

Materials Report

The Middlesex Stadium

The Middlesex Stadium
Breakspear Road,
Ruislip,
HA4 7SB



PROVIDING SOLUTIONS, ENSURING COMPLIANCE

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1. Introduction

- 1.1. Westbury Environmental Limited has been instructed to prepare this Materials Report for the proposed development at The Middlesex Stadium, Breakspear Road, Ruislip, HA4 7SB.
- 1.2. This report has been prepared to support the discharge of Condition 8 of planning permission ref. 17942/APP/2024/2874, which requires that details of the source, volume, material history and chemical suitability of all imported soils are submitted to, and approved by, the Local Planning Authority (LPA) prior to the commencement of development, see Appendix 1 Planning Consent.
- 1.3. Condition 8 of the planning permission states: 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.
- 1.4. Imported materials are required at Middlesex Stadium to facilitate the construction of natural grass football pitches, including land re-profiling and the establishment of suitable subsoil and topsoil layers.
- 1.5. The importation of materials will be undertaken in a controlled and auditable manner in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice (DoWCoP), which provides a recognised framework for the reuse of excavated materials as non-waste, where specific criteria are met.
- 1.6. Under this process, each donor site will be assessed to confirm the source, material history, proposed volume and chemical suitability of the materials, and no materials will be imported unless they are supported by a valid CL:AIRE DoWCoP Declaration.
- 1.7. The aim of this report is to obtain approval from the Local Planning Authority (LPA) for the materials approval process, so that condition 8 of the planning permission can be discharged.
- 1.8. Upon approval, each donor site will be assessed in accordance with the DoWCoP process, with supporting documentation retained and made available to the Local Planning Authority upon request.
- 1.9. A summary of the proposed process is provided in the Executive Summary.



2. Executive Summary

Purpose of Materials Report

- 2.1. This Materials Report has been prepared to support the discharge of Condition 8 by setting out the framework that will be used to source, assess and approve imported materials for use at Middlesex Stadium.
- 2.2. The DoWCoP provides a robust and auditable process through which each donor site will be assessed, including confirmation of the material source, volume, site history and the results of chemical testing. The suitability of each donor site's material will be reviewed and documented in accordance with the DoWCoP and independently verified by a Qualified Person (QP) prior to importation.
- 2.3. As such, the DoWCoP provides the mechanism by which the requirements and objectives of Condition 8 will be satisfied throughout the development, ensuring that all imported materials are appropriately characterised and demonstrated to be suitable for use before being imported into Middlesex Stadium.
- 2.4. It is therefore considered that approval of this Materials Report would discharge the requirements of Condition 8, with the DoWCoP providing the ongoing framework through which individual donor sites will be identified, assessed and verified prior to importation.
- 2.5. All DoWCoP documentation will be retained and made available to the LPA upon request.

Summary of the Material Approval Process

- 2.6. The process for importing materials to Middlesex Stadium will be as follows:
 1. Identification of a suitable donor site (a development site with surplus soils available for reuse).
 2. Assessment of the donor site, including review of site history, material type and chemical testing data.
 3. Preparation of a Materials Management Plan (MMP) and supporting MMP Report for the donor site.
 4. Independent review of the MMP by a QP and submission to CL:AIRE to obtain a DoWCoP Declaration confirming that the materials can be classified as non-waste.
 5. The MMP, MMP Report and CL:AIRE Declaration will be retained and made available to the Local Planning Authority upon request.
 6. This process will be repeated for each donor site to ensure that all imported materials are subject to a consistent and auditable approval procedure.

Donor Sites and Availability

- 2.7. Donor sites are typically active construction or development sites where surplus excavated soils are generated as part of ongoing works. These materials often require removal within relatively short timeframes, driven by construction programmes.
- 2.8. As a result, it is not practicable to identify specific donor sites significantly in advance of the works. Donor sites are typically identified at short notice, once materials become available and are confirmed to be suitable for reuse.
- 2.9. At the time of preparing version one of this report, no donor sites have been identified.

Control of Imported Materials

- 2.10. No materials will be imported into Middlesex Stadium unless:
 - The donor site has been assessed and approved in accordance with the DoWCoP.
 - A CL:AIRE DoWCoP Declaration has been obtained.
- 2.11. This approach ensures that all imported materials are suitable for their intended use and that the requirements of Condition 8 are fully satisfied in an auditable and transparent manner.



3. Development and Materials Requirement

Development Overview

- 3.1. The proposed development is for the construction of natural grass football pitches at Middlesex Stadium, see Appendix 2 Design and Access Statement.
- 3.2. The works will be undertaken on land to the south of the existing stadium, within an application area of approximately 4.5 hectares.
- 3.3. The approved development includes land regrading, installation of drainage infrastructure, and the construction of new natural grass playing surfaces and associated landscaped areas.
- 3.4. The pitches will be formed using a build-up approach, whereby imported materials are placed above the existing ground level to create the required landform, pitch profiles and finished surface levels.
- 3.5. This approach has been adopted due to the existing ground conditions at Middlesex Stadium, which comprise clay-rich soils that are not considered suitable for the construction of high-quality natural grass playing surfaces and are prone to seasonal wetness.
- 3.6. The use of imported materials will allow the pitches to be constructed to the gradients and levels required by the approved design, thereby supporting effective drainage, improved playing quality and year-round usability.
- 3.7. In addition to the importation of materials, the development will incorporate drainage infrastructure and associated earthworks to manage surface water and support the long-term performance of the pitches.

Requirement for Imported Materials

- 3.8. Imported materials are required to facilitate the construction of the proposed pitches and associated earthworks, including land re-profiling and topographical enhancement across Middlesex Stadium.
- 3.9. The imported materials will be used to form suitable subsoil and topsoil layers and to create the required pitch build-up in accordance with the approved development proposals.
- 3.10. The placement of these materials will enable the formation of the required finished levels, gradients and surface profiles necessary for the intended end use as natural grass football pitches.
- 3.11. The requirement for imported materials is identified within the approved design information and reflects the need to construct the pitches using suitable materials rather than relying on the existing site soils.
- 3.12. The total estimated volume of imported materials required to complete the development is approximately 60,163 cubic metres (m³).
- 3.13. These materials will be sourced from suitable donor sites and imported to Middlesex Stadium in accordance with a controlled and auditable process under the DoWCoP, as described in Section 4.



4. CL:AIRE The Definition of Waste: Development Industry Code of Practice

4.1. In summary:

- The DoWCoP provides the regulatory framework for reusing soils as non-waste.
- It requires materials to be assessed, documented and independently reviewed.
- It ensures that materials are suitable for use and do not pose a risk to human health or the environment.

4.2. The reuse of materials will be undertaken in accordance with the process set out in the Executive Summary.

4.3. The DoWCoP provides a framework to demonstrate that materials are suitable for use and can be classified as non-waste prior to importation.

4.4. The DoWCoP enables excavated soils to be reused as non-waste, provided that they have been appropriately assessed, are suitable for use, and are managed in accordance with an approved MMP.

4.5. The DoWCoP therefore provides the structured and auditable framework by which the requirements of Condition 8 can be met, including demonstrating the source, volume, material history and chemical suitability of imported soils.

Donor Site Approval Process

4.6. Each donor site will be assessed in accordance with the process described in the Executive Summary. This section provides further detail on how the suitability of each site is evaluated prior to approval.

4.7. The assessment of each donor site will typically include:

1. Initial screening of the site to confirm the nature of the development, material type and likely volumes.
2. Review of site history to identify potential contamination risks associated with previous and current land use.
3. Review of ground investigation and chemical testing data to confirm whether sufficient information is available.
4. Suitability assessment to confirm that the materials are appropriate for their intended use at Middlesex Stadium.

4.8. Where sufficient information is not available to demonstrate suitability, additional investigation and/or testing will be required prior to approval.

4.9. Only donor sites that have been demonstrated to contain suitable materials will progress to the next stage of the approval process.

Materials Management Plan and Supporting Documentation

4.10. Once a donor site is considered to be suitable, the next steps are:

- An MMP and MMP Report are prepared for each donor site.
- The MMP and MMP Report set out how materials will be managed and justify their reuse.
- They provide the technical evidence required under the DoWCoP.

4.11. For each donor site, an MMP and supporting MMP Report will be prepared in accordance with the DoWCoP.

4.12. The MMP sets out how materials will be excavated, transported, tracked and reused, ensuring that all activities are undertaken in a controlled and compliant manner.

4.13. The MMP Report provides the technical justification for the reuse of the materials, including:

- Donor site location and description of the originating development.
- Material type and proposed volumes.
- Site history and potential contamination sources.
- Available ground investigation and chemical testing data.
- The outcome of the suitability assessment.



- 4.14. Together, the MMP and MMP Report provide the evidence required to demonstrate that the materials have been appropriately assessed and are suitable for use.

Qualified Person Review and Declaration

- 4.15. Once a donor site has been considered suitable, and the MMP documentation has been prepared, the next steps are:
- The MMP and MMP Report are independently reviewed by a QP.
 - A QP submits the documentation to CL:AIRE.
 - CL:AIRE issues the DoWCoP Declaration confirming non-waste status.
- 4.16. The MMP and supporting MMP Report will be submitted to a QP for independent review in accordance with the DoWCoP.
- 4.17. The QP is a suitably qualified and independent professional responsible for confirming that the requirements of the DoWCoP have been met.
- 4.18. Once satisfied, the QP will submit the relevant information to CL:AIRE, who will issue a DoWCoP Declaration confirming that the materials can be classified as non-waste.
- 4.19. No materials will be imported to Middlesex Stadium unless a DoWCoP Declaration has been issued and the process set out in the Executive Summary has been completed in full.



5. Compliance with Condition 8

- 5.1. This section confirms how this Materials Report is intended to satisfy Condition 8.
- 5.2. At the time of preparing this report, no donor sites have been identified.
- 5.3. This report describes the DoWCoP process that will be followed for all imported materials proposed for use at Middlesex Stadium.
- 5.4. The DoWCoP provides a recognised and auditable code of practice for the assessment, approval and reuse of excavated materials as non-waste, where the required criteria are met.
- 5.5. Through this process, each donor site will be assessed to confirm the source, proposed volume, material history and chemical suitability of the materials before importation.
- 5.6. The preparation of an MMP and supporting MMP Report, independent review by a QP, and issue of a CL:AIRE DoWCoP Declaration will provide the documented evidence required to demonstrate that the materials are suitable for their intended use.
- 5.7. On this basis, it is considered that the approach set out in this Materials Report provides a clear and proportionate mechanism for satisfying the requirements of Condition 8.
- 5.8. Westbury Environmental Limited and the Operator will continue to retain the relevant DoWCoP documentation and make it available to the LPA upon request, to support an open and transparent approval process as donor sites are identified.



6. Conclusion and Approval Request

- 6.1. This Materials Report is submitted to the Local Planning Authority for approval under Condition 8 of planning permission ref. 17942/APP/2024/2874.
- 6.2. The report establishes the framework by which imported soils will be identified, assessed, chemically tested, approved and recorded before being imported to Middlesex Stadium.
- 6.3. As donor sites are identified, the relevant MMP, supporting MMP Report and CL:AIRE DoWCoP Declaration will be retained and made available to the Local Planning Authority upon request.
- 6.4. On this basis, the Applicant respectfully requests that the Local Planning Authority approves this Materials Report as satisfying the requirements of Condition 8.



Appendix 1

Planning Consent



Mr David Weller
Weller Designs Ltd.
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The Maltings
Bridge Square
Farnham
GU9 7QR

Application Ref: 17942/APP/2024/2874

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

Description of development:

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.

Location of development: Club House, Middlesex Stadium Breakspear Road Ruislip

Date of application: 29th October 2024

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

R Schwen

Head of Development Management and Building Control

Date: 10th November 2025

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 17942/APP/2024/2874

SCHEDULE OF CONDITIONS

- 1 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 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 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
Phase 1 Preliminary Risk Assessment - 10110-DTS-001
Flood Risk Assessment and Drainage Strategy
Colin Payne Consultancy - 12 Month Construction and Maintenance Plan

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 Prior to commencement of development, 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 DMEI 9 and DMEI 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 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 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 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 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 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 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 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 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 No development shall commence (including site clearance or any intrusive works) until a detailed Ecological Impact Assessment (EclA) has been submitted to and approved in writing by the Local Planning Authority (LPA).

The EclA 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 EclA, 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 DMEI 7 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies G5 and G6.

- 14 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 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 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 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)

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.

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.

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

END OF SCHEDULE

Address:

Development Management
 Directorate of Place
 Hillingdon Council
 3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 17942/APP/2024/2874

SCHEDULE OF PLANS

820.02 Rev A - Application Boundary Plan - received 29 Oct 2024

820.04S - Landscape Plan With Senior Pitch Illustrated - received 20 Oct 2025

Statement of Intent - Westbury Environmental - received 12 Sep 2025

Westbury Environmental - LT01 - received 27 Jun 2025

Phase 1 Preliminary Risk Assessment - 10110-DTS-001 - received 29 Oct 2024

820.09 Rev A - Proposed Layout Of Senior Pitch - received 17 Apr 2025

Covering letter - received 17 Apr 2025

Flood Risk Assessment and Drainage Strategy - received 29 Oct 2024

820.03 Rev B - Proposed Layout and Grading Plan - received 17 Apr 2025

820.06 Rev B - Tree Protection Plan - received 17 Apr 2025

820.07 Rev A - Contractors Work Plan - received 17 Apr 2025

820.05 Rev B - Proposed Cross Sections - received 17 Apr 2025

820.04 Rev B - Landscape Plan - received 17 Apr 2025

820.01 Rev B - Existing Site Details - received 17 Apr 2025

820.08 Rev B - Proposed Layout of Youth Pitches - received 17 Apr 2025

Colin Payne Consultancy - 12 Month Construction and Maintenance Plan - received 17 Apr 2025

Planning Policy Statement Rev 2 - received 29 Oct 2024

Transport Statement - received 29 Oct 2024

Biodiversity Net Gain (BNG) Report - received 29 Oct 2024

Preliminary Ecological Appraisal - received 29 Oct 2024

New Practice Pitches at Middlessex Stadium - CONSTRUCTION SPECIFICATION & DETAIL - received 17 Apr 2025

Design and Access Statement - received 17 Apr 2025

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power inless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



Appendix 2

Design and Access Statement

Design And Access Statement

For

**Construction Of Natural Grass Football Pitches
Using Imported Soils. Proposals Include
Rainwater Harvesting Scheme, Extensive
Planting & Habitat Creation**

At

**The Middlesex Stadium (Formally Hillingdon Borough
Football Club), Breakspear Road, Ruislip HA 4 7SB**

Version	Date	Comment
3	14 th August 2025	Updated with amended plans showing senior pitch removed

Version 3

14th August 2025
Compiled by David Weller



The Maltings Studio 5, Farnham, GU9 7QR tel: 01252 712127
Email: david@wellerdesigns.co.uk Web Site:www.wellerdesigns.co.uk

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1 INTRODUCTION & METHODOLOGY

1.1 Introduction

- 1.1.1 In 2005 the London Borough Of Hillingdon granted approval for various items relating to the upgrading of the facilities at Hillingdon Borough Football Club, now known as Middlesex Stadium (Planning Reference 17942/APP/2003/646 - See Appendix 1)
- 1.1.2 A lawful start was made on the approved details in 2005 with all items except the turf playing fields to the south completed.
- 1.1.3 On the 26th May 2022 the applicant, through their agent Weller Designs Ltd, requested advice from Hillingdon Borough Council on whether the remaining grass pitches could be constructed using imported soils under the approval notice 17942/APP/2003/646 (via a section 73 submission).
- 1.1.4 On the 21st June 2022 James Wells at Hillingdon Borough Council provided advice and following further discussions it was agreed that a separate planning application would need to be undertaken as the changes to the proposals were too significant to be considered as a non material amendment.
- 1.1.5 This document together with the accompanying plans and consultant reports represent a full planning application for the construction of natural grass football pitches using a process of importing soils to the site in the area previously approved for pitches to the south of the site.
- 1.1.6 The organisation of the Design & Access Statement is based on guidance contained in the Dept. for Communities and Local Government Dated March 2010 – Guidance on Information Requirements and Validation and Commission for Architecture and the Built Environment's 2006 publication 'Design and Access statements - How to write, read and use them'.
- 1.1.7 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 1.1.8 Guidance on information requirements and validation, published by the Department for Communities and Local Government recommends that a design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long. Further published recommendations are:
 - 1.1.9 *Design and access statements help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access.*
 - 1.1.10 *Statements should improve the quality of proposals: in preparing the design and access statement, developers need to consider and subsequently explain the merit of the design and how it relates to the existing setting.*

- 1.1.11 *Design and access statements enable local planning authorities to better understand the analysis which has underpinned the design and how it has led to the development of the scheme. This helps negotiations and decision-making and should lead to an improvement in the quality, sustainability and inclusiveness of the development.*
- 1.1.12 *Design and access statements allow local communities, access groups, amenity groups and other stakeholders to involve themselves more directly in the planning process without needing to interpret plans that can be technical and confusing. This helps to increase certainty for people affected by development and improve trust between communities, developers and planners. It also enables the design rationale for the proposal to be more transparent to stakeholders and the local planning authority.*

1.2 Accompanying Information

- 1.2.1 The project proposes;
- 1.2.2 -Re-grading of the land to the south off the site to create high quality football pitches. This is to be undertaken through the importation of the required soils and subsoils to the site.
- 1.2.3 -Installation of a specialist piped drainage network
- 1.2.4 Additional native tree and shrub planting, wildflower grassland for screening and increased biodiversity
- 1.2.5 The creation of strategic drainage features including attenuation basins to address surface water runoff.
- 1.2.6 The design is illustrated on accompanying plans:
- 1.2.7 Middlesex Stadium -820.01 Existing Site Survey
- 1.2.8 Middlesex Stadium -820.02 Application Boundary Plan
- 1.2.9 Middlesex Stadium -820.03 Proposed Layout and Grading
- 1.2.10 Middlesex Stadium -820.04 Landscape Plan
- 1.2.11 Middlesex Stadium -820.05 Proposed Cross Sections
- 1.2.12 Middlesex Stadium -820.06 Tree Protection Plan
- 1.2.13 Middlesex Stadium -820.07 Contractors Works Plan
- 1.2.14 Middlesex Stadium -820.08 Proposed Layout Multiple Pitches
- 1.2.15 Approved Site Plan (Karen Thatcher Associates – 02H Layout 1)
- 1.2.16 Approved Cross Sections (Karen Thatcher Associates - 02H Pitch Levels)
- 1.2.17 The following consultant reports accompany this planning application:-
- 1.2.18 Traffic Statement – Cora IHT Ltd
- 1.2.19 Ecological Assessment - Environmental Business Solutions Ltd
- 1.2.20 Flood Risk Assessment – Cora IHT Ltd
- 1.2.21 BNG Calculation & Report
- 1.2.22 Planning Policy Statement

1.3 Site and Applicant

- 1.3.1 The proposed alterations are to take place on land that currently forms part of The Middlesex Stadium . (Grid reference TQ 07965 88588)
- 1.3.2 Site Address: The Middlesex Stadium (Formally Hillingdon Borough Football Club), Breakspear Road, Ruislip, HA4 7SB
- 1.3.3 The site area covers 3.50 Hectares
- 1.3.4 The applicant is The Middlesex Stadium

1.4 Content

- 1.4.1 In section 7 entitled “Requiring Good Design” within the National Planning Policy Framework the following policies appear: -

“56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

- 1.4.2 This document details the design principles and concepts applied to the proposed development and how issues relating to access to the development have been dealt with.
- 1.4.3 The **design** features are then explained in a structured manner, identifying the design principles and concepts as they relate to:-
 - Amount
 - Context (local physical, economic, social and planning policy context)
 - Layout & Scale
 - Opportunities
 - Constraints
 - Landscaping
 - Appearance
 - Involvement
 - Evaluation
 - Use
 - Access
 - Construction
- 1.4.4 Issues and proposals relating to how **access** to the development has been dealt with are also covered.

2 AMOUNT

2.1 General

2.1.1 The site sits within part of the curtilage of The Middlesex Stadium (see Figures 1 and 2)

2.1.2 It occupies a roughly rectangular piece of land bounded to the south by Fine Bush Lane and Breakspears Road and by the other remaining sports facilities of The Middlesex Stadium to the north and east. To the west are arable fields.

2.1.3 Application site area = 34921m²

3 CONTEXT

3.1 Land Use

- 3.1.1 The land on which the proposed ground modelling work and sports pitch upgrade will take place is currently unused.

3.2 Topography

- 3.2.1 The existing topography is illustrated in figures 1 and 2 scaled plan 820.01. The site essentially falls from a high point to the east (50.50m AOD) to a low point in the west (45.50m AOD)

3.3 Land Cover

- 3.3.1 The site where the works are proposed consists of managed amenity grass. There is some scrub and ruderal vegetation along the western boundary with trees and hedgerow bordering the southern and northern boundaries to the site.

3.4 Water

- 3.4.1 There are no existing water features, streams or ditches on the application site. There is a ditch running along the western boundary (outside of the site).

3.5 Soils

- 3.5.1 According to Soilscape the existing soils at the site are 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'.

3.6 Public Access

There are no public rights of way crossing or directly adjacent to the site area. There is a public right of way running north /south to the east of the site and one running east/ west approximately 150m to the north of the site.

Stanfords Planning Map Data



Production Date: 04 January 2024

Top Left: 507731.802 188757.451 Bottom Right: 508140.967 188444.119

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Application Boundary Line



Other Land Owned By The Applicant

Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Application Boundary Plan	Scale: 1:1000 @ A1	Date: 02/09/2024	
Project No: 820	Drawing No: 820.02		



Weller Designs Limited

Figure 1 –Application Site Boundary (see also scaled plan 820.02)



Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision: Rev A
Drawing Name: Existing Site Details	Scale: 1:500 @ A1	Date: 16/04/2025	Revision: Rev B - 18/04/2025 Flood risk zone & stream buffer added
Project No: 820	Drawing No: 820.01 Rev B		



Figure 2 – Application Site



Figure 2a – Photo Location Points



Photo 1 – View Of Site Looking west



Photo 2 – View Of Site Looking West



Photo 3 – View Of Site Looking North West



Photo 4 – View Of Site Looking North



Photo 5 – View Of Site Looking North East



Photo 6 – View Of Site Looking East



Photo 7 – View Of Site From Junction of Fine Bush Lane & Breakspear Road



Photo 8 – View Towards Site From Breakspear Road North Looking East (site beyond immediate field)



Photo 9 – View Towards Site From Breakspear Road North Looking East (site beyond immediate field)



Photo 10 – View Towards Site From Fine Bush Lane Looking East (site beyond immediate field)



Photo 11 – View Towards Site From Jnct Of Breakspear Road North & Fine Bush Lane
(Site beyond immediate field)



Photo 12 – View Towards Site From Start Of Public Footpath Off Breakspear Road



Photo 13 – View Out Of Site From Construction Access Point

4 LAYOUT AND SCALE

4.1 General Layout

- 4.1.1 The following plans illustrate the proposals for the site both in terms of layout and scale within the context of there surroundings..



Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Proposed Layout Of Youth Pitches	Scale: 1:500 @ A1	Date: 16/04/2025	Revision B: 16/04/2025 - / Senior Pitch removed / Slight adjustment to pitch positions to allow Respect zone / runoff strips illustrated
Project No: 820	Drawing No: 820.08 Rev B		



Weller Designs Limited

Figure 3 – Proposed Layout and Grading Of the Grass Football Pitches (Youth Football setup)

Design And Access Statement - Middlesex Stadium Page 25 of 67

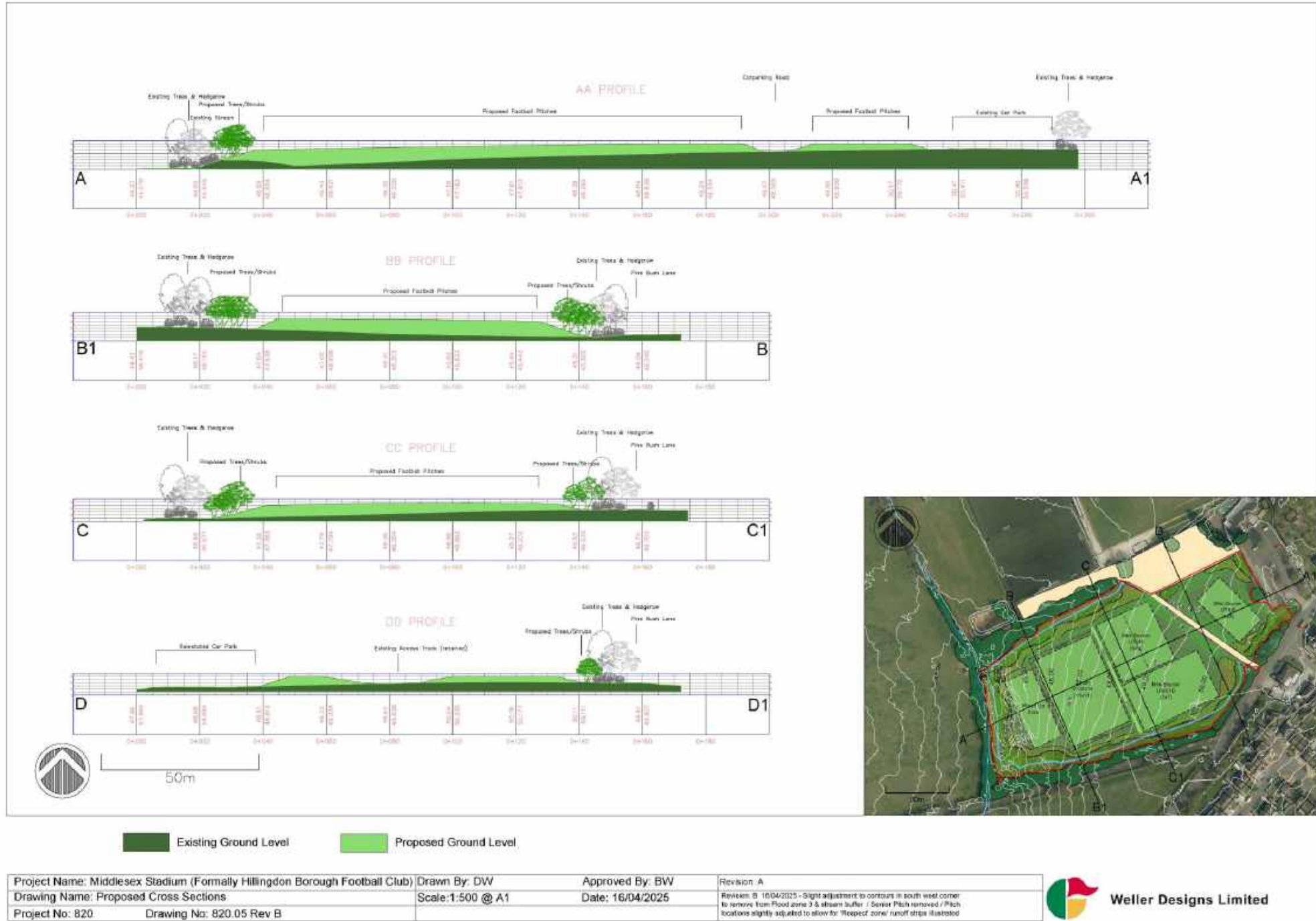


Figure 4 – Cross Sections of Proposed Pitches
Design And Access Statement - Middlesex Stadium

5 OPPORTUNITIES

5.1 General

- 5.1.1 The following chapter sets out the purpose and rationale behind the proposals for the new football pitches.

5.2 Construction Of The Natural Turf Football Pitches - Background

- 5.2.1 The applicant wishes to build on the success of the synthetic pitch installations by offering high quality turf pitches as part of the overall enhancement of the facility.
- 5.2.2 Football by far remains the most popular sport in terms of uptake and current participation in the UK. Thanks in part to the success of the England Lionesses, the growth of girls and women's football has moved exponentially upwards, with clubs at all levels having well established female sections.
- 5.2.3 Football also remains a sport that attracts participation from a wide ethnic background, something that many sports still find more challenging.
- 5.2.4 Walking football has grown in popularity over the last few years which in itself enables participation from older age groups and those with less physical ability.
- 5.2.5 The Football Association continues to promote disability football with the result that there is more opportunity than ever to play football if you have a disability.
- 5.2.6 At a time when escalating obesity levels are a national concern, any new initiative that promotes outdoor activity can only be encouraged. Research demonstrates that football in all its forms has considerable physical and mental benefits regardless of age. High quality open space can make an important contribution to the health and wellbeing of the local community, as well as provide a meeting place for social interaction.
- 5.2.7 Given the above The Middlesex Stadium are keen expand the facilities so that it makes full use of space available to it. The new pitches at the centre will be able to accommodate further participation at all levels and abilities. Local schools and colleges as well as other organisations will be able to benefit from the expanded pitches at the centre.

5.3 Why Grass Pitches?

- 6 While synthetic pitches are crucial in providing year round playing opportunities across the country, grass pitches remain the ideal surface on which to play and compete. Unfortunately many existing grass football pitches have a very short window of playing opportunity before they become worn out, waterlogged and even dangerous (either too slippery or rock hard).
- 7 Most council owned facilities don't have the resources or money to invest in high quality grass football pitches than can be used throughout the year. With climate change winters are becoming increasingly warmer and wetter and therefore the provision of quality grass football pitches suitable for playing on are in decline.

7.1 Why Use The Build-Up Construction Procedure?

- 7.1.1 The existing ground at the site of the proposed grass pitches is not conducive to high quality football pitches, with the ground not only being too steep (over 3% slope) but also made up of clay based soils that are prone to being seasonally wet.
- 7.1.2 As part of the original planning application (17942/APP/2003/646) this was addressed through the engineering (cut and fill) of the area in question to create level 'terraces'.
- 7.1.3 The new construction procedure involves the building up and levelling of the pitches with soils brought to the site. This process has a number of advantages cut and fill both in terms of the build and the overall quality of the completed pitches. These include the following:-
- 7.1.4 - The build process is an efficient method of construction process and is a sustainable use resources **by recovering soils from local sources** into a worthwhile landscaping project.
- 7.1.5 - The existing ground is characterised by 'slowly permeable seasonally wet clayey soils' (Ref: Soilscape). Obviously, this type of soil is not conducive to high quality football pitches especially when their primary use will be in the wetter winter months. The 'cut and fill' process will require cutting further into the clay subsoils which is far from ideal.
- 7.1.6 - The process of only building up from the existing ground level will greatly improve the drainage characteristics of the pitches in a number of ways;
- 7.1.7 -The soils brought into the site are likely to be a mixture of soils and subsoils and while a proportion of the make-up is likely to be clay, other soils types and stones present will provide a much more permeable material than is currently the case.
- 7.1.8 - Raising the pitches above the existing clay will enable all the necessary pitch slopes to be introduced (circa 1%) and plenty of scope to get excess runoff away from the pitch areas. Improved permeability and crossfalls will mean that less UPVC pipe, gravels and sands will be needed to drain the pitches which will not only be more cost effective but save on the use of plastic piping and the valuable resource of sands and gravels.
- 7.1.9 – As part of the desire of the club to become more sustainable, a rainwater harvesting scheme is proposed. -Due to the nature of the build a rainwater harvesting scheme can be introduced so that any excess runoff from the pitches can be collected and stored in a purpose built tank / lagoon for later use at the facility (eg irrigation, machinery wash down and other cleaning requirements.)
- 7.1.10 – Overall the process proposed will lead to superior football pitches that drain and can be played on through all seasons. The pitches would be finished to a high specification that is in line with the requirements of Sport England.
- 7.1.11 – The proposed build process will allow a single level to be created at the desired slope angle for drainage (circa 1%). This will allow a series of pitches to be marked out for different youth groups. (see figures 3 and 4 and scaled plans 820.03 and 820.09)
- 7.1.12 The improved pitches will allow the football Academy at Middlesex Stadium to move to the next level. Greatly improved pitches together with improved facilities for the parents will create a quality facility that can only enhance the development of youth football at the club.

7.1.13 The new facility will meet all the requirements of NPPF and local planning policy (refer to planning policy document)

8 CONSTRAINTS

8.1 General

8.1.1 A number of environmental studies have been undertaken to inform both the design process and the planning authority. These studies accompany this planning submission. The main conclusions of these reports are as follows:-

9 Hydrological Impact

9.1.1 A hydrological assessment has been carried out by Cora IHT and is attached to this submission.

9.1.2 The EA flood map for planning shows river and sea flooding data only, shows that the existing site and its immediate surroundings are mainly located within EA Flood Zone 1. A level of Flood Zone 3a is identified along the line of the watercourse.

9.1.3 The risk of flooding elsewhere will not be increased as a result of the development. A maximum permissible discharge rate of 15.3 l/s for the 1 in 100-year storm event plus 40% allowance for climate change has been used to inform the proposed design.

9.1.4 Attenuation is provided on the site to ensure that the calculated greenfield run off rate is not exceeded during a 1 in 100-year storm event, inclusive of a 40% allowance for climate change.

9.1.5 The new site drainage will have sufficient capacity not to flood during a 1 in 30-year storm event as well as to contain flood water generated from a 1 in 100 year plus climate change storm event (+40%) within the site. The risk of off-site flooding would not increase as a result of the development and safe access and egress will be maintained.

9.1.6 The potential for pollution of controlled waters is considered to be low provided best procedures are followed during development. Drainage systems should be maintained to ensure that they do not become blocked and unable to discharge. The report includes a flood risk assessment together with measures that have been incorporated into the design to avoid any increase in flood risk both within and beyond the site boundaries.

10 Ecological Impact

- 10.1.1 The ecological assessment has been undertaken by Environmental Business Solutions Ltd. The main conclusions of the report are as follows:
- 10.1.2 There were no priority habitat or protected species on the application site.
- 10.1.3 There is an area of scrub on the site. Any clearing should take consideration of the bird nesting season.
- 10.1.4 Appropriate tree protection measures are to be put in place prior to works commencing on site.

11 Tree Assessment

- 11.1.1 There are no trees on the application site and therefore an arboricultural survey has deemed unnecessary.
- 11.1.2 There are perimeter trees around the application site, however no works are proposed within the Root Protection Areas of these trees and tree protection fencing will be in place once works commence on site. (Refer to Contractors Works Plan and Tree Protection Plan)

12 Construction & Operation Traffic

- 12.1.1 A detailed Transport Statement has been submitted by Cora IHT as part of this planning application.
- 12.1.2 The main conclusions of the report are as follows:-
- 12.1.3 It is estimated that 60,163m³ of imported soils to be used in the proposed grading are to be transported to the site using HGVs carrying an average of 9m³ per delivery resulting in 83 lorry arrivals per day for a maximum 4 months duration.
- 12.1.4 The increase in total daily traffic at an existing traffic survey point along A4180 (Bury Street) [Site Number: 78348] south-east of the site during construction equates to 0.87%.
- 12.1.5 During construction, the levels of construction traffic would not have a severe impact on the highway network. The desired construction routes to the site, would be confirmed and agreed with the highway authority via a Construction Management Plan, however, it is anticipated that traffic will disperse within the wider highway network minimising the impact of the construction traffic.
- 12.1.6 In order to ensure that there is no adverse impact during construction, mitigation measures are proposed to minimise any potential nuisance relating to the movement of HGVs by road during construction.
- 12.1.7 The parking provisions would be sufficient to accommodate the likely demand.
- 12.1.8 It is concluded that the development proposals are acceptable in highways and transportation terms. There are no highways or transport-related reasons upon which a refusal of the planning application for these proposals would be justified.

13 Residential, Impact

- 13.1.1 There are no residential properties directly overlooking the application site.
- 13.1.2 There are properties on Breakspear Road that look toward the site, however, views of the site are restricted by existing vegetation along the perimeter of the site.
- 13.1.3 There is one property midway along Fine Bush Lane (The Homestead) that is relatively close to the site, however, views towards the site are blocked by existing vegetation.
- 13.1.4 Rose Farm House is located due west of the site off Breakspear Road North. Again existing views are blocked by existing vegetation.
- 13.1.5 The Woodman Public House is located directly opposite the temporary construction access. During the period of the works lorries will be seen entering and leaving the site.

14 Noise Impact

- 14.1.1 Noise generation will only be associated with the construction works. No significant impact is predicted during the construction of the facility and there are no nearby sensitive receptors
- 14.1.2 Operationally the site will remain sport / leisure related and as such no additional noise is predicted.

15 Archaeological Impact

15.1.1 Planning consent has previously been approved with no requirement for archaeological investigation. (refer to Appendix) The assumption is made that this has previously been addressed and that no further investigation is required on this are of the site.

16 Impact On The Business During The Works

16.1.1 There will be no impact on the existing business during the construction works.

17 Construction Impact - Earthworks

- 18 The **soil** importation process and the construction activity will be strictly managed and controlled, according to prescribed procedures and processes that will set out in detail in the planning application. These will include the following:
- 19 Measures to ensure that highways are kept clean, including use of a wheel cleaning facilities and road-sweeper.
- 20 Measures to ensure that dust generation is minimised, including damping down of haul roads and delivery loads in dry condition.
- 21 Secure storage of materials and equipment in a fenced compound, with bunding for fuel storage.
- 22 Use of signage to ensure public awareness of lorry movements.
- 23 Use of protective fencing, in accordance with the advice of ecological and arboricultural consultants, to ensure that there is no adverse impact on any trees close to the development boundary or on any species that might need to be excluded from the works area.
- 24 A site banksman will be present to monitor the movements of lorries too and from the site and to ensure there is no 'stacking' of vehicles.
- 25 See also Section 10 'Earthworks Construction'

26 LANDSCAPING

27 General

- 28 The planting associated with the proposals has been designed in close co-operation with the consulting ecologist. The aims of the planting plan is to reflect the surrounding native vegetation and at the same time provide landscape interest, screening, mitigation and ecological benefit (see BNG assessment within the ecology report).
- 29 The planting is designed to develop biodiversity and ecological habitat through the development of native woodland copse, hedgerow wildflower / grassland and marginal planting.
- 30 Landscape Plan 820.04 shows the following:
- 31 - Proposed Grassland / Wildflower Planting
- 32 - Proposed Tree / Shrub Structure Planting

33 APPEARANCE

33.1 Description Of The Proposed Visual Changes

- 33.1.1 The proposed construction of the grass football pitches using fill only will create an almost level (1% to 1.5% fall for drainage) surface with peripheral banking. (see figure 4 and scaled plan 820.05)
- 33.1.2 The support banking will vary in height around the perimeter of the levelled area, ranging from 1 metre to 4 metres at the western end.
- 33.1.3 The area of the proposed works is not directly overlooked by residential properties, with the majority of the site being screened from the boundary by existing foliage.

34 INVOLVEMENT

34.1 Discussions

34.1.1 An enquiry to was made to Hillingdon Borough Council in June 2022 requesting advice on how best to proceed in planning terms with the revised construction approach.

34.1.2 Following discussions with James Wells at Hillingdon Borough Council it was concluded that a new application would be required.

35 USE

35.1 Who Can Use It and When

35.1.1 On completion of the proposals the facility will continue as a sports facility. There is no intention to change the operating times of the club.

36 ACCESS

36.1 Construction Access

36.1.1 Pedestrian And Vehicular Access

36.1.2 This proposed development will not be prejudicial to the satisfactory functioning of the highway and that additional traffic movements generated.

36.1.3 A construction logistics (CEMP) plan will be submitted for approval pre commencement to ensure construction vehicles will not have a detrimental impact on the vicinity of the site including the provision of adequate parking for construction vehicles onsite and to prevent on-street conflict and impacts to the highway safety and to prevent pollution and the protection of residential amenity.

36.1.4 Also for the protection of residential amenity, the proposed times of construction, and site clearance operations shall be limited to the following hours:

36.1.5 - 0700 to 1700 Monday to Friday.

36.1.6 – No work Saturdays or Sundays.

36.1.7 No construction operations on public holidays.

36.1.8 HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority. Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

36.1.9 With the exception of the lorries bringing soils to the site, there will be little movement of construction machinery in and out of the site during the build period - most of the equipment will remain on site until completion.

36.1.10 All construction traffic will enter (and exit) the site as per figure 6.

36.1.11 A secure site compound will be established as illustrated in figure 6 and scaled plan 820.07.

36.1.12 Temporary parking for site operatives will be within the site compound.

37 CONSTRUCTION

37.1 Construction Inputs

- 37.1.1 This section lists the inputs required for the construction work that will create the physical features detailed earlier.
- 37.1.2 **Labour** - The remodelling works will be constructed by an experienced, specialist contractor, who will price the works against a detailed specification. This will include clauses specifying restrictions and requirements regarding mitigating the extent of impacts and disruptions during construction. Construction will be monitored and inspected by a full-time site representative.
- 37.1.3 It is envisaged that approximately 3 to 5 construction operatives will be working on the remodelling and installations at any one time.
- 37.1.4 **Materials** - The proposed grading features set out on the detailed contour plan will be formed using **imported soils**. All **soils that are** importation will be free of litter (e.g paper, wood and plastic) and putrescible or biodegradable matter.
- 37.1.5 The importation and use of the imported soils will be carried out in accordance with relevant regulatory requirements. Suitable regulatory routes include:
- The importation and use of clean, naturally occurring soils from local sites.
 - o These soils would be transferred directly from donor sites to the proposed development.
 - o All transfer and use of such soils would be controlled and authorised under the Development of Waste Code of Practice (DoWCoP).
 - o The proposed development is an acceptable construction project under the DoWCoP.
 - o Completion of the Materials Management Plan would be completed by a suitably experienced consultant and signed off by a Qualified Person under the Cl:aire Code of Practice Scheme.
 - o Assessment of all soils from potential donor sites will be assessed (both chemical and physical properties) to ensure they are suitable for use at the development site.
 - o Only soils from donor sites that have a written declaration under the Cl:aire Code of Practice will be imported.
 - o On completion of the proposed works a Verification Report will be submitted in accordance with the Cl:aire Code of Practice Scheme requirements.
 - o Soils used under the Cl:aire Code of Practice are not defined as waste as they have not been discarded at anytime.
 - o Implementation of the Cl:aire Code of Practice to authorise the use of imported soils for the construction of amenity facilities is a common occurrence.
 - The importation and use of soils (that are defined as waste due to the fact that they have been discarded by the holder) under an Environmental Permit.
 - o An Environmental Permit can be obtained that will allow the importation and use of waste soils in the proposed development – a waste recovery permit.

- o Approval will be sought from the Environment Agency on a Waste Recovery Plan that will demonstrate how the proposed development is a recovery activity rather than a waste disposal activity. The Waste Recovery Plan will demonstrate via financial assessment that the applicant would and could use a non-waste material to complete the development.
- o Following approval of the Waste Recovery Plan an Environmental Permit application will be prepared and submitted to the Environment Agency.
- o The Environmental Permit application will contain appropriate risk assessments and management plans to evidence how the permitted activities can be carried out without pollution to the environment or harm to human health.
- o Waste recovery permits obtained to authorise the use of soils in the construction of amenity facilities are common.

37.1.6 The applicant's choice to operate under the Cl;aire Code of Practice or an Environmental Permit is likely to be determined by a number of aspects including:

- Availability of soils from development works occurring at that time in the local area.
- Availability of recycled soils (defined as waste) from local facilities.
- Ability to obtain a std rules permit rather than a bespoke permit.
- Timescales involved in getting authorisations.

37.1.7 All top-soils will be derived from on-site, with stripping and storage of existing soil taking place before any sub-soil importation and grading takes place.

37.1.8 Pipe drainage or a French drain will be used on all playing areas.

37.1.9 Connections to the existing attenuation basin will take place early on in the scheme to minimise surface water and silt runoff from the construction site.

37.1.10 **Soil Volumetric Calculations**

37.1.11 Quantity of soils to be imported to the site = 60163m³

37.1.12 **Heavy Equipment** - Construction is expected to involve the following machinery: 1 bulldozers (e.g. Caterpillar D6) x1 360-excavators (e.g. Caterpillar 320) x1 mini-diggers, x1 dump truck (e.g. Volvo A25).

37.1.13 **Services** - Water and electricity will be supplied to the contractor's compound from nearby public services and sewage will be dealt with via 'portaloo's

37.1.14 **Storage** – A secure site compound will be established as shown in figure 6 and scaled plan 820.07. It will be accessed from the entrance to the sports centre via temporary haulage roads.

- 37.1.15 The compound will be used primarily for the holding of machinery when not in use, and for the storage of materials required for the remodelling works.
- 37.1.16 There will be 1 'portacabin' within the compound, to serve as offices, dining, rest and washing facilities.
- 37.1.17 Temporary parking for site operatives will be within the compound
- 37.1.18 Stripped topsoil is to be stockpiled in heaps not exceeding 2m and ready for re-spreading on completion of the subsoil remodelling works.
- 37.1.19 **Protective Measures** - Temporary fencing will be erected around existing vegetation to afford protection from construction works.
- 37.1.20 Where the construction site and temporary haulage routes come close to pedestrian areas, Heras fencing will be erected.
- 37.1.21 Where the lorries have to cross the pavement areas a system of traffic management calming measures will be in place and warning signs for both the lorry operatives and walkers.
- 37.1.22 **Temporary Drainage** - The contractor shall be required at all times to deal with existing flows of surface and subsoil water that may be met during the course of works and will be responsible for ensuring that excess silt from the works does not enter watercourses or roads. The contractor will make provision for the temporary drainage, dewatering and stabilisation of the works during the earthworks until such time as grass establishment has prevented further potential runoff of silt.

37.2 Construction Processes

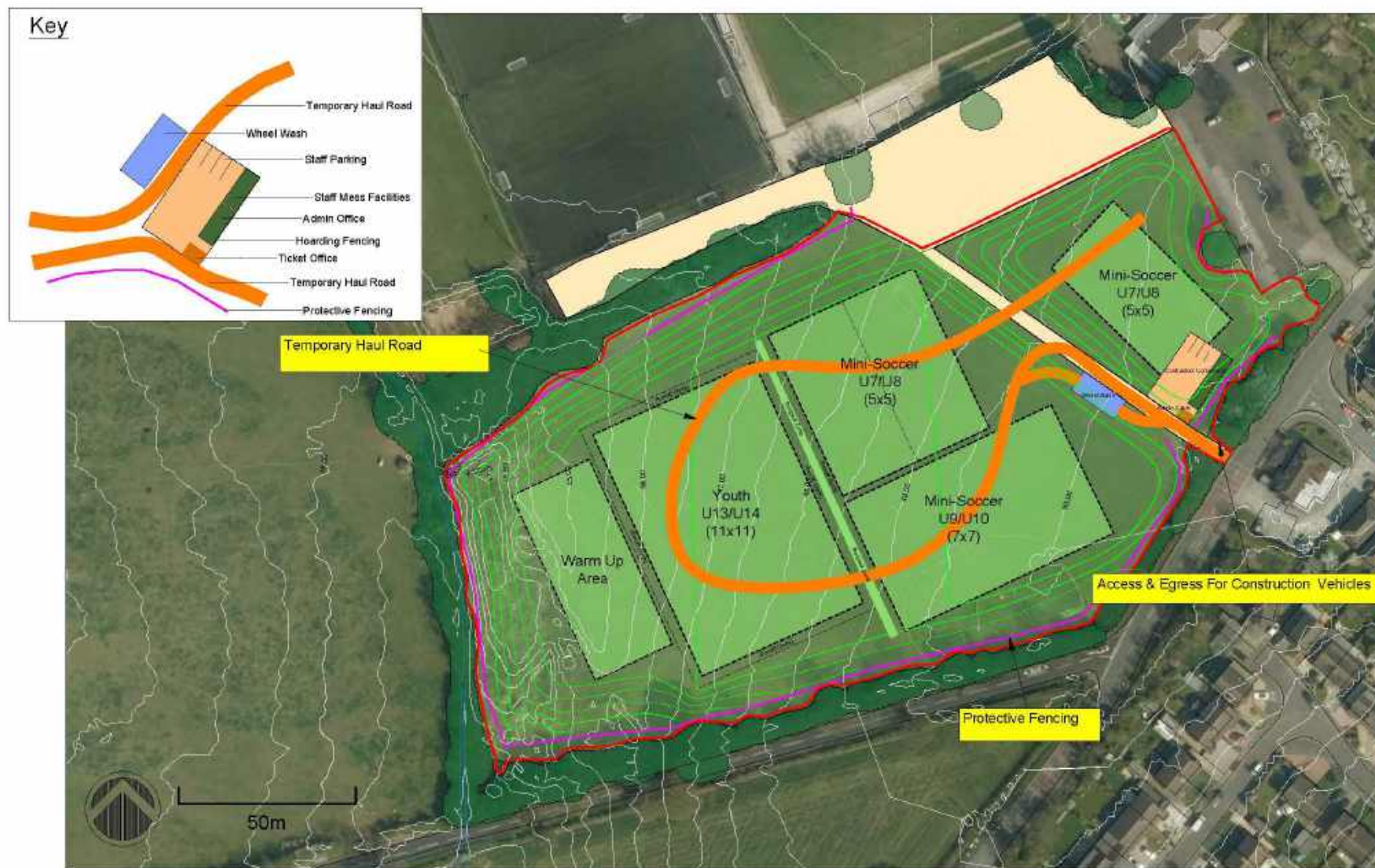
- 37.2.1 **Introduction** - This section lists the processes that will create the physical features detailed on the design plans :-
- 37.2.2 **Phasing Of The Works** – It is proposed that the works are undertaken in just one phase. The filling operation will start at the western end of the site where the depth of fill is thickest and then move east, finishing in the area of the contractors compound.
- 37.2.3 **Timing Of Works** - This type of works typically generated 75 lorry deliveries per day. Based on this it is estimated that the importation / grading works will take circa 4 months to complete.
- 37.2.4 **Ground Preparation** – Prior to any soil being imported to the site the Contractors Compound will be established and the wheel washer installed.
- 37.2.5 Prior to any importation of soil a network of temporary haul roads shall be constructed as set out. These will be formed from hardcore material brought to the site.
- 37.2.6 The temporary haul roads will be formed of approved hardcore spread to a minimum depth of 200mm and a width of 4 metres. These will allow access to the areas to be remodelled in various weather conditions while also preventing a build-up of mud on vehicles.
- 37.2.7 **Top Soil Removal, Storage and Management** - All areas subject to a change in level will be topsoil stripped.
- 37.2.8 In order to safeguard the quality of the topsoil during the stripping and storage stages of the operation, the following management framework will be put in place in order not to damage the structure and chemical makeup of the topsoil.
- 37.2.9 The existing topsoil will be stripped using either a D6 or D8 Dozer. Care will be taken to avoid contaminating the true topsoil with the subsoil horizon. Stripping shall only be undertaken when the weather and ground conditions are suitable i.e. when the soil is not saturated and there is no risk of rain during the stripping operation.
- 37.2.10 The topsoil is to be stripped and stored in bunds in designated stockpile area at the site, ready for replacement over the imported soils. The Contractor is to compact the existing underlying subsoil to provide a stable platform for placement of the imported soils. Under no circumstances will existing topsoil be removed from the Site.
- 37.2.11 The locations of the topsoil storage zones will be chosen for a number of reasons including minimizing haulage distance from the excavation point, avoidance of potentially water holding or saturated areas, distance from overhanging trees, away from potential areas where they could be disturbed by machinery and where they do not have a significant visual impact on neighboring properties or roads.
- 37.2.12 The topsoil shall be stored in bunds of no greater than 2 metres in height. The minimum amount of compaction will be applied when forming soil storage mounds and they will not be driven across. The storage mounds will be shaped to allow adequate runoff from banks and top of the mounds.
- 37.2.13 A record of topsoil storage areas and usage will be kept on site and updated accordingly as the works move from one phase to another.

- 37.2.14 The storage mounds will remain undisturbed during construction operations until needed. A 3m wide stand-off will be applied and, where necessary, the mounds will be fenced. The topsoil mounds shall be kept free of pernicious weeds and site litter, until such time as the soils are to be re-spread over the subsoil formations of the features.
- 37.2.15 **Sub-Soil Handling And Grading** – All imported soils will be used in accordance with the relevant authorisation and in good practice guidance.
- 37.2.16 Suitable documentation will be kept on the imported soils:
- Under the Cl;aire Code of Practice this will be haulage tickets and a plan of placed soils.
 - Under an Environmental Permit this will be information on source sites and Waste transfer Notes along with any laboratory analysis of samples.
- 37.2.17 All loads will be inspected on arrival to ensure that the imported soils meets the requirements of the authorisation under which it is imported.
- 37.2.18 This inspection must include the documentation accompanying the load, the appearance and odour of the load and any other readily determined properties.
- 37.2.19 Trained personnel will operate the site at all times during the acceptance of imported soils.
- 37.2.20 Each load of imported soil will be directed straight to the “working face” and deposited under the supervision of the machine operator.
- 37.2.21 Each load will be spread in a thin layer and inspected for conformity prior to use in the permanent works. General Fill material will be compacted in layers (typically 250mm thick) in order to maximize compaction and minimize void spaces. Depths to which the subsoil will be laid down shall be in accordance with the approved grading plan. Bulldozers, excavators and scrapers will be used to shape the features in accordance with the grading plan.
- 37.2.22 Within each phase of the remodeling works a general record of the location of the deposited imported material shall be kept. This will be achieved through a desk top “gridding off” of the site into numbered zones of 1ha in order to allow a ‘cradle to grave’ tracking and recording system to be implemented and maintained. This gridded plan shall be located in a visually accessible location in the site office for reference.
- 37.2.23 Any imported soils deemed to be unsuitable will be isolated from the compliant material which shall involve directing the load to the designated ‘isolation compound’ until tests are carried out to ensure its suitability. Should the load be confirmed as not suitable the supplier shall be notified to arrange for its removal.
- 37.2.24 **Drainage** - Where drainage lines are installed slotted pipes will be used, sunk to an average depth of 450mm to 650mm, back-filled over with gravel drainage medium and topped with sand and soil.
- 37.2.25 Inspection chambers will be provided to enable monitoring of the system and clearance of blockages. Silt chambers will be provided on each main drain prior to feeding the dissipating drains and open ditch to collect silt as the flow reduces velocity and ensure that the dissipating drains do not become blocked.

- 37.2.26 Trenching machines are used to create routes for pipe-work for drainage.
- 37.2.27 **Top-soil Spreading & Cultivation** - Topsoil stored in the designated storage areas of the site shall be re-spread (and sand ameliorated) on all areas where a change in level has occurred.
- 37.2.28 For the re-spreading operation, an excavator will be used to transfer topsoil from the storage mound to an articulated dump truck (e.g. Hydrema), where it will be transferred to the reinstatement point. This shall only be undertaken during dry periods and when the soil is not saturated from rain.
- 37.2.29 The topsoil will be placed over the imported soil to a minimum depth of 150mm on all non-pitch areas, ready for cultivation followed by seeding and aftercare.

37.3 Construction Outputs

- 37.3.1 **Introduction** - This section lists outputs that will result from the construction processes listed above, other than the actual completed development itself.
- 37.3.2 **Mud And Debris** - The Site will be equipped with appropriate wheel cleaning equipment, along with the provision of a road sweeper as required to prevent the buildup of mud on the site roads and the adjacent highway.
- 37.3.3 **Dust And Noise** - A mobile water bowser will be available on-site and will be used to suppress dust arisings from any operations during the Works, but particularly during periods of dry weather. All vehicles delivering soils or hardcore to the Site for use in the works, or removing excess hardcore on completion of the works will be fully sheeted to prevent spillage and windblown dust.
- 37.3.4 55dB is considered by the World Health Organisation to be the daytime noise level above which 'community annoyance' sets in. No filling or construction operations will be undertaken outside of the permitted hours.
- 37.3.5 **Damage** - The contractor shall be required to take such precautions as are necessary to keep all roads, paths or other lands in the vicinity of the works, both within and outside the site boundary, clear of any spillage or droppings from his traffic. The contractor shall be required to hose, brush, scrape or otherwise remove, any material likely to spill or drop from his traffic before it leaves the construction site.
- 37.3.6 **Waste Material** - All refuse generated on-site during the construction works, including unsuitable items removed from the soils delivered to the Site (e.g. wood, plastics etc.) will be stored in the incidental waste area (within the site compound), prior to collection by registered carriers of waste and disposal. Disposal will be to a licensed waste management facility in accordance with 'Duty of Care' and waste management legislation.
- 37.3.7 All waste materials generated by construction work will be removed from site prior to or at completion of the project.
- 37.3.8 **Security** - Barriers/gates/fencing/bunds etc. will be installed as necessary to prevent unauthorized access to the Site during the construction phase. Appropriate site and highway signage will be erected and maintained in order to improve safety during the Works.
- 37.3.9 **Surface Water** - During construction works the Contractor will install and maintain surface water control features (e.g. temporary earth mounds, ditches, swales and settlement ponds etc.) in accordance with industry best practice and guidance, in order to prevent the accumulation or the uncontrolled runoff of surface water
- 37.3.10 **Pollution Prevention** - No oils or potentially harmful chemicals will be stored outside the contractor's compound. Maintenance and repairs of plant and machinery will be in accordance with manufacturers recommendations and will be undertaken by mobile 'fitters' in a Site Compound area. Plant and machinery will be stored in this area during non-operational periods. Fuel will be stored in and delivered from a self-bunded, double skinned mobile fuel bowser.



Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision:
Drawing Name: Contractors Works Plan	Scale: 1:500 @ A1	Date: 16/04/2025	Revision: A 16/04/2025 - Slight adjustment to contours in south west corner to remove from Flood zone 2 & stream buffer (Surrey Park removed) Pitch boundaries slightly adjusted to allow for 'Required' zero or runoff slope illustrated
Project No: 820	Drawing No: 820.07 Rev. A		



Weller Designs Limited

Figure 6 – Contractors Works Plan (see also scaled plan 820.07)



Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Version: A
Drawing Name: Tree Protection Plan	Scale: 1:500 @ A1	Date: 18/04/2025	Revision 0: 18/04/2025 - Senior Pitch removed / Pitch locations slightly adjusted to allow for 'Respect zone' runoff slope illustrated
Project No: 820	Drawing No: 820.06 Rev B		



Weller Designs Limited

Figure 7 – Tree Protection Plan (see also scaled plan 820.06)

38 OPERATION

38.1 Operational Inputs

38.1.1 Introduction - This section lists the inputs relating to the operational phase of the project.

38.1.2 Traffic – The present traffic movements associated with the club will not alter.

38.1.3 Maintenance – Specialist machinery will be required to look after pitches.

39 Operational Processes

- 39.1.1 **Maintenance** – The maintenance of the football pitches will require specialist machinery to look after the pitches.
- 39.1.2 The surrounds to the football pitches will be left largely untouched unless the need arises for occasional mowing (to prevent scrubbing over) and/or grass and weed removal.

40 Operational Outputs

- 40.1.1 Grass cuttings (from maintenance processes) will be composted at an appropriate location within the site.

41 SUMMARY & CONCLUSION

- 41.1.1 Planning permission was previously given for grass football pitches at The Middlesex Stadium. The applicant wishes to build out the pitches using a process of levelling through the importation of Environment Agency approved soils as opposed to cut and fill as proposed in the approved plans.
- 41.1.2 Consultation was undertaken with Hillingdon Council to ascertain if the new pitches could be built under a section 73 application, however, it was agreed that owing to the processes involved a new planning application would be required.
- 41.1.3 The new pitches would significantly enhance the facilities at The Middlesex Stadium, offering high quality pitches to Sport England requirements. Grass pitches that can be played on throughout the year are becoming increasingly difficult to find due to costs and maintenance demands. The new pitches proposed at The Middlesex Stadium will provide an important local community facility which will complement the synthetic pitches already present at the club.
- 41.1.4 The pitches will be formed using soils imported to the site via tipper lorry. A total of 60163m³ will be required to achieve the desired profiles. The **process of using imported soils for this type** of construction represents an efficient and sustainable use of resources.
- 41.1.5 In conclusion the new pitches will provide important outdoor sports facilities which will encourage physical and mental health at a time when the health of the nation is of particular concern. The provision of the pitches meets the requirements of the NPPF and local policies.

42 Appendix 1 Original Planning Permission



Planning & Transportation Development Control Team

Tel: 01895 250111
Fax: 01895 277086

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref: 17942/APP/2003/646

Karen Thatcher Associates
Gatehouse Farm
Newstead Lane
Staplehurst, Kent
TN12 0RS

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

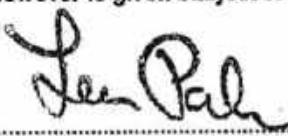
Description of development:- Extension to the club house, construction of a toilet block, laying out of two artificial playing fields and five turf playing fields, landscaping and associated car parking and vehicular access

Location of development:- Hillingdon Borough Football Club, Breakspear Road, Ruislip

Date of application:- 14 February 2003

Drawing/plan Nos:- 087 sheets 001, 002 (Rev G), 003 (Rev F), 004 (Rev F), 005, 008 and 7627 sheets 12, 102

Permission however is given subject to the conditions listed on the attached schedule:-

Signed:- 
HEAD OF PLANNING AND TRANSPORTATION SERVICE

Date:- - 5 SEP 2005

- NOTES:
- (i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.

Making a difference

Planning & Transportation Group, London Borough of Hillingdon
Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk



***Planning & Transportation
Development Control Team***

Tel: 01895 250111
Fax: 01895 277086

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 1

Ref: 17942/APP/2003/646

CONDITION 1

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

REASON

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

CONDITION 2

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan.

CONDITION 3

No persons other than staff shall be permitted on the grounds between midnight and 7am.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

CONDITION 4

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

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Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 2

Ref: 17942/APP/2003/646

REASON

To ensure that the external appearance of the development is satisfactory and complies with policies BE13 and BE15 of the Hillingdon Unitary Development Plan.

CONDITION 5

No floodlighting or any other form of external lighting shall be installed unless it is in accordance with the details submitted and approved by Local Planning Authority. Such details shall be submitted and approved prior to the commencement of the development. The details shall detail the use of low ultra violet sources and measures to minimise over spill.

REASON

To minimise the impact of lighting upon nearby residents, road users and bats.

CONDITION 6

Details of a designated area for the storage of waste including recycling shall be submitted to and approved by the Local Planning Authority. This waste storage and recycling area shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To provide a designated area where waste and recycling can be stored before it is removed from the site.

CONDITION 7

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly cleaned to prevent the passage of mud and dirt onto the adjoining highway.

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Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 3

Ref: 17942/APP/2003/646

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

CONDITION 8

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policy AM13/H9 /R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan.

CONDITION 9

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of special services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with policy AM13/H9 /R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan.

CONDITION 10

No gates shall be installed which open outwards over the highway/footway.

Making a difference

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Civic Centre, High Street, Uxbridge, UB8 1UW

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**Planning & Transportation
Development Control Team**

Tel: 01895 250111
Fax: 01895 277086

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 4

Ref: 17942/APP/2003/646

REASON

To avoid hazard or obstruction being caused to users of the adjoining public highway.

CONDITION 11

No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted is commenced] or [building(s) is(are) occupied or [in accordance with a timetable agreed in writing by the local planning authority]. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan.

CONDITION 12

Design details of vehicular access / egress including signage is to be submitted and approved by the Local Planning Authority prior to commencement of the development.

REASON

To ensure the vehicular access is safe and functions appropriately.

CONDITION 13

Design details of the car parking arrangements including parking for coaches, mini buses, motorcycles and bicycles shall be submitted and approved by the Local Planning prior to commencement of the development. Such a plan shall also detail existing landscaping and the provision of additional new landscaping.

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REASON

To ensure internal traffic flow and car parking is safe and functions appropriately.

CONDITION 14

Prior to occupation or use of the clubhouse extension, landscaping, pitches and car parking shall be completed.

REASON

The proposal is only considered acceptable in the Green Belt when developed as a whole.

CONDITION 15

The buildings shown to be removed on the approved plans shall be removed prior to the occupation of the new clubhouse extension.

REASON

The buildings are of a temporary nature and are considered to be detrimental to visual amenities of the areas.

CONDITION 16

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

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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 3998 (1989) 'Recommendations for Tree Work' 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 BE28 of the Hillingdon Unitary Development Plan and to comply with Section 197 of the Town and Country Planning Act 1990.

CONDITION 17

Prior to the commencement of any site clearance or construction work, 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. 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:

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

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Continuation Sheet No. 7

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REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan.

CONDITION 18

The screen planting and/or hedges shown on the approved landscaping scheme shall be allowed to grow to and thereafter be maintained at a minimum height of 1.8 metres and any gaps which may occur shall be filled with replacement planting of a similar size and species within the next planting season or such other period as may be agreed in writing by the Local Planning Authority.

REASON

In order to preserve and enhance the visual amenities of the locality in accordance with policy BE38 of the Hillingdon Unitary Development Plan.

CONDITION 19

No development shall commence until details of the exit junction to Breakspear Road, including the vision splay for the exit have been implemented in accordance with plan No.IC/1801/01. Thereafter, the vision splay shown on plan No.IC/18/01/01 shall be kept free of any obstructions exceeding 0.6 metres in height.

REASON

To ensure the provision and subsequent retention of a vision splay on site, in the interests of highway safety and convenience.

CONDITION 20

The clubhouse extension with the exception of the kitchen / servary shall not be used in conjunction with the existing function room.

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REASON

To ensure that the capacity of the function area is not increased.

CONDITION 21

The doors to the function room shall be closed after 8pm during social functions.

REASON

To minimise noise disturbance to adjoining properties during the evening.

CONDITION 22

Details of the proposed CCTV shall be submitted to and approved by the Local Planning Authority in consultation with the Metropolitan Police. The CCTV shall then be maintained in good working order for the life of the development

REASON

To deter crime and reduce the possibility of anti-social behaviour.

INFORMATIVES:

1. Your attention is drawn to the Building Regulations 1991 Part M: ACCESS AND FACILITIES FOR DISABLED PEOPLE and to requirements of the Chronically Sick and Disabled Persons Act 1970 and other related legislation. The enclosed leaflet gives guidance on the requirements of this legislation and the Council's policies and standards on disabled access and facilities. These may affect the detailed design and layout of your proposed development. For further information and advice, contact - Building Control Services, Civic Centre, Uxbridge, UB8 1UW (Telephone 01895 250804/805/808).

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2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804/805/808).
3. A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277524).
4. 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.
 - B. All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C. The elimination of the release of dust or odours that could create a public health nuisance.
 - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) 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.

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5. The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (i.e. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Telephone 020 7556 2100).
6. The applicant/developer should ensure that the site contractor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.
7. You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01 Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250804/805/808).
8. Your attention is drawn to the fact that planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. No bonfires shall be lit on the construction site.
10. The "future" turnstiles are not approved as part of this development. This development shall be the subject of a separate planning application.
11. The decision to grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan, namely policies OL1, OL2, OL4, BE34, BE38, OE3, R3, R6, AM2 and AM7 and to all relevant material considerations, including Supplementary Planning Guidance.

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GRANT OF PLANNING PERMISSION

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12. In reaching this decision the Ruislip and Northwood Planning Committee were mindful of the particular circumstances of this application, namely the impact on the local highway network and the impact on the amenity of surrounding residential properties.
13. The applicant is encouraged to liaise with the Police Crime Prevention Design Advisers in regard to the siting and details of the CCTV equipment.
14. 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).

A handwritten signature in black ink, appearing to read 'Lee Pal'.

HEAD OF PLANNING AND TRANSPORTATION SERVICE - 5 SEP 2005

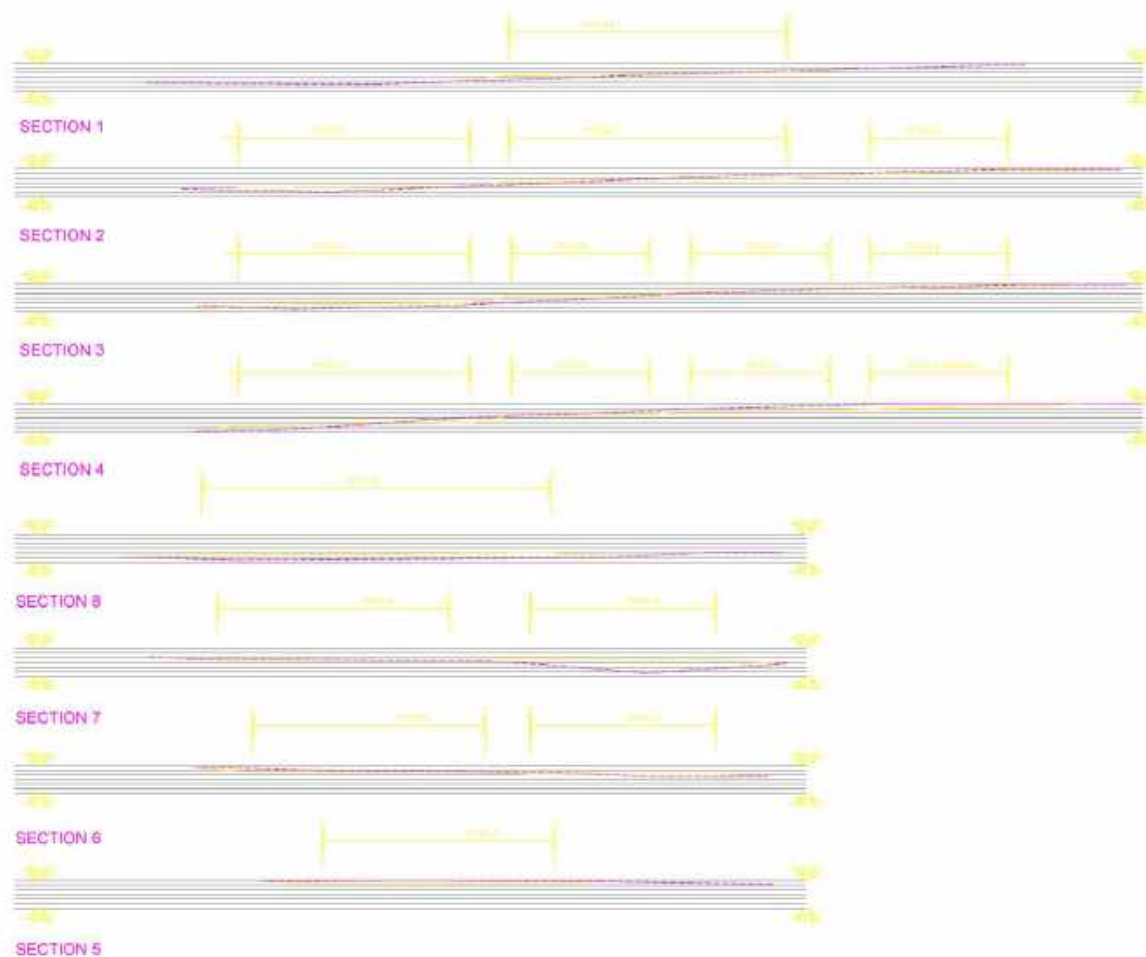
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Appendix 2 Approved Details Of Grass Football Pitches





SEE DRAWING NUMBER: KTAH0002 rev C
FOR PLAN LOCATION OF SECTIONS

Project
HILLINGDON FOOTBALL CLUB
EXTENSION OF CLUB FACILITIES
AND UPGRADE OF PITCHES

Drawing No.

Proposed Pitch Levels
showing cut and fill

Date 13/09/21
Drawn KTA

Drawing No.
087 **008** **19.09.20**

Check KTA
Approved KTA
Scale 1:100
Notes
1. All dimensions are in metres.
2. All dimensions are to the centre of the pitch.