees assists with carbon capture.
- 7.40 For the reasons outlined above, the development is considered to have no adverse air quality related impacts and the Borough's Air Quality Officer who was consulted on the application concurs. The development is therefore considered to

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comply with Policy S1 of the London Plan and Policy DMEI 14 of Hillingdon Council's Local Plan Part 2.

#### Accessibility

- 7.41 The proposed pitches would be accessible via the path running through the middle of the site, as well as from the site's car parking areas and Club House. The council's Access Officer has reviewed the submitted details and confirmed that the development poses no accessibility related concerns. An informative is however recommended to be attached providing details of the Equalities Act 2010.

#### Flooding and Drainage

- 7.42 The proposed pitches and site are located within Flood Zone 1, however it is worth noting that the western border of the site abuts Flood Zone 3.
- 7.43 A Flood Risk Assessment with preliminary drainage strategy have been submitted in support of the application.
- 7.44 Annexe 3 of the NPPF (2024) advises that outdoor sports and recreation uses are classified as water compatible development and are appropriate within Flood Zones 1, 2 or 3. The proposal is therefore considered to be acceptable in this location.
- 7.45 Taking into consideration that the new pitches do not include the provision of impermeable surfaces, or works that would impede flood waters or put additional people at risk from flooding the proposal is considered to have no adverse flooding related impacts. A rainwater harvesting scheme is proposed which is welcomed and condition has been recommended to ensure that it is installed and appropriate SuDS are provided. Subject to the implementation of these conditions the development would comply with Policy DMHB 14 of the Local Plan Part 2 and Policy G7 of the London Plan.

#### Ecology

- 7.46 A preliminary ecological impact assessment has been submitted in support of the proposed development. The report concludes that 'A desk-based study and a field study were conducted in order to identify habitats and determine the suitability for any 'protected and notable' species to occur on site. The habitats present on site are common and widespread and are not of significant ecological value. Notwithstanding this, they are suitable to support a number of protected species. Further surveys maybe required for species including birds, bats and badgers.
- 7.47 Taking into consideration the findings of the report and to ensure that protected species are not harmed during the construction of the proposed development a condition has been recommended requiring a full ecological impact assessment prior to the commencement of works, which includes bird, bat and badger surveys.

- 7.48 Subject to compliance with the condition the development would have an acceptable ecological impact.

#### Biodiversity Net Gain

- 7.49 A BNG assessment has been submitted in support of the application. The report concludes that 'Provided that the recommendations for creation and management of habitats can be adhered to, it is predicted that the proposed development will achieve a net gain of 16.81% (2.07 Units) with a 118.34% (0.12 Units) hedgerow net gain.
- 7.50 This being the case the scheme would provide a net gain in excess of 10%. To ensure that the net gains are implemented and appropriately managed throughout the lifetime of the development a condition has been added requiring a habitat management plan. officers consider that the stated net gain in biodiversity is achievable, and the development would comply with the requirements set out within Schedule 7A of the Town and Country Planning Act 1990.

#### Archaeology

- 7.51 Historic England have advised that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest as the site is not in an Archaeological Priority Area. Their records suggest the site has low archaeological potential considering the local topography, historical mapping and results of previous investigations in the vicinity.

### **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 1st August 2014. The proposal is not CIL liable.

## **9 Conclusion / Planning Balance**

- 9.1 The proposed development seeks to infill and repurpose underutilised grassland to create football pitches. The proposed use for outdoor sports is considered appropriate development in the Green Belt. The engineering works to alter the site levels in order to create the pitches would have a minimal impact on the openness of the Green Belt.
- 9.2 However, the new pitches will be surrounded by extensive planting and greenery and therefore the site's appearance from the road and other vantage points is expected to remain largely unchanged. The impact on the openness of the Green Belt is considered to likely only be noticeable to a significant degree to those within the site itself. Therefore, the public benefits resulting from the provision of additional outdoor recreation facilities are considered in this case to constitute very special circumstances that outweigh the minimal impact on the openness of the Green Belt. The proposed development is therefore considered to be acceptable in this location, without causing harm to neighbouring amenities, the local highways network or character of the area. Conditions have been added to ensure that the imported soils are free from contamination.
- 9.3 Taking into consideration the above, the proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

## **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**

**17942/APP/2024/2874**

## 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 plan numbers:

820.02 Rev A - Application Boundary Plan  
820.03 Rev B - Proposed Layout and Grading Plan  
820.06 Rev B - Tree Protection Plan  
820.07 Rev A - Contractors Work Plan  
820.05 Rev B - Proposed Cross Sections  
820.04 Rev B - Landscape Plan  
820.01 Rev B - Existing Site Details  
820.08 Rev B - Proposed Layout of Youth Pitches  
820.09 Rev A - Proposed Layout Of Senior Pitch  
820.04S - Landscape Plan With Senior Pitch Illustrated

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. COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Transport Statement  
Biodiversity Net Gain (BNG) Report  
Preliminary Ecological Appraisal  
New Practice Pitches at Middlessex Stadium - CONSTRUCTION SPECIFICATION & DETAIL  
Westbury Environmental - LT01

Thereafter the development shall be retained/maintained in accordance with these details 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).

#### **4. NONSC Sustainable Drainage and Water Management**

Prior to commencement (except for demolition, ground and enabling work) any relevant phase of this development (excluding demolition and site clearance), a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the relevant stakeholders. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

##### a) Sustainable Drainage features:

i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy SI 13 of the London Plan (2021). Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits.

iii. Runoff rates - provide the greenfield and proposed runoff rates for a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

Developments should aim to meet greenfield runoff rates unless a suitable justification can be provided.

iv. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and the depth of the flooding confirmed. Safe access and egress for the site must be demonstrated.

##### b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

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 that surface water run off is controlled and to ensure the development does not increase flood risk, in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policy DME1 9 and DME1 10 of the Hillingdon Local Plan Part 2 (2020), Policies SI 12 and SI 13 of the London Plan (2021), the National Planning Policy Framework (2021); and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

## 5. OM19 Construction Management Plan

No development (hereby approved) shall take place until a full Construction Environmental Management and Logistics Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail:

- (i) The phasing of the works;
- (ii) The hours of work;
- (iii) On-site plant and equipment;
- (iv) Measures to mitigate noise and vibration;
- (v) Measures to mitigate impact on air quality;
- (vi) Waste management;
- (vii) Site transportation and traffic management, including:
  - Routing;
  - Signage;
  - Vehicle types and sizes;
  - Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
  - Frequency of visits;
  - Parking of site operative vehicles;
  - On-site loading/unloading arrangements; and
  - Use of an onsite banksman (if applicable).
  - Wheel washing
- (viii) The arrangement for monitoring and responding to complaints relating to demolition and construction;
- (ix) Measures to avoid and mitigate impacts to the water course at the western end of the site
- (x) full details of the expected number of construction related staff to be working on the site, as well as where they would park;
- (xi) Soil Delivery times details; and

(xii) the maximum number of HGV vehicle movements

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document). It shall cover the entirety of the application site and any adjoining land which will be used during the construction period. It shall include the details of cranes and any other tall construction related equipment (including the details of obstacle lighting).

The construction works shall be carried out in strict accordance with the approved plan.

#### REASON

To ensure the development causes no harm to the local highways network or pedestrian and road user safety and to safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as Policies D3, T6 and T7 of the London Plan (2021).

#### **6. RES9 Landscaping (car parking & refuse/cycle storage)**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

##### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100), which include the provision of pollution absorbing planting

1.b Written specification of planting and cultivation works to be undertaken

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

##### 2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c Car parking layout (showing all existing car parking spaces as well as the provision of 1 accessible parking space for staff and 1 accessible parking space per 20 new patrons)

##### 3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years (including swale management details)

##### 4. Schedule for Implementation

##### 5. Finished ground levels

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3 and T6 of the London Plan (2021).

## 7. NONSC Operating hours

Prior to first use of the hereby approved football pitches, the operating/usage hours for the pitches shall be submitted to and approved in writing by the local planning authority. This shall include details of when the hereby approved pitches are proposed to be used alongside existing facilities. Thereafter the pitches shall be used during the approved times for the lifetime of the development unless otherwise specified in writing by the Local Planning Authority.

## REASON

To protect the amenities of neighbours from unacceptable levels of noise and activity during anti-social hours and to protect the local highways network from excessive traffic generation and overspill parking, in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMHB 11, DMT 2, DMT 6, paragraph D3, T4 and T6 of the London Plan (2021) and paragraphs 116 and 135 (f) of the NPPF (2024).

## 8. NONSC EA Clean Soil Requirements

Unless otherwise agreed in writing by the Environment Agency and Local Planning Authority, no development approved by this planning permission shall be commenced until a materials report is submitted to, and approved in writing, by the local planning authority. All imported soils shall be tested for chemical contamination.

The report shall include:

1. The source (donor site) for all earthworks, topographical enhancements and other soil forming material to be imported.
2. The precise volume to the nearest cubic metre for each of the sources in (1)
3. The background for these materials to confirm previous use and current status (e.g. has it been excavated).
4. The results of testing for chemical contamination.

No part of the development which is comprised of earthworks, topographical enhancements or other soil forming material shall be carried out except using materials which are set out in the approved materials report.

## REASON

To ensure that the occupants or users of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land

Affected by Contamination and Paragraph 187 of the National Planning Policy Framework (NPPF).

## **9. NONSC Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

A) An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority.

B) Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

### **REASON**

To ensure that the occupants or users of the development are not subject to any risks from soil contamination in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

## **10. NONSC External Lighting Restriction**

No floodlighting or any other form of external lighting shall be installed around, near to, or on the approved pitches, unless first agreed in writing by the Local Planning Authority.

### **REASON**

To protect the amenities of neighbours from unacceptable levels of light and associated noise and activity that would come with the usage of illuminated pitches during anti-social hours, in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMHB 11, paragraph D3 of the London Plan (2021) and paragraph 135 (f) of the NPPF (2024).

## **11. COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 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.

## 12. COM8 Tree Protection

No site clearance or construction work shall take place until the details have been 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 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:

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

3. Where the arboricultural method statement recommends that the tree protection measures for a 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).

### **13. COM26 Ecology**

No development shall commence (including site clearance or any intrusive works) until a detailed Ecological Impact Assessment (EcIA) has been submitted to and approved in writing by the Local Planning Authority (LPA).

The EcIA must:

- a) Be informed by the specific bat, bird, and badger surveys recommended in the Preliminary Ecological Appraisal (PEA) submitted with this application.
- b) Where necessary, detail all mitigation, compensation, and enhancement measures required to ensure the protection and retention of existing ecological features found
- c) Include a detailed site-specific implementation and management plan for all approved measures, including a timetable for their delivery.

Thereafter, the approved EcIA, and all measures contained within it, shall be implemented in full and maintained throughout the lifetime of the development unless otherwise agreed in writing by the LPA.

#### **REASON**

In order to protect and encourage a wide diversity of wildlife on the site in accordance with Policy DME1 7 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies G5 and G6.

### **14. NONSC BNG Management Plan**

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 DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

### 15. NONSC Pitch Completion

Prior to the importation of any soil to the site, the Local Planning Authority shall be notified in writing of the proposed start date for soil delivery. The construction and groundworks necessary to create the approved football pitches, including all final levelling and seeding, shall thereafter be fully completed no later than the third planting season following that notified start date.

#### REASON

To ensure that the development is carried out in a timely and acceptable manner, thereby preventing the unacceptable long-term deposition of unworked soil that would harm the openness of the Green Belt and visual amenities of the locality, in accordance with policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020), policies G2 and S5 of the London Plan (2021), and the relevant provisions of the National Planning Policy Framework (2024).

## 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.**

The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.

### **3. 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.

### **I53 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.

DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 5	Development in Green Chains
DMEI 6	Development in Green Edge Locations
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LLP D1	(2021) London's form character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP G2	(2021) London's Green Belt
LPP G5	(2021) Urban greening
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP S5	(2021) Sports and recreation facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T6	(2021) Car parking
LPP T7	(2021) Deliveries, servicing and construction
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities

## Appendix 2: Relevant Planning History

17942/APP/2000/2290 Hillingdon Borough Football Club, Breakspear Road Ruislip  
RENEWAL OF PLANNING PERMISSION REF. 17942R/94/984 DATED 23/06/98;  
RETENTION OF PORTABLE BUILDING FOR USE AS CHANGING ROOMS

**Decision:** 09-05-2001 Approve Limited  
Time

17942/APP/2001/990 Hillingdon Borough Football Club, Breakspear Road Ruislip  
INSTALLATION OF 3 MICRO DISHES ON EXISTING MAST STRUCTURE AND  
REPLACEMENT EQUIPMENT CABIN OF LIKE SIZE TO EXISTING (CONSULTATION  
UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL  
PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

**Decision:** 15-01-2002 No Further  
Action(P)

17942/APP/2002/2402 Hillingdon Borough Football Club, Breakspear Road Ruislip  
INSTALLATION OF TELECOMMUNICATIONS STATION INCLUDING 5 METRE HIGH  
EXTENSION TO EXISTING 15 METRE HIGH TOWER, ADDITIONAL ANTENNA AND  
DISH WITH GROUND BASED EQUIPMENT

**Decision:** 13-06-2003 Approved

17942/APP/2003/646 Hillingdon Borough Football Club, Breakspear Road Ruislip  
EXTENSION TO CLUBHOUSE, ERECTION OF A NEW TOILET BLOCK, LAYING OUT OF  
TWO ARTIFICIAL PLAYING FIELDS AND FIVE TURF PLAYING FIELDS, LANDSCAPING  
AND ASSOCIATED CAR PARKING AND VEHICULAR ACCESS

**Decision:** 05-09-2005 Approved

17942/APP/2004/2083 Hillingdon Borough Football Club, Breakspear Road Ruislip  
INCREASE IN HEIGHT OF 6 FLOODLIGHTING MASTS TO ALL-WEATHER PITCH FROM  
8 METRES TO 15 METRES

**Decision:** 25-01-2005 Approved

17942/APP/2006/2295 Hillingdon Borough Football Club, Breakspear Road Ruislip  
VARIATION OF CONDITION 2 OF PLANNING PERMISSION REFERENCE  
17942/APP/2004/2083, DATED 03/02/2005, TO ALLOW FOR USE OF ASTROTURF  
PITCH FLOODLIGHTS BETWEEN 0800 HOURS AND 2200 HOURS MONDAYS TO

SATURDAYS; AND BETWEEN 0900 HOURS AND 2200 HOURS ON SUNDAYS/BANK HOLIDAYS

**Decision:** 27-01-2009      Approved

17942/APP/2007/2036      Hillingdon Borough Football Club, Breakspear Road Ruislip  
Alterations to the north and south elevations of the clubhouse including the installation of 3 doors to the north elevation and 1 door to the south elevation.

**Decision:** 17-02-2012      No Further  
Action(P)

17942/APP/2016/3158      Hillingdon Borough Football Club, Breakspear Road Ruislip  
Installation of 3 x temporary changing room cabins.

**Decision:** 01-02-2017      Approved

17942/APP/2017/2084      Club House, Middlesex Stadium Breakspear Road Ruislip  
Single storey building for use as changing rooms, involving demolition of existing outbuilding.

**Decision:** 23-08-2017      Approved

17942/APP/2017/2983      Club House, Middlesex Stadium Breakspear Road Ruislip  
Variation of condition 4 (Approved Plans) of planning permission ref: 17942/APP/2003/646 dated 05/09/2005 to permit an extension to create habitable roofspace (Extension to clubhouse, erection of a new toilet block, laying out of two artificial playing fields and five turf playing fields, landscaping and associated car parking and vehicular access).

**Decision:** 16-10-2017      No Further      **Appeal:** 30-05-2018      Withdrawn  
Action(P)

17942/APP/2018/249      Club House, Middlesex Stadium Breakspear Road Ruislip  
Creation of first floor level and raising of roof.

**Decision:** 23-05-2018      Refused      **Appeal:** 10-09-2018      Dismissed

17942/APP/2022/1251      Club House, Middlesex Stadium Breakspear Road Ruislip  
Single storey building for use as changing rooms, involving demolition of existing outbuilding.

**Decision:** 16-06-2022      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

### Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 5	Development in Green Chains
LPP S5	(2021) Sports and recreation facilities
DMEI 6	Development in Green Edge Locations
LPP G2	(2021) London's Green Belt
LPP G5	(2021) Urban greening
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LLP D1	(2021) London's form character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP T6	(2021) Car parking
LPP T7	(2021) Deliveries, servicing and construction
DMT 6	Vehicle Parking

DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 7	Biodiversity Protection and Enhancement
DMHB 14	Trees and Landscaping
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
DMEI 12	Development of Land Affected by Contamination
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities