



Chartered Town Planners & Architectural Technicians

DESIGN AND ACCESS / PLANNING STATEMENT

Placement of containers/structures on playing field grounds, and all associated works.

Property Address: Playing Field Adjacent Yeeding Junior School, Carlyon Road, Hayes UB4 0NR.

March 2025

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application for the placement of containers/structures on the playing field grounds and all associated works. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION SITE AND SURROUNDING AREA

2.1 The planning application relates to the playing fields adjacent Yeadings Junior School off Carlyon Road. The school and playing field are long established at this location.

2.2 The playing fields, to the south of the main school buildings, are surrounded by mature trees / planting.

3.0 PROPOSED DEVELOPMENT

3.1 Permission is sought to place containers/structures near the northern boundary of the playing field.

3.2 The containers/structures are required to facilitate enhanced use of the playing fields for users. Two of the containers/structures would contain changing rooms with toilets and showers. A second larger container/structure would provide for storage and drying facilities.

3.3 The containers/structures are necessary to safely and securely keep sports resources and equipment near to where they are required. This is in the interests of time efficiency and ease of access. Without the containers/structures it is necessary to keep sports resources off-site (e.g. within the main school buildings) and these then have to be brought out and left back often several times in the one

day and mostly requiring several people to do so. Having the containers/structures also eliminates the need to arrange access to the main school building during non school hours.

3.4 The containers/structure are of simple design / appearance.



Figure 1 – Indicative image of type of structure proposed.



Figure 2 – Indicative image of internal fit-out within structure proposed.

4.0 PLANNING POLICY AND GUIDANCE

Hillingdon Local Plan. Part 1 (2012) and Part 2 (2020)

4.1 Local Plan Part 1 Policies EM4 (Open Space and Informal Recreation), EM5 (Sport and Leisure), and CI1 (Community Infrastructure Provision) are of most relevance to the proposed development.

The proposed containers/structures will facilitate the convenient and safe storage of sports equipment and resources in conjunction with use of the playing field. The siting of changing rooms right next the playing field will also enable better and more efficient use of facilities.

There would be no adverse visual impact or impacts to neighbouring properties. Their impact would be wholly localised (i.e. to within school / playing fields environs) and given the existence of boundary treatments they would have no visual impact beyond.

4.2 Several policies within Local Plan Part 2 espouse the importance of good design.

In this regard it is submitted that the containers / structures are of simple/standard and utilitarian design and appearance. At approx. 2.5m high, they are just above the height of a typical fence. The containers/structures would be seen within their context and against the backdrop of a school complex.

5.0 CONCLUSION

5.1 The application site comprises an established playing field adjacent a large school. It is entirely necessary for schools and for associated use of playing fields, to adapt and develop as needs arise. The requirement for the containers/structures is a simple one – convenience and security in the on-going use of external sports and recreation facilities. The containers/structures are very modest in size and would have negligible visual impact.

5.2 The proposed development is considered to be in compliance with the Hillingdon Local Plan.