

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre
High Street
Uxbridge
UB8 1UW

Reference: 103056

By Planning Portal

10 September 2026

Dear Sir/Madam

Verve Planning
info@verveplanning.com
www.verveplanning.com

Reg no. 11491335

South Ruislip Young People's Centre, 543 Victoria Road, Ruislip, HA4 0JE.

We are pleased to submit, on behalf of Bright Horizons Family Solutions Limited, an application for the use of the vacant Youth Centre building at the above site to a day nursery and pre-school within Class E of the Use Classes Order (as amended) along with the provision of detached bin store, buggy and plant store and cycle shelter, the insertion of new windows and doors at ground floor level on the eastern (side) elevation and minor modification to existing access.

The planning application, together with this Planning Letter, comprises:

- The completed application form and ownership certificates;
- Completed CIL forms.
- Completed Validation Checklist;
- Design Statement, prepared by C&W Architects;
- Drawings:
 - Site Location Plan;
 - Existing and Proposed Block Plan;
 - Existing and Proposed Floor Plans;
 - Existing and Proposed Elevations;
 - Existing and Proposed Sections;
 - Existing and Proposed Roof Plans; and
 - Proposed Bin Store, Buggy and Plant Store and Cycle Shelter details.
- Design Statement, prepared by C&W Architects;
- Fire Statement;
- Noise Impact Assessment, prepared by KP Acoustics;
- Transport Note, prepared by itransport; and
- Flood Risk Assessment, prepared by UNDA.

The planning application fee of £610 plus the planning portal service charge has been paid via the Planning Portal.

The Applicant

Bright Horizons Family Solutions Limited is the UK's leading childcare provider. They have been in operation for over 30 years and now have a portfolio of approximately 250 nurseries across the UK, including at RAF Northolt in West End Road, Ruislip. The age group of the nurseries is between 3 months to 5 years.

Bright Horizons' mission is to make a difference to children, families and employers, by providing the highest quality early care and education for each child in each nursery, every day. They strive to nurture each child's unique qualities and potential

and support families through strong partnerships. In pursuit of their passion for excellence, Bright Horizons' network of nurseries consistently receives a higher than national average percentage of "Outstanding" and "Good" and equivalent judgments at statutory inspection.

Background to the Application Site

The single storey building known as South Ruislip Youth Centre was granted planning permission for use as a youth centre on 4 December 2009 under application reference 66408/APP/2009/2202.

The Design and Access Statement accompanying the original planning application confirmed that the centre would open from 9am until 10pm Monday to Saturday and from 12 noon to 10pm on Sundays and Bank Holidays. The primary users for the new youth centre were identified as young people between the age of 13 to 19 years, with between 30 to 40 young people in attendance at each of the programmes to be delivered, giving a potential uptake of 250-300 young people per week.

The facility opened in early 2011 and operated as a dedicated youth centre serving the local community until its formal closure on 31 December 2025 when the building was declared surplus to operational requirements by the Council's Youth Services.

The vacant South Ruislip Youth Centre is well located to meet Bright Horizons' identified need for additional high-quality nursery places in the Ruislip area, being located within easy walking to a large residential catchment area.

The site is located on the northern side of Victoria Road, opposite the car park and Petrol Filling Station to the Sainsbury's retail store.

It is some 200 metres south-east of the junction with Long Drive, which leads onto Station Approach. South Ruislip Local Centre is focused along Victoria Road to the west of the site (including the Sainsbury's retail store) and Long Drive/Station Approach. The site is located within easy walking distance of local bus stops and South Ruislip Station (situated within the Local Centre) which is served by the Central Line of the London Underground.

The site is not located within a Conservation Area and there are no trees protected by a Tree Preservation Order on or close to the site. Part of the site lies within Flood Zone 1 and part lies within Flood Zone 2 on the Government's Flood Map for Planning. A number of mitigation measures were incorporated into the design of the original building to safeguard against flooding including raised floor levels.

The Proposals

The proposal is to use the vacant building as a day nursery and pre-school. The building will be split into the various zones for the different age groups, including a new internal mezzanine floor on the eastern side of the building to accommodate two No. baby rooms, a staff room, laundry room and cleaning cupboard. At ground floor there will be a kitchen, reception, office with store and plant room along with two No. toddler rooms, one No. pre-school room and a further baby room.

The day nursery will accommodate up to 91 children and 24 full time staff at full capacity.

The proposed hours of opening will be 7am until 7pm Monday to Friday, excluding Bank Holidays and will be closed at weekends. Drop off and pick up times will be staggered between these hours.

Due to its accessible location, the limited size of the catchment area and the staggered nature of the drop off/pick up by parents, the retained 8 on-site car parking spaces (including one disabled space) will be adequate to serve the needs of the day nursery. A new cycle shelter with 4 Sheffield stands will be located on an area of existing hard standing at the front of the site to accommodate 8 No. staff cycle parking spaces.

The day nursery will have outdoor external play areas to the rear and eastern side of the building.

Appropriate refuse and recycling facilities will be contained within a detached refuse store located on an area of hardsurfacing in the western corner of the site. This low-rise, ancillary structure will be in a similar position to the refuse store permitted by the council in the original scheme for the Youth Centre building.

There will also be a combined buggy and plant store adjacent to the eastern boundary to provide safe and secure storage facilities for parents along with housing the replacement air conditioning (a/c) units to serve the new day nursery. Please see noise report for more detail on the specification of these new a/c units.

Planning Policy Context

The application proposals have been assessed against the Development Plan for the area, which comprises of:

- The London Plan, published in 2021;
- The Hillingdon Local Plan Part 1 (2012) setting out the Spatial Vision and Strategy;
- The Hillingdon Local Plan Part 2 (2020) comprising of the Development Management Policies, Site Allocations and Designations and the Policies Map; and
- The West London Waste Plan 2015 (not relevant to this application)

The London Mayor is now preparing the next London Plan, with consultation on the Draft London Plan closing on 15 October 2026.

The council has recently published its intention to commence the preparation of a review of the Local Plan.

Other Material Considerations

The National Planning Policy Framework August 2026 (NPPF) along with the National Planning Practice Guidance (NPPG) are important material considerations in the determination of planning applications.

Planning Assessment

Loss of existing community use

The Council's planning records confirm that the building was occupied from 2011 until the end of 2025 as a Youth Centre serving the local community.

Policy HC6 of the NPPF 2026 states that development proposals should not result in the loss of key community facilities and public service infrastructure, unless (of relevance to this case) c) the decision-maker is satisfied that there is sufficient alternative provision of the type of use concerned in the local area, such that its loss will not diminish access to key community facilities and public service infrastructure.

Part G of Policy S1 of the London Plan states that redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan

Under Strategic Policy CI1 of the Local Plan Part 1 (Community Infrastructure Provision) the council will ensure that community and social infrastructure is provided in Hillington to cater for the needs of the existing community and future populations by of relevance to this case 1) resisting the loss of community facilities, and where the loss of these facilities is justified seek to ensure that the resulting development compensates these uses to ensure no net loss; and 2) supporting the retention and enhancement of existing community facilities.

Part A of Policy DMCI 1 of the Local Plan Part 2 (Retention of existing community facilities) states that proposals involving the loss of an existing community facility will be permitted if the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:

- i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
- ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses; and
- iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.

Attached at **Appendix 1** is a letter from the Disposal Surveyor at the London Borough of Hillingdon which confirms that the premises operated as a dedicated Youth Centre serving the local community until its formal closure on 31 December 2025. The closure followed a service review by the council, after which the building was declared surplus to operational requirements by the Council's Youth Services. As part of this process, youth service provision was consolidated and relocated to alternative facilities in Bury Street, Ruislip which continue to meet the needs of service users.

The property was formally declared surplus to the Council's operational requirements and approved for disposal by Cabinet on 16 January 2026. The minutes of this Cabinet meeting confirm *"The Cabinet agreed with the recommendations of the Cabinet Member for Children, Families & Education to dispose and sell the former South Ruislip Young Persons Centre, now vacant after youth services were relocated to more accessible locations as part of the Council's updated Youth Delivery Strategy in 2023"*.

The Council have therefore confirmed that the building is no longer required for its former use as a Youth Centre or any other use and that appropriate alternative youth provision is available within the surrounding area (such that the closure of this site does not diminish the access to Youth Centre facilities).

The requirements of Policy HC6 of the NPPF, Strategic Policy CI1 of the Local Plan Part 1, and parts i) and iii) of Policy DMCI 1 of the Local Plan Part 2 are therefore satisfied.

Part G of Policy S1 of the London Plan and Part ii) of Policy DMCI 1 of the Local Plan Part 2 are fulfilled because the day nursery proposed is an alternative social infrastructure use which is entirely suitable for this site. Please see section below:

Principle of new day nursery use

Policy HC4 of the NPPF 2026 states that substantial weight should be given to the benefits where:

1. new or improved public service infrastructure (which includes education) would be provided; and
2. development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community.

The proposed nursery comprises public services infrastructure and therefore the first criteria is met.

In terms of criteria 2, Bright Horizons believe that mealtimes and healthy eating is a core part of the children's day. Their chefs prepare a range of fresh, nutritionally balanced meals each day, which are carefully designed to reflect different dietary preferences, stages of development and family values. This approach helps toward promoting good health. The Government funding that is now available for all working parents of children over 9 months also allows all groups in the community to access good quality childcare thereby helping to reduce health inequalities and support social interaction in the area, in accordance with Policy HC4.

The London Plan paragraph 5.3.2 aligns with this approach stating that 'access to affordable, accessible and high-quality childcare (pre-school and school age) provision can play a significant role in children's development and positively influence school-readiness, future educational attainment, economic participation and health. Universal, high-quality, early childhood education and care not only benefits the whole population but can particularly benefit children from the most disadvantaged backgrounds'.

Policy S3 of the London Plan seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice.

At paragraph 7.19 of the Local Plan Part 2, the council recognises the value and importance of suitable day care facilities for pre-school children. This is reinforced in Policy DMCI 2 (new community Infrastructure) which states that:

- A) proposals for the refurbishment and re-use of existing premises for community facilities will be supported.
- B) Proposals for the provision of new community facilities will be supported where they:
 - i) are located within the community or catchment that they are intended to serve;
 - ii) provide buildings that are inclusive, accessible, flexible and which provide design and space standards that meet the needs of intended occupants;
 - iii) are sited to maximise shared use of the facility, particularly for recreational and community uses; and
 - iv) make provision for community access to the facilities provided.

The current proposal will retain the use of the building in community use as a day nursery and pre-school. As shown on the proposed layout plan, the building can be readily adapted in a manner which is entirely appropriate for its surroundings to provide high quality, inclusive and flexible pre-school facilities which meet the appropriate regulations thereby helping address the additional demand for such places.

The new facility will be in an accessible location, close to the community it will serve and within walking distance to a range of shopping facilities and other community services within South Ruislip Local Centre.

It will also be within easy reach of a range of public transport, as confirmed in the accompanying Transport Statement by i transport, thereby encouraging more sustainable modes of transport and helping to engender a sense of ownership of the facility by the community. It is considered the site will be highly suited for use as a day nursery to meet the needs of the local catchment area it will serve.

In view of the above, the principle of a day nursery at the site should be acceptable to the council in line with its relevant planning policies and given substantial weight in the overall planning balance.

Sustainable Transport

Policy TR3 of the NPPF seeks to ensure that development is located in sustainable locations whilst Policy TR6 ensures that the transport impacts are assessed. According to Part 4 of Policy TR6, development proposals should only be refused where it would result in a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts) or an unacceptable impact on highway safety.

Policy T5 of the London Plan sets out the approach to promoting the delivery of cycle parking whilst Policy T6 seeks to restrict car parking in line with levels of existing and future public transport accessibility and connectivity. The aim of these policies is to deliver development which is sustainable in transport terms.

Policy DMT1 of the Local Plan Part 2 deals with managing transport impacts in a sustainable manner, with the criteria for dealing with highways impacts expanded in Policy DMT2 (Highway Impacts). The approach to pedestrians and cyclists is set out in Policy DMT5, whilst vehicle parking standards is included in Policy DMT6. Please see accompanying Transport Statement prepared by i transport for more detail regarding these transport policies.

As set out in the Transport Statement, the Hillingdon Local Plan promotes sustainable forms of transport with an overall aim of improving air quality and reducing private car dependency. It seeks to provide a sustainable transport system that addresses the whole of length journeys, reduces car dependency, supports the economy, encourages active travel and improves the quality of life.

The site benefits from excellent access to public transport, with a number of bus stops and South Ruislip Underground Station located within a comfortable 400m walking distance. This is reflected in the site's high Department for Transport (DfT) connectivity score of 82, placing it within approximately the 70th percentile of comparable urban locations.

Public transport services are frequent and provide a wide range of destinations, enabling staff, parents and children to travel conveniently to and from the nursery from a broad catchment area.

The site is also within easy walking/cycling distance of existing residential areas and is very close to the South Ruislip Local Centre (which includes the Sainsbury's retail store and its carpark on the opposite side of Victoria Road). The site will therefore provide staff and parents with a realistic alternative choice of modes to the car.

The application provides safe and secure cycle and buggy store facilities to promote travel by cycling and walking. A new cycle shelter with 4 Sheffield stands will be

located on an area of existing hard standing at the front of the site to accommodate 8 No. staff cycle parking spaces. The proposed buggy store will also be conveniently located to the side of the main building.

The proposed use of the site as a nursery will result in a moderate intensification in movement during the morning and evening peak, associated with staff attending the site and the collection and drop-off of pupils. However, the assessment is considered worst case because the site is highly accessible by public transport, walking and cycling, and many parental car trips are likely to be pass-by or diverted journeys made as part of wider commuting patterns. The impact is further reduced because Bright Horizons only offers full-day sessions, avoiding an additional lunchtime changeover peak.

Based on the sustainability credentials of the site, predicated levels of trip generation, the extended drop off and pick up period and the average duration of stay by parents dropping off and picking up their children, Bright Horizons are satisfied that the existing 8 car parking spaces (including one disabled space) will be sufficient to accommodate all of the vehicles likely to access the site (ie both staff parking and parent drop off/pick up). The local network is subject to comprehensive, and legally enforceable waiting restrictions making any waiting on the carriageway unlawful. However, there is a large Sainsbury's car park opposite the site, which may be used by some customers to park as part of a linked trip associated with the retail store.

On the advice of the transport consultant, a minor modification of the access junction is proposed to enhance the movement of vehicles through the access, comprising widening and increasing of the kerb radius on its western side. These modifications will take place within the applicant's red line.

Overall, the proposed development is acceptable in highways and transport terms and is consistent with the aims of National Planning Policy Guidance and the relevant transport policies in the London Plan and Local Plan Part 2.

Proposed Refuse Arrangements

Part D of Policy DMHB 11 of the Local Plan Part 2 requires development proposals to make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The proposed refuse and recycling facilities will be discreetly contained within a low-rise and detached timber enclosure located in the western corner of the site, thereby screening the bins from neighbours and the streetscape. There will be sufficient space for the storage of both general and recyclable waste, based on Bright Horizons' significant experience of other similar sized day nurseries.

The proposed enclosure will be sited in a similar position to the refuse store permitted by the council in the original scheme for the Youth Centre building. In this location, it will be easily accessible to Bright Horizon's staff along with the operatives and their vehicles and will not compromise the use of the front car park area.

Neighbouring Amenity

Policy P3 of the NPPF requires development to avoid unacceptable impacts on neighbouring residents and occupiers, including in relation to daylight, sunlight, noise and other sources of disturbance and forms of pollution. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree.

Policies D13 and D14 of the London Plan and Policy EM8 of the Local Plan Part 1 require that noise impacts are appropriately managed and mitigated.

Part B of Policy DMHB 11 of the Local Plan Part 2 states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties.

The proposed conversion of this vacant youth centre building into a day nursery, with only a limited number of new small ancillary buildings, can be delivered without any material effect on the daylight/sunlight to the neighbouring flats to the west.

As confirmed in the Design and Access Statement accompanying the original planning application for the Youth Centre, the Centre was intended to be open from 9am until 10pm Monday to Saturday and from 12 noon to 10pm on Sundays and Bank Holidays, accommodating up to 250 - 300 young people across the week. There are no planning conditions attached to this permission limiting the operating times of the previous Youth Centre.

The proposed nursery will operate during the daytime i.e 7.00am -7.00m Monday to Friday excluding Bank Holidays.

It is considered that the level of activity generated by the proposed day nursery during these hours can be accommodated acceptably on the application site without adversely harming neighbouring amenity.

The accompanying Noise Impact Assessment by KP Acoustics confirms that the use of the outdoor play areas is not expected to introduce a different noise character at the nearest sensitive receiver, given the previous use as a Youth Centre and the existing activities which take place at Queensmead Sports Ground. A number of best practice procedures, as outlined in the Noise Impact Assessment, will be introduced to manage and mitigate noise levels from these areas of the nursery.

The existing air conditioning units on the rear elevation of the building close to the western boundary will be removed and replaced with new a/c units, housed within the buggy and plant store, located adjacent to the eastern boundary. The accompanying noise report confirms that the noise emissions from such plant will meet the requirements of the Local Authority.

In light of the above factors, the proposal will not result in material harm to amenities of neighbouring properties in compliance with Policy P3 of the NPPF, Policies D13 and D14 of the London Plan, Policy EM8 of the Local Plan Part 1 and Policy DMHB 11 of the Local Plan Part 2.

Flood Risk

The Government's Flood Map for Planning identifies the site lying partially in Flood Zone 1 and partially in Flood Zone 2. In accordance with the NPPF 2026 and Policy DME1 9 (Management of Flood Risk) of the Local Plan Part 2, the application is accompanied by a comprehensive Flood Risk Assessment (FRA) prepared by UNDA.

This FRA examines in detail the flood risk both to and from the proposed development for all sources of flood risk including tidal, fluvial, surface water, groundwater, sewer and artificial sources whilst accounting for the impacts of climate change for the lifetime of the development.

As set out in the FRA, the proposal includes a number of mitigation measures to ensure that the proposed development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.

On the basis that these flood risk management measures are adopted, UNDA considers the proposed development to be suitable in flood risk terms.

Fire Safety

In accordance with Policy D12 of the London Plan, the application is accompanied by a Fire Safety Strategy which demonstrates that the highest standards of fire safety, proportionate to the development will be adhered to. This includes active fire safety measures, suitable and convenient means of escape and an appropriate evacuation strategy.

Conclusions

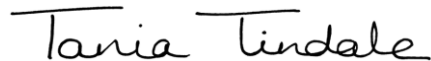
The proposal will re-use this currently vacant Youth Centre building for an alternative and much needed community use. It will provide high quality, inclusive and flexible pre-school facilities in an accessible location where there is an identified need for more pre-school places, thereby helping to support the demands of the local population.

The proposed conversion of this building along with the associated, small-scale, operational development should be given substantial weight in the overall planning balance. The scheme can be delivered without adversely affecting neighbouring amenity, highway safety or flood risk. As such, the proposal accords with all tiers of planning policy and guidance.

For all these reasons, we consider that the application should be supported by the council and approved without delay.

We look forward to receiving confirmation of receipt and validation of the application at the earliest possible opportunity.

Yours faithfully

A handwritten signature in black ink that reads 'Tania Tindale'.

Tania Tindale

Appendix 1 - Letter from the Disposal Surveyor at the London Borough of Hillingdon
cc: Oliver Brookes, Bright Horizons Family Solutions Limited

APPENDIX 1



9th April 2026

Dear Sirs,

Re: South Ruislip Youth Centre, Victoria Road, HA4 0JE – Confirmation of Previous Use

I write on behalf of the Council to provide a summary of the historical use of the above property in support of your planning application.

The building known as South Ruislip Youth Centre, Victoria Road, HA4 0JE, was granted planning permission for use as a youth centre on 4 December 2009 under application reference 66408/APP/2009/2202. Following this, the facility formally opened in early 2011 and operated as a dedicated youth centre serving the local community.

The youth centre continued in operation until its formal closure on 31 December 2025. The closure followed a service review, after which the building was declared surplus to operational requirements by the Council's Youth Services. As part of this process, youth service provision was consolidated and relocated to alternative facilities in Bury Street, Ruislip which continue to meet the needs of service users.

The property was formally declared surplus to the Council's operational requirements and approved for disposal by Cabinet on 16 January 2026.

The Council can therefore confirm that the building is no longer required for its former use as a youth centre or any other use and that appropriate alternative youth provision is available within the surrounding area.

I trust this information is of assistance in supporting your planning application. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Tom Prevezer
Disposal Surveyor
London Borough of Hillingdon