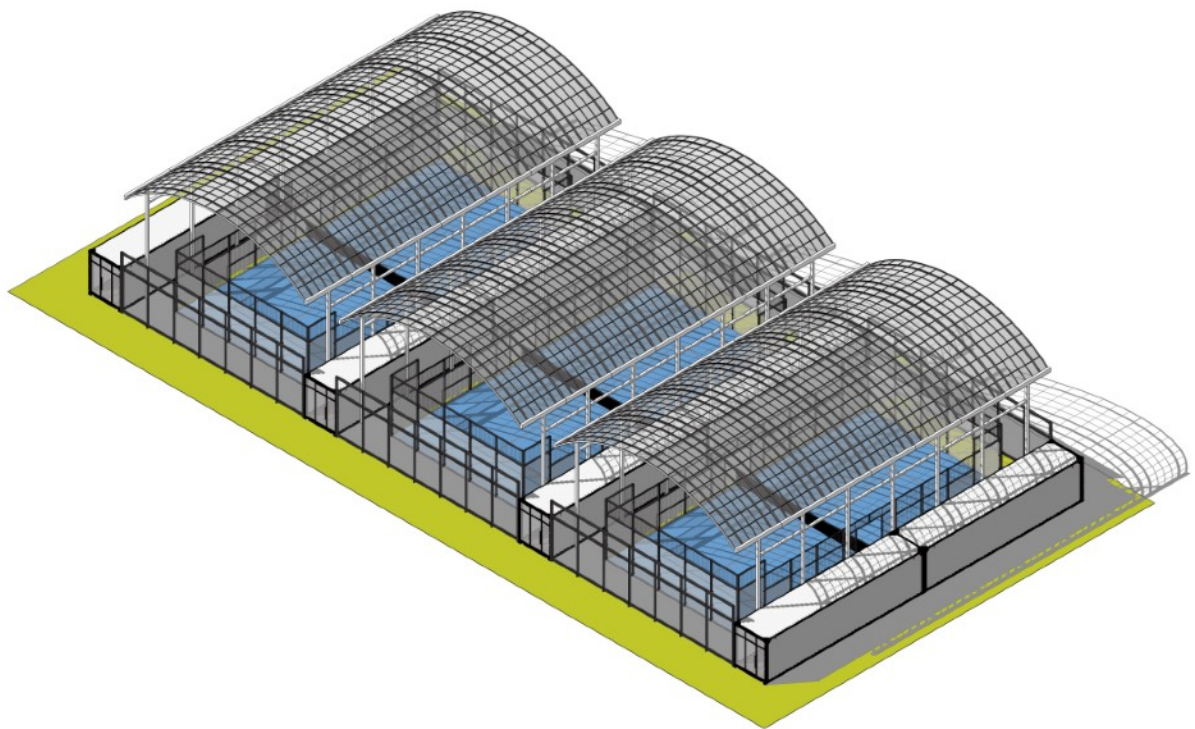


# Padel Courts

at Hayes & Yeading United Football Club  
Beaconsfield Road, Hayes,  
Hillingdon UB4 0SL



# 1.0 Introduction

## **Purpose of the Statement**

1.1 This Design and Access Statement is submitted in support of a full planning application for the installation of three padel courts and associated ancillary structures within the grounds of the SkyEx Community Stadium, Beaconsfield Road, Hayes, UB4 0SL.

1.2 The statement sets out the design rationale for the proposal, demonstrating how it responds to the site's characteristics, the surrounding context, and relevant planning policy.

## **Background to the Proposal**

1.3 The application site is currently leased to Hayes & Yeading United Football Club and forms part of an established community sports hub. The land identified for development is an underutilised area to the south of the main football pitch.

1.4 The proposal seeks to make productive use of this space by providing modern padel facilities that complement the existing football use, diversify the range of sporting opportunities available, and enhance the club's role as a community leisure destination.

1.5 The development has been designed to be functional, inclusive, and appropriate in scale and appearance for its setting. It will provide year-round recreational opportunities in addition to contributing to the health and wellbeing of the local community.

# 2.0 Site Context

## **Existing Site**

2.1 The application site is located within the grounds of the Skyex Community Stadium, home to Hayes & Yeading United Football Club.

2.2 The specific area for the proposed development is underutilised land on the south side of the existing main football pitch.

2.3 This area is currently vacant grassland, therefore it is ripe for development to provide new recreational facilities.

## **Surrounding Context**

2.4 The wider area around the stadium is characterised by a mix of residential, commercial, and recreational uses. Beaconsfield Road forms the main point of access, with commercial area on one side and sports and community facilities on the other. The stadium itself provides substantial screening to the north, while existing buildings and existing flora limit visibility from surrounding areas.

2.5 Photographs of the wider setting demonstrate the existing commercial and recreational character of Beaconsfield Road, the relationship to nearby housing within the wider context, and the way the stadium infrastructure and existing flora contains and screens the application site. These images confirm that the proposed development will not intrude into the wider urban landscape or cause visual harm to the surrounding area.

## **Location**

2.6 The site is situated in Hayes, within the London Borough of Hillingdon.

2.7 The surrounding area is a mix of residential properties and existing commercial and recreational facilities.

2.8 The stadium is a key social and recreational asset within the local community.



Fig. 1: Aerial view of the site

### **Accessibility**

2.9 Road: The site is easily accessible by road via Beaconsfield Road, with a dedicated vehicular entrance leading to an existing car park.

2.10 Public Transport: The nearest train station is Hayes & Harlington, which is served by the Elizabeth Line and Great Western Railway. The station is approximately 2 miles from the stadium. The site is also served by several bus routes, including the 207, 427, and 607, which pass the end of Beaconsfield Road, providing convenient connections to surrounding areas and the train station.

2.11 Cycling: The area is suitable for cycling, with local roads providing safe access for cyclists. The existing stadium infrastructure already accommodates pedestrian and cycle access.

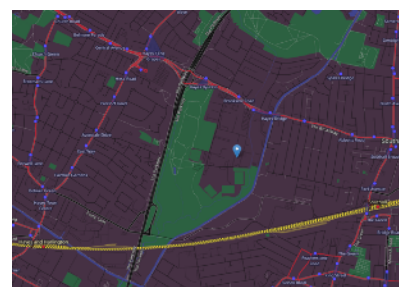


Fig. 2: Public Transport Links

### **Green Belt Context**

2.12 The stadium grounds, including the application site, are located within land designated as Metropolitan Green Belt. The Green Belt in Hillingdon forms part of a wider strategic designation intended to safeguard the countryside from encroachment, prevent urban sprawl, and maintain the openness of land around London.

2.13 The existing stadium and its established sporting use are already an integral feature of this part of the Green Belt. The area proposed for the padel courts lies within the developed envelope of the site, adjacent to the main football pitch and associated infrastructure. As such, the proposal is set against an existing

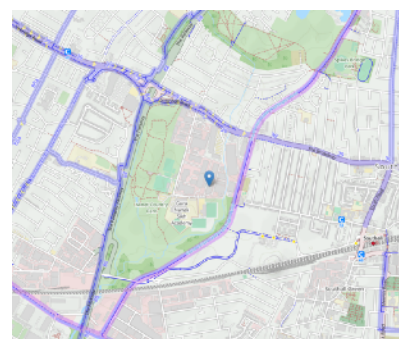


Fig. 3: Cycling Routes



recreational backdrop and will be read as part of the wider sports complex rather than as isolated development in the open countryside.

### **Photographs of the Site**

2.14 A series of photographs have been taken to provide a clear representation of the application site, including the existing ground condition and its relationship with the adjacent football pitch.

2.15 These photographs show the specific area identified for the proposed padel courts, highlighting its current use and condition as an open, underutilised space.



### **Photographs of the Surrounding Area**



## 3.0 Planning Context

### National Planning Policy

3.1 The National Planning Policy Framework (NPPF, 2023) provides the overarching guidance for planning decisions in England. Key sections relevant to this proposal include:

- Promoting Healthy and Safe Communities (Chapter 8): Planning should enable and support healthy lifestyles by providing accessible local services that reflect community needs, such as sports venues.
- Making Effective Use of Land (Chapter 11): Decisions should promote the use of underutilised land in ways that contribute positively to the community.
- Green Belt (Chapter 13): The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The five purposes of the Green Belt include:
  1. Checking the unrestricted sprawl of large built-up areas
  2. Preventing neighbouring towns from merging into one another
  3. Safeguarding the countryside from encroachment
  4. Preserving the setting and special character of historic towns
  5. Assisting in urban regeneration by encouraging the recycling of derelict and other urban land

3.2 Within the Green Belt, the construction of new buildings is generally regarded as inappropriate. However, exceptions include the provision of appropriate facilities for outdoor sport, as long as they preserve the openness of the Green Belt and do not conflict with its purposes.

### The London Plan (2021)

3.3 The London Plan sets the spatial development strategy for Greater London. Relevant policies include:

- Policy S5 Sports and Recreation Facilities: Seeks to increase participation in sports and leisure by protecting and enhancing existing facilities and encouraging the provision of new facilities where there is an identified need.
- Policy G2 London's Green Belt: Confirms that the Green Belt should be protected from inappropriate development, but recognises the role of appropriate outdoor sports facilities where they maintain openness.
- Policy D3 Optimising Site Capacity: Encourages development to make best use of land by responding positively to site context.

### Hillingdon Local Plan

3.4 The Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set the framework for planning decisions in the borough. Relevant policies include:

- Policy EM2 Green Belt, Metropolitan Open Land and Green Chains: States that the Council will protect the Green Belt from inappropriate development, but allows for appropriate outdoor sports and recreation facilities that maintain openness.
- Policy EM4 Open Space and Informal Recreation: Seeks to ensure that residents have access to a wide range of sports and recreational opportunities.
- Policy DMHB 11 Design of New Development: Requires proposals to achieve a high quality of design that harmonises with local context.
- Policy DMEI 4 Development on the Green Belt or Metropolitan Open Land: Sets criteria for assessing proposals in the Green Belt, including the impact on openness, character, and visual amenity.

3.5 The proposed development aligns with national, regional, and local policy objectives by making beneficial use of an underutilised part of the stadium site to deliver accessible, inclusive, and high-quality recreational facilities for the community, while respecting the Green Belt context.

## 4.0 Design Development

### Design Objectives

4.1 The development has been conceived to strengthen the role of Hayes & Yeading United Football Club as a community sports hub by adding high-quality padel facilities.

4.2 It provides an opportunity to diversify the sporting offer on site and attract a wider range of users, including younger and older residents who may not participate in football.

4.3 The design balances functionality with sensitivity to the Green Belt, ensuring the scheme remains lightweight, transparent, and appropriate for its setting.

4.4 Sustainability and accessibility are embedded within the objectives, with a focus on durable materials, inclusive access routes, and efficient use of underutilised land.

### Layout

4.5 The three padel courts are aligned east to west on the south side of the football pitch, ensuring efficient use of the available land.

4.6 A circulation space of two metres is maintained around each court to allow for ease of movement around the courts and spectator standing areas.

4.7 Repurposed shipping containers are positioned between the courts to provide separation, storage, and support facilities, while also defining the structure of the layout.

4.8 The arrangement integrates seamlessly with the existing pitch and stadium facilities, avoiding conflict with existing uses and ensuring a clear spatial hierarchy within the grounds.

### Scale and Massing

4.9 Each court is enclosed by a combination of mesh and glass panels, giving the development a lightweight and permeable quality.

4.10 The canopy above each court spans 24.3 metres north to south and 14 metres east to west, with the highest point measuring 10 metres.

4.11 The massing is visually modest in the context of the adjacent stadium, which remains the dominant built form on the site.

4.12 The development reads as a natural extension of the stadium's existing sports infrastructure rather than an isolated or intrusive structure within the Green Belt.

### Appearance and Materials

4.13 The use of glass and mesh panels introduces transparency, helping the courts blend into the surrounding environment and minimising visual impact.

4.14 Shipping containers will be finished in colour tones which will integrate with the stadium setting.

4.15 The canopy structure adopts a simple, contemporary aesthetic, contributing to a cohesive design language across the site.

4.16 Materials are selected for durability and low maintenance, ensuring the courts remain functional and visually appropriate over time.

### Landscape and Trees

4.17 The application site is made up of grassland, without the presence of mature trees or ecologically significant planting.

4.18 The courts are carefully positioned to avoid encroachment into existing landscaped areas, maintaining the character of the wider stadium grounds.

4.19 The proposal makes productive use of underutilised space while preserving the open green character of the surrounding land.

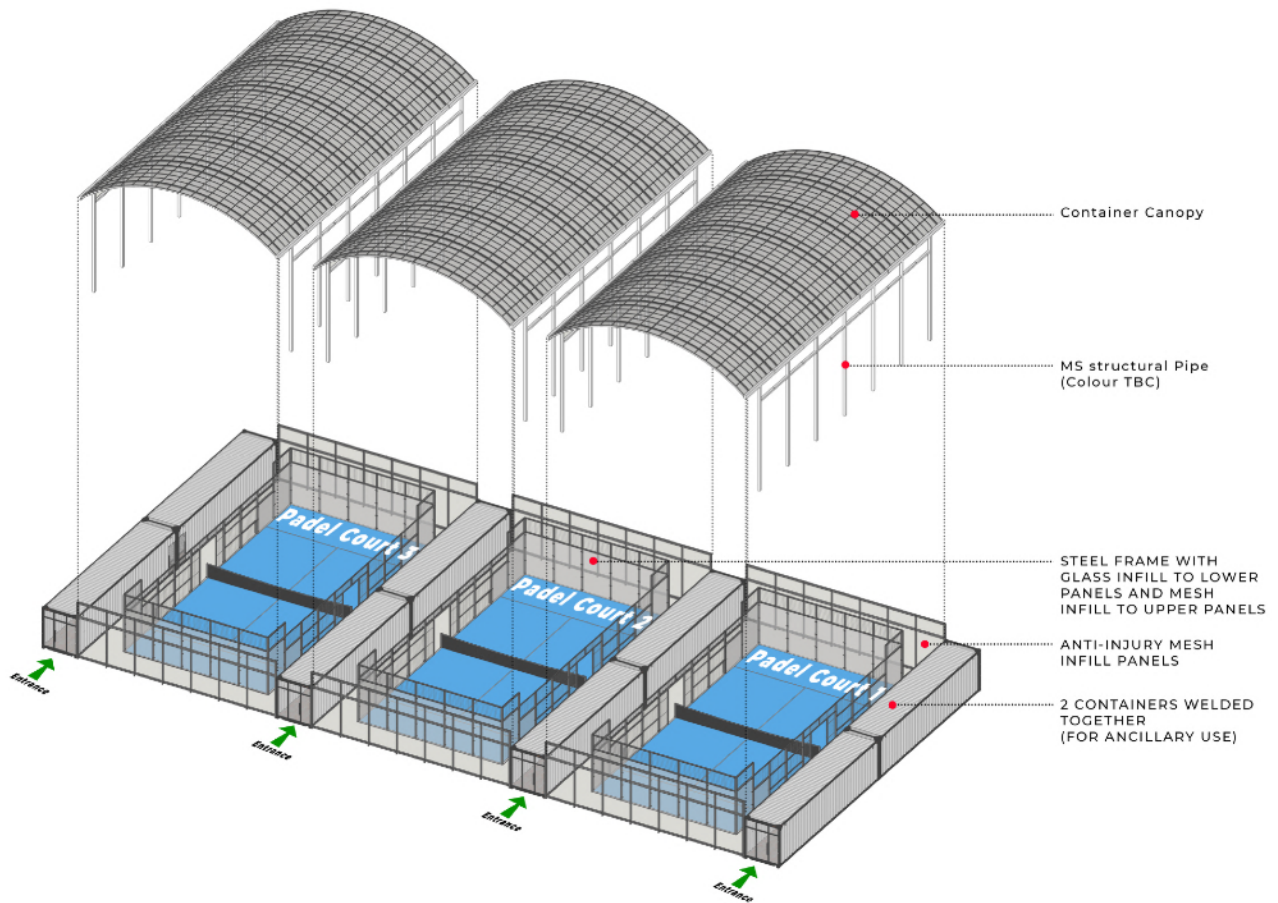


Fig. 4: Axonometric view to illustrate the layout

## 5.0 Proposed Development

### Description of the Courts and Ancillary Buildings

5.1 The proposal consists of three full-size padel courts located on the south side of the existing football pitch within the grounds of the SkyEx Community Stadium. Each court will be enclosed with a structural frame of glass and mesh panels, ensuring transparency while providing the durability required for continuous sporting use.

5.2 Between the courts, repurposed shipping containers will be installed to act as ancillary structures, offering storage, separation, and circulation functions. This arrangement makes efficient use of modular construction, reducing the need for permanent heavy structures while providing flexibility for long-term use.

### Use and Function

5.3 The padel courts are intended to complement the existing football use by diversifying the range of sports available within the stadium.

5.4 Padel is a growing sport in London and offers a more accessible and inclusive activity suitable for all age groups.

5.5 The introduction of this facility is expected to encourage broader community participation and attract new visitors,. By activating a currently underutilised section of the site, the courts will increase footfall and generate year-round recreational opportunities without displacing existing sporting activity.

### Hours of Operation

5.6 The courts are proposed to operate between 7:00 am and 10:00 pm daily, aligning with the wider use of the football stadium and ensuring that the facility is available during times most convenient to the community.

### Security and Management

5.7 The design incorporates natural surveillance, with the courts being visible from the main stadium and car park, which helps deter anti-social behaviour.

5.8 Access to the courts will be controlled through the ancillary container buildings, ensuring that unauthorised entry is prevented outside of operating hours.

5.9 The facility will be managed as part of the wider football club operations, which already benefits from established management structures, staff, and security measures.

5.10 By converting an inactive part of the site into an active leisure space, the proposal will strengthen safety within the stadium grounds by increasing regular footfall and positive activity.

### Dimensions and Site Coverage

5.11 The three padel courts will collectively measure approximately 51.7 metres in the east-to-west direction and 24.3 metres north-to-south, with a minimum 2-metre circulation space maintained around each court for player movement and spectator access.

5.12 Each court will be covered by a canopy with a north-to-south span of 24.3 metres and an east-to-west span of 14 metres, rising to a maximum height of 10 metres at its apex.

5.13 The ancillary shipping containers have a combined length of 24.6 metres and are positioned between the courts to provide separation, storage, and access points.



5.14 The layout has been carefully designed to fit within the underutilised part of the stadium grounds without encroaching on the football pitch or surrounding open space, maintaining a balance between functionality, safety, and openness.

#### **Landscape and Trees**

5.15 The application site is currently a mixture of grass, and some shrubs, as shown in the photographs in section 3.0 and is not considered to have any significant landscape value.

5.16 The proposed development will not result in the loss of any mature trees or other important vegetation.

5.17 There are no Tree Preservation Orders (TPOs) on or in close proximity to the site that would be affected by the proposal.

5.18 The design and layout of the padel courts have been carefully considered to ensure a minimal impact on the existing landscape. The courts are located on an underutilised plot of land, and the proposal will not encroach on any existing green space.

## **6.0 Access Statement**

#### **Inclusive Access**

6.1 The proposed padel courts have been designed to be fully accessible to all users.

6.2 The circulation spaces around each court provide sufficient width for wheelchair access.

6.3 Access points are clearly defined to ensure safe and convenient entry and exit for all members of the community.

#### **Pedestrian and Cycle Access**

6.4 Pedestrian access to the courts is provided via the existing pathways within the stadium grounds, which connect directly to the main entrance on Beaconsfield Road.

6.5 The development maintains clear and unobstructed routes for pedestrians to navigate safely around the courts and adjacent stadium facilities.

6.6 Existing cycle routes and secure cycle parking within the stadium grounds are available for users, encouraging sustainable travel modes for visitors.

#### **Vehicular Access and Parking**

6.7 Vehicular access to the site will continue to be via Beaconsfield Road, utilising the existing car park.

#### **Safety and Wayfinding**

6.8 The site layout allows for clear lines of sight across the courts and surrounding areas, enhancing both natural surveillance and wayfinding for all users.

6.9 Signage will be provided at key points to guide users to entrances, circulation routes, and ancillary facilities, helping to maintain safe and intuitive movement throughout the site.

#### **Community Engagement**

6.10 Early engagement has been undertaken with stakeholders to ensure the proposal responds to community needs and local expectations. Hayes & Yeading United Football Club has a longstanding role in the area as a community sports hub, and discussions have taken

place with club representatives to confirm how the padel courts can best complement the existing facilities.

6.11 Informal outreach has also been carried out with neighbouring residents and users of the stadium to explain the nature of the development. Feedback highlighted the importance of ensuring minimal disturbance from lighting and noise, which has directly influenced the decision not to include floodlighting and to restrict operating hours in line with the stadium's wider use.

6.12 The project has been presented to local stakeholders as a way to diversify sporting opportunities and provide a facility that is accessible to a wide age range and ability level. Padel is widely recognised as a social, inclusive sport, and the proposal has been positively received as a new addition that supports health, well-being, and community cohesion in Hayes.

## 7.0 Environmental Considerations

### **Flood Risk and Drainage**

7.1 The application site lies close to the boundary of Flood Zones 2 and 3 as defined by the Environment Agency. However, the specific plot proposed for development falls within an area designated as Flood Zone 1, which is at the lowest probability of flooding. On this basis, a formal Flood Risk Assessment is not required under national planning guidance.

7.2 The development is minor in scale, introduces no new residential use or highly vulnerable development, and does not displace ground levels or alter natural drainage. Surface water will be managed through permeable surfacing, ensuring runoff is effectively controlled without placing additional pressure on existing drainage infrastructure.

### **Waste Management**

7.3 During construction, waste will be managed through best practice methods, including minimisation, reuse, and safe disposal, to ensure compliance with local policy.

7.4 Operational waste will be limited to general litter associated with day-to-day use, which will be collected in bins located within the ancillary container area and removed by a licensed waste contractor.

### **Operational Management and Safety**

7.5 The courts will be operated in line with the wider management of Hayes & Yeading United Football Club, ensuring consistent oversight and accountability. Daily operational routines will include cleaning, waste collection, and regular maintenance checks to maintain a safe and hygienic playing environment.

7.6 The ancillary container facilities will provide secure storage for equipment and allow staff to oversee day-to-day operations, ensuring users have access to a well-managed and orderly facility.

7.7 To enhance security, the development will incorporate CCTV coverage linked to the existing stadium monitoring system. This will deter anti-social behaviour, protect users and staff, and ensure the facility remains a safe community asset throughout operating hours.

7.8 Combined with controlled access and the natural surveillance provided by the stadium environment, these measures will ensure the courts are operated safely, securely, and in a manner that promotes a welcoming environment for all users.

### **Sustainability**

7.9 The proposal incorporates the reuse of shipping containers as ancillary facilities, supporting circular economy principles by reducing reliance on new materials.

7.10 The choice of durable and low-maintenance materials ensures longevity and minimises the need for replacement.

7.11 The design of the courts maximises natural light and ventilation, reducing energy demand, while the site's accessibility by public transport and cycling promotes sustainable travel.

### **Ecological Considerations**

7.12 No mature trees or protected habitats will be affected by the development, and there are no Tree Preservation Orders within the application area.

7.13 The courts have been located on previously underutilised land, avoiding encroachment into existing landscaped areas. As a result, the ecological impact of the proposal is negligible, and the Green Belt character of the site will be preserved.

### **Noise and Lighting**

7.14 The padel courts are positioned within the stadium grounds at a significant distance from the nearest residential properties on Beaconsfield Road. This siting ensures that the activity associated with the courts will not generate adverse noise effects on local residents.

7.15 Padel is played in small groups and does not produce high levels of noise compared to larger spectator sports. Use of the courts will be limited to the same hours as the stadium, from 7:00 am to 10:00 pm, further ensuring compatibility with surrounding uses.

7.16 No floodlighting is proposed as part of this application. The absence of artificial lighting eliminates the risk of light spill, glare, or visual intrusion on neighbouring properties and protects the character of the surrounding environment.

7.17 Taken together, the location of the courts, the limited nature of the activity, and the absence of external lighting mean that the proposal will have no adverse impact on residential amenity or the wider locality.

## 8.0 Conclusion

8.1 This Design and Access Statement has demonstrated that the proposal for three padel courts with ancillary facilities at the SkyEx Community Stadium is a well-considered, sustainable, and context-sensitive form of development.

8.2 By making effective use of an underutilised part of the stadium grounds, the scheme will introduce high-quality sports facilities that diversify recreational opportunities in Hayes and provide long-term benefits for the local community.

8.3 The courts are modest in scale and sensitively located, designed to integrate seamlessly with the existing stadium environment while preserving its established character and function.

8.4 The proposal has been carefully shaped to avoid adverse environmental impacts. Drainage will be managed through permeable surfaces, there is no requirement for floodlighting, and the development avoids the loss of trees or habitats, thereby safeguarding the openness and character of the Green Belt.

8.5 In promoting inclusive access to a modern and increasingly popular sport, the scheme supports health, well-being, and community engagement. These outcomes are aligned with national objectives in the NPPF, London Plan policies such as Policy S5 (Sports and recreation facilities), and Hillingdon Local Plan policies on community infrastructure and Green Belt management.

8.6 Taken together, the development will strengthen the function, vitality, and sustainability of Hayes & Yeading United Football Club, securing a valuable community asset for future generations while ensuring full respect for its environmental and planning context.