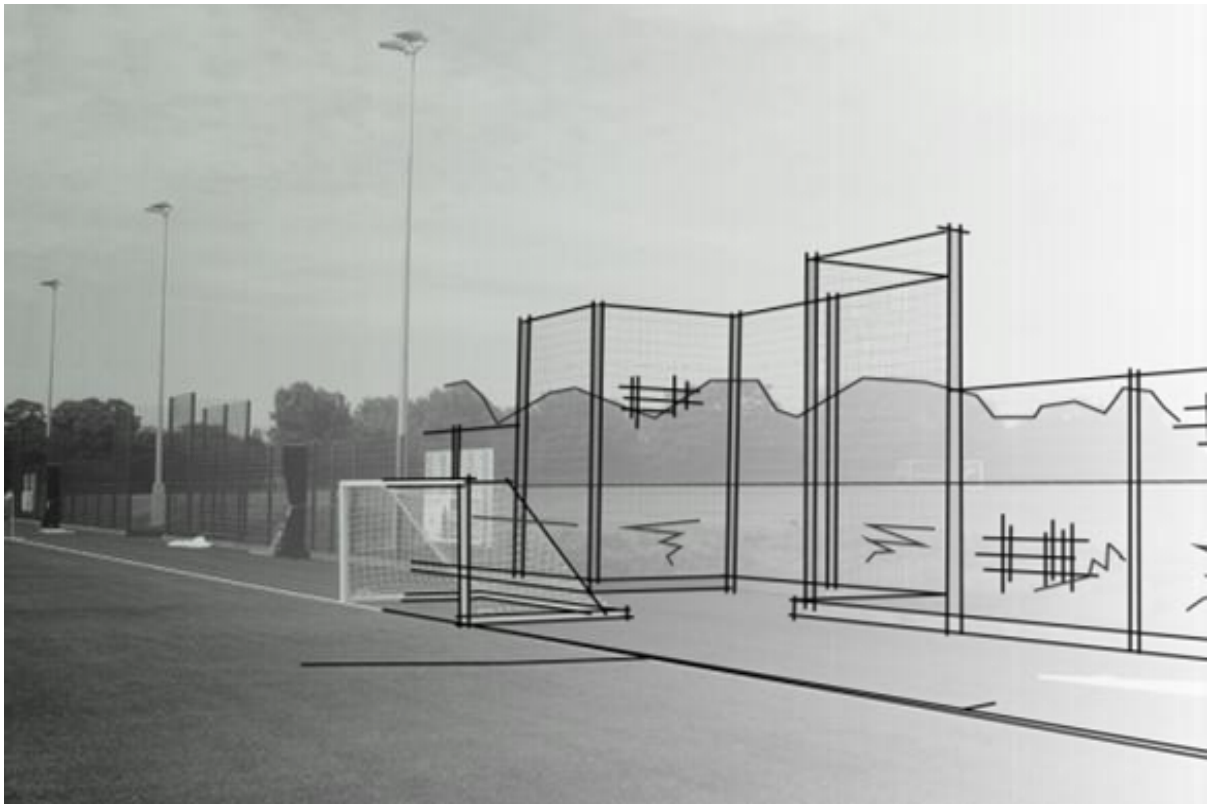
Haydon School

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and an access footpath

Design and Access with Planning Statement



Site	Haydon School Wiltshire Ln, Pinner HA5 2LX		
Project	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and an access footpath		
SSL project code	G-214594		
Document title	Design and Access with Planning Statement		
Document control	Revision	By	Date
	1st issue	ME	3rd December 2025

Contents

Associated Plans and Documents

Documents

G-214594 01 - Existing Site Plan
G-214594 02 - Site Location Plan
G-214594 03 - Proposed Site Plan
G-214594 04 - Proposed AGP Plan
G-214594 05 - Proposed Elevation
G-214594 06 - Floodlighting Scheme
G-214594 07 - Proposed AGP Drainage Layout
G-214594 08 - Proposed AGP Drainage Strategy
G-214594 09 - Playing Field Layout
G-214594 10 - Infill Containment Measures

Appendices

Appendix A - Floodlighting Performance Report
Appendix B - ILP Guidance Notes
Appendix C - Sports Lighting Statement
Appendix D - Proposed Materials and Appearance
Appendix E - Drainage Strategy
Appendix F - Noise Impact Assessment
Appendix G - Noise Management Plan
Appendix H - End of Life Recycling Procedure
Appendix I - Example 3G AGP Maintenance Schedule
Appendix J - Infill Retention Measures
Appendix K - PEA Report
Appendix L - Phase II Bat Surveys
Appendix M - BNG Baseline V1
Appendix N - BNG Proposed V1
Appendix O - Transport Assessment
Appendix P - LVIA
Appendix Q – AIA
Appendix R - TCP
Appendix S - Tree Survey Schedule

Introduction

Purpose of the report

This Design & Access with Planning Statement has been prepared by Surfacing Standards Ltd on behalf of Haydon School to accompany a full planning application for the development of new sports facilities at:

Haydon School, Wiltshire Ln, Pinner, HA5 2LX

The proposal includes the installation of a 3G Artificial Grass Pitch (AGP), perimeter fencing, floodlighting, hardstanding areas, and an access footpath. The development has been carefully designed to comply with the FA and Sport England guidance, with the intention of enhancing the club's infrastructure. The scheme will provide a modern, durable, and inclusive all-weather sports facility, enabling year-round football activity for both pupils and the wider community, regardless of seasonal or weather-related constraints.

Haydon School

> Haydon School is committed to promoting physical activity and wellbeing among its students and staff. The addition of the AGP will support this commitment by offering improved training and playing surfaces for various age groups and teams. Furthermore, the facility will be available for community use, allowing the school to serve as a hub for local sports and recreational activities.

The redevelopment reuses existing open space to deliver much-needed grassroots football infrastructure for Haydon School, Pinner and the wider Hillingdon area.

The proposal has been carefully developed to ensure it is sympathetic to its surroundings and will offer significant benefits in terms of sport, health, community access, and education. The design reflects best practice in safeguarding, accessibility, sustainability, and local policy alignment, and will deliver a step-change in the quality and availability of local football facilities.

By providing a high-quality, all-weather sports facility, the development will enhance the club's ability to offer consistent and reliable training and match play opportunities. It will also support the broader community by offering a venue for various sports and recreational activities, promoting physical activity and wellbeing among residents of all ages.

Site Description

The site comprises the extensive playing fields and grounds associated with Haydon School, a secondary school campus situated within a suburban residential area of Pinner. The proposed pitch location sits within the open grassed playing field area to the east of the main school buildings, forming part of a wider envelope of recreational land used for outdoor sport.

The north, east and south of the playing fields adjoins rows of housing along Norwich Road and Joel Street and neighbouring residential streets. The west the school adjoins Wiltshire Lane which serves the school as the main access, with residential properties further beyond.

Figure 1 - Site Location

Planning and Policy Context

Relevant Planning History

Below is the relevant planning history from 2006 to the present day.

9556/APP/2022/155
Replacement of 6 no. antennas on 3 no. new support poles attached to new steel grillages, to include the installation of 24 no. Remote Radio Units (RRU's) next to the new antennas, replacement of 3 no. equipment cabinets and ancillary development thereto (Application under Class A, Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for determination as to whether prior approval is required for siting and appearance).
19-01-22
Refusal

9556/APP/2019/
Single storey building for use as a tennis clubhouse.
15-03-19
Withdrawn (P)

9556/APP/2014/3306
Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.
16-09-14
Refusal

9556/APP/2014/611
Application for a non-material amendment following a grant of planning permission Ref. 9556/APP/2013/735 dated 08/08/2013 (Demolition of a school activity hall and associated storage and circulation space.

Erection of a replacement school activity hall, associated storage and circulation space, and associated hard and soft landscaping) to allow for a change of cladding material from flat to profiled.
24-02-14
Approval

9556/APP/2014/619
Installation of replacement fenestration to south, east and west facades of the Gymnasium Building, including new fenestration in newly formed openings. Installation of new roof covering with insulation and fall protection system over existing roof finishes to the Gymnasium Building
24-02-14
Approval

9556/APP/2013/3643
Alterations to approved Car Park layout and access location
09-12-13
Approval

9556/APP/2013/
Details in compliance with condition 5 (traffic arrangements) of planning permission Ref: 9556/APP/2013/626 dated 3 June 2013 (Installation of replacement perimeter fence and gates, relocation of existing bike shelter, alterations to existing car park, alterations to pedestrian access and vehicular access to include enlargement of vehicular crossover, with associated landscaping and waste storage)
25-06-13
Approval

9556/APP/2013/
Details pursuant to condition 3 (materials), of permission 9556/APP/2013/735 dated 20 May 2013 (Demolition of a school activity hall and associated storage and circulation space. Erection of a replacement school activity hall, associated storage and circulation space, and associated hard and soft landscaping).
18-06-13
Approval

9556/APP/2013/735
Demolition of a school activity hall and associated storage and circulation space. Erection of a replacement school activity hall, associated storage and circulation space, and associated hard and soft landscaping.
25-03-13
Approval

9556/APP/2013/626
Installation of replacement perimeter fence and gates, relocation of existing bike shelter, alterations to existing car park, alterations to pedestrian access and vehicular access to include enlargement of vehicular crossover, with associated landscaping and waste storage
13-03-13
Approval

9556/APP/2012/1775
Erection of temporary single-storey portable building on the courtyard for a period of 2 years, with associated access platform, ramp and steps.
19-07-12
Approval

9556/APP/2012/1225
Erection of temporary single-storey portable building on St. Mary's Playground for a period of 2 years, with associated access platform, ramp and steps.
21-05-12
Withdrawn (P)

9556/APP/2012/1141
Alterations to fenestration to North and West including replacement fenestration and installation of canopy to side
10-05-12
Approval

9556/APP/2012/935
Erection of an extension, at first and second levels, to the existing St. Mary's building, providing 600sqm of additional floor space.
17-04-12
Approval

9556/APP/2012/491

Approval of details reserved by condition 3 (Fence Colours) of planning permission Ref:9556/APP/2011/2782 dated 17/01/2012 (Installation of a 475m long, 2.4m high mesh fence with the retention of two existing accessways)
29-02-12
Approval

9556/APP/2010/2490
Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010: Installation of mesh fence and automatically locking gate and new window to existing elevation.
25-10-10
Approval

9556/APP/2010/1370
Installation of mesh fence and automatically locking gate and new window to existing elevation.
10-06-10
Approval

9556/APP/2009/2627
Proposed part refurbishment and alteration of the west elevation.
07-12-09
Approval

9556/APP/2009/1851
Details in compliance with conditions 3v & 5 (Tree protection) and 6 (Landscape Scheme) of planning permission ref: 9556/APP/2009/813 dated 06/07/2009 (Single storey storage hut and single storey shelter with associated fencing)
19-08-09
Approval

9556/APP/2009/1579
Details of site survey plan in compliance with conditions 3(i), 3(ii), 3(iii) and 3(iv) of planning permission ref: 9556/APP/2009/813 dated 6.7.2009: Single storey storage hut and single storey shelter with associated fencing
14-07-09
Approval

9556/ADV/2009/31
Installation of non-illuminated entrance sign (Retrospective application).
11-05-09
Approval

9556/APP/2009/813
Single storey storage hut and single storey shelter with associated fencing.
21-04-09
Approval

9556/APP/2007/3514
Replacement of existing chain wire fence with new 'tango' post and rail fence to height of 2.4 metres along school boundary, and provision of new pupil entrance gate to height of 1.5 metres opposite nos.49-51 Wiltshire Lane.
16-11-07
Approval

9556/APP/2007/2538
Erection of a 'palisade' fence 2.4m high, around south east boundary of playing field.
08-08-07
Approval

9556/APP/2007/429
Details of existing and proposed ground levels and proposed finished floor levels in compliance with condition 5 of planning permission ref:9556/app/2006/1113 dated 30/06/2006 'erection of a three storey art and design extension to the existing St Nicholas building along with associated works (involving the demolition of two single storey buildings)'
19-02-07
Approval

9556/APP/2006/3484
Details of visibility splays in compliance with condition 6 of planning permission ref.9556/app/2006/1113 dated 30/06/2006: erection of a three storey art and design extension to the existing St Nicholas building along with associated works (involving the demolition of two single storey buildings).
08-12-06
Approval

9556/APP/2006/3165
Details of a survey plan showing tree information and vegetation to be retained and removed in compliance with condition 15 (i) & (ii) of planning permission ref: 9556/APP/2006/1113 dated: 30/06/2006 'Erection of a three storey art and design extension to the existing St Nicholas building and associated works (involving the demolition of two single storey buildings).'
08-11-06
Approval

9556/APP/2006/2979
Details of dust control measures and demolition protocol in compliance with conditions 14 & 24 of planning permission ref: 9556/app/2006/1113 dated 30/06/2006 'erection of a three storey art and design extension to the existing St Nicholas building and associated works (involving demolition of two single storey buildings).
16-10-06
Approval

9556/APP/2006/2870
Details of materials in compliance with condition 2 of planning permission ref: 9556/app/2006/1113 dated 30/06/2006 'erection of a three storey art and design extension to the existing St Nicholas building and associated works (involving demolition of two single storey buildings).
02-10-06
Approval

9556/APP/2006/2693
Details of the storage of refuse bins, cycle parking, car parking including parking for people with disabilities and the storage of waste recycling receptacles in compliance with conditions 7, 8, 12 & 13 of planning permission ref: 9556/app/2006/1113 dated 30/06/2006 'Erection of a three storey art and design extension to the existing St Nicholas building and associated works (involving the demolition of two single storey buildings).'
18-09-06
Approval

9556/APP/2006/1741
Enternal refurbishment and window replacement to east and south elevations of St. Mary's building.
13-06-06
Approval

9556/APP/2006/1113
Erection of a three storey art and design extension to the existing St Nicholas building along with associated works (involving the demolition of two single storey buildings).
11-04-06
Approval

Previous 3G Pitch Application and Evolution of the Current Proposal

In 2014, planning permission was sought for the construction of a 3G Artificial Grass Pitch (AGP) with fencing, floodlighting and associated works at Haydon School. The application was refused in December 2014.

The refusal centred on two principal matters:

- Visual and residential amenity impacts arising from the change in site levels, bunding and floodlighting.
- Insufficient information to demonstrate how parking demand and intensification of use would be accommodated and managed.

The current proposal has been redesigned and is supported by a comprehensive and updated technical evidence base. It differs from the 2014 scheme in the following key respects.

Location and Scale

The 2014 AGP was proposed further north within the playing field. The revised proposal relocates the AGP further south, positioned alongside the existing Multi-Use Games Areas (MUGAs), including the northern tennis and netball MUGA which is currently floodlit.

The original 2014 scheme comprised a rugby-sized pitch measuring approximately 120m x 80m. The current proposal is for a smaller football AGP measuring 97m x 61m.

As a result of the repositioning and reduction in size, the separation distance from the nearest residential dwellings to the east has increased from approximately 20 metres in 2014 to just over 60 metres in the current proposal.

Lighting Design and Technology

The 2014 application proposed metal halide floodlighting. Lighting technology has advanced significantly since that time and therefore the current proposal incorporates modern LED luminaires with internal louvre systems to provide greater directional control and reduce light spill beyond the boundary of the AGP. Due to the reduced pitch dimensions, the proposed lighting columns have also been lowered from 15 metres (2014 scheme) to 13 metres to further reduce the visual impact.

Appendix C – Sports Lighting Statement sets out the detailed modelling of light spill and obtrusive light. The modelling indicates that vertical illuminance at adjacent residential properties is below 1 lux at ground level. The lighting system also incorporates:

- Automatic curfew controls;
- Dimmable functionality for training use; and
- Compliance with current ILP guidance for Environmental Zone E3.

Ecology and Bat Surveys

The current submission includes an Extended Preliminary Ecological Appraisal and Phase II bat activity surveys.

The bat surveys, undertaken in spring 2025, included 13 nights of static monitoring and a night-time walkover survey. The findings identified that bat activity within the affected playing field area is low and primarily comprises light-tolerant pipistrelle species. Lighting-sensitive species were not recorded within the development footprint.

The ecological assessment considers the proposed lighting design, internal louvre controls and 22:00 (latest) curfew. The report concludes that, subject to the proposed mitigation and curfew, the development would not result in adverse effects on local bat activity.

Noise Assessment

The proposal is supported by an updated Noise Impact Assessment which applies current guidance and modelling methodology.

The assessment considers the revised pitch location, increased separation distance and proposed hours of use. The report assesses predicted noise levels at nearby residential receptors against relevant guidance.

Transport and Parking

A comprehensive Transport Assessment accompanies the current submission.

This assessment reviews trip generation, peak accumulation scenarios and existing on-site parking provision. It addresses the absence of a transport assessment in the 2014 application and evaluates the proposal against current national and local transport policy.

The Transport Assessment concludes that the development would not result in a severe residual cumulative impact on the local highway network, in accordance with the National Planning Policy Framework.

Summary

The current proposal differs materially from the 2014 refused scheme in terms of:

- Reduced pitch size;
- Increased separation distance from residential properties;
- Lower column heights;
- Modern LED lighting technology with improved optical control;
- Inclusion of ecological survey work;
- Updated noise assessment; and
- Comprehensive transport assessment.

The scheme has evolved in response to the matters identified in 2014 and is supported by detailed technical documentation to assist the Local Planning Authority in its assessment.

Local Planning Policy

The Hillingdon Local Plan: Part 1 – Strategic Policies (2012) forms the strategic component of the adopted Local Plan, setting the overarching vision for sustainable development in the borough to 2026. It establishes the framework for managing growth, improving infrastructure, and protecting the borough's distinctive suburban and environmental character. The Plan places strong emphasis on enhancing community facilities, safeguarding and improving open spaces, and widening access to sport and recreation as part of creating healthier, more inclusive neighbourhoods. Its policies support high-quality educational and leisure provision, promote active lifestyles, and ensure that new development contributes positively to local amenity, environmental quality, and community wellbeing.

Following a review of the interactive policies map, the development site is located outside of any direct policies.

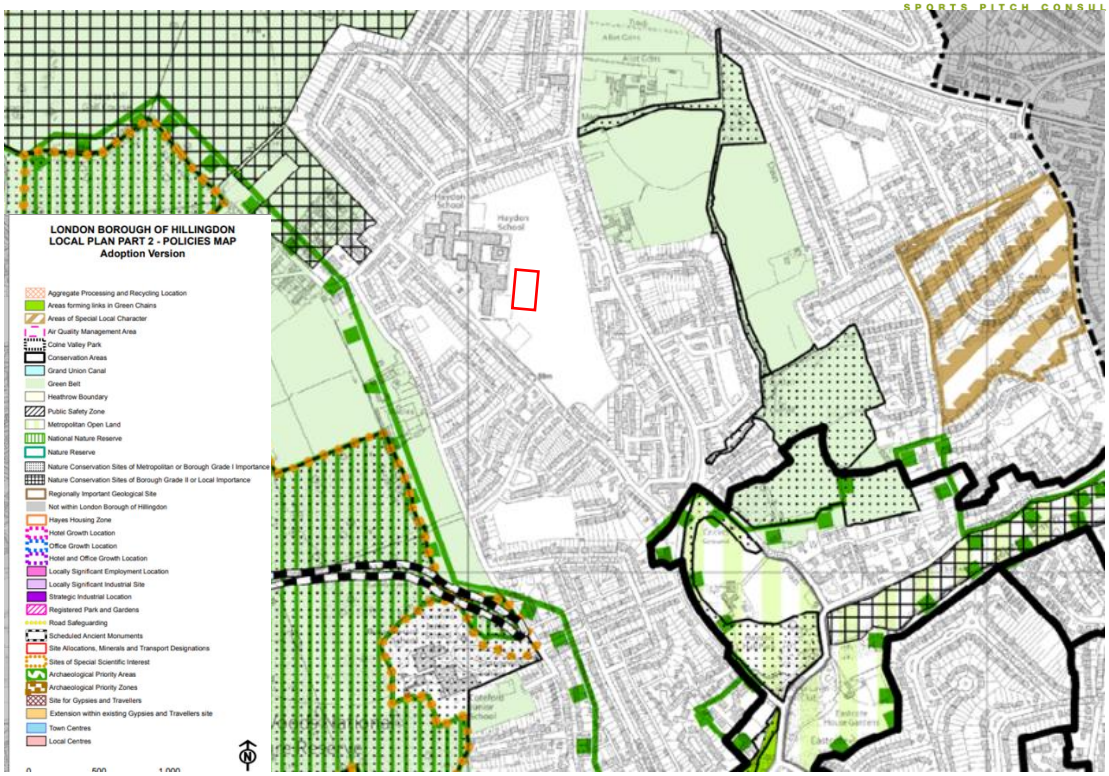


Figure 2 - Local Plan Policies Map

However, on review of the local plan and the previously refused 3G planning application it is understood that the following policies are applicable to this application:

- BE1 - Built Environment,
- EM5 - Sport and Leisure,
- EM6 - Flood Risk Management,
- BE13 - New development must harmonise with the street scene,
- BE19 - New development must improve or complement the character of the area,
- BE21 - Siting, bulk and proximity of new buildings/extensions,
- BE38 - Retention of topographical and landscape features and new planting,
- OE1 - Protection of residential amenity,
- OE3 - Buildings or uses likely to cause noise annoyance,
- OE8 - Development increasing flood risk due to surface water run-off,
- R4 - Loss of recreational open space,
- R5 - Loss of sports, leisure, community or cultural facilities,
- R10 - New educational, social, community and health facilities,
- R16 - Accessibility for elderly people, people with disabilities, women and children,
- AM2 - Traffic generation and capacity,
- AM7 - Highway and transport impacts,
- AM13 - Accessibility and movement for disabled and vulnerable users,
- AM14 - New development and car parking standards,
- London Plan Policy 6.3 - Assessing effects of development on transport capacity,
- London Plan Policy 7.4 - Local character

Built Environment, Character, Landscaping & Visual Impact – Policies BE1, BE13, BE19, BE21, BE38, London Plan 7.4

The development delivers a well-integrated and sensitively designed sports facility that respects local character and the visual qualities of the surrounding suburban neighbourhood. The pitch layout, fencing, lighting design and landscaping measures have been arranged to reduce visual prominence, maintain coherent site edges and support the wider setting of the school. Enhanced boundary planting and the careful treatment of levels help the scheme respond positively to the existing landscape structure, ensuring the proposal accords with the strategic and detailed built environment policies. A Landscape Visual Impact Assessment has been undertaken and is provided as part of the application planning documents.

Residential Amenity, Noise, Lighting & Operational Management - Policies OE1, OE3

The scheme incorporates proportionate noise and lighting controls to protect the amenity of nearby residential properties. The submitted Noise Impact Assessment concludes that the operation of the AGP will not give rise to any adverse noise effects at surrounding dwellings, demonstrating compliance with the relevant residential amenity thresholds. Floodlighting has been designed to minimise spill and glare as outlined within the Sports Lighting Statement, while operational hours and site management measures further ensure that activity can take place without unacceptable disturbance. Together, these measures ensure the facility functions appropriately alongside surrounding landscape, consistent with policies seeking to safeguard residential amenity.

Open Space, Sports Provision & Community Facilities - Policies EM5, R4, R5, R10

The proposal enhances the quality, resilience and year-round usability of existing school playing fields, supporting wider community access to high-quality sporting facilities. By delivering an all-weather surface that increases training capacity and curricular use, the development improves recreational provision without undermining the overall open space function of the site. Further information is provided within the D&A regarding the betterment of the playing field and the community provision that would be provided due to the betterment of the site facilities. The scheme therefore aligns with policies promoting improved sport, leisure and educational infrastructure across the borough.

Accessibility, Inclusion & Movement - Policies R16, AM13

The development provides safe, inclusive and clearly defined access routes for all users, consistent with borough-wide accessibility standards. Pathways, surfacing and entrances have been designed to accommodate pupils, community users and those with mobility needs, ensuring the facility functions as an equitable and accessible community asset.

Transport, Parking & Sustainable Travel - Policies AM2, AM7, AM14, London Plan 6.3

The proposal delivers a coherent approach to movement and parking, utilising established access points and on-site parking provision to manage demand associated with school and community use. The layout supports safe pedestrian routes and integrates effectively with the surrounding transport network, encouraging active travel and minimising local highway impacts in line with strategic transport policies.

Flood Risk, Drainage & Surface Water Management - Policies EM6, OE8

The development applies sustainable drainage principles to ensure that surface water is appropriately managed and that the proposal does not increase flood risk on-site or within the surrounding area. Permeable construction, attenuation measures and controlled discharge ensure compliance with borough and London-wide water management objectives.

National Planning Policy Framework (NPPF, Dec 2024)

The proposed development aligns with the National Planning Policy Framework (NPPF, December 2024) by promoting sustainable development that delivers social, environmental, and economic benefits. It supports inclusive community access to sport (para 96) and contributes to improved health and well-being through year-round physical activity (para 98). The scheme mitigates flood risk through SuDS (para 181), ensures design quality and integration with its surroundings (para 131), and reduces environmental impact via sustainable materials and biodiversity enhancements (para 187). It also encourages sustainable travel through active and public transport options (para 110). These principles are embedded throughout the design and long-term operation of the AGP.

Development Description

Development Outline

- A 97x61m AGP with 3G artificial grass designed to accommodate a variety of youth football pitches and training areas.
- Macadam hardstanding viewing and goal storage areas.
- 4.5m high fencing to the perimeter of the facility with a 1.2m high internal fence.
- 6No. 13m high floodlighting columns.
- Maintenance / sports equipment store located within the fenced facility enclosure.
- Macadam access pathways.

Purpose and Use

The AGP will deliver a significant improvement in pitch durability and availability when compared to the existing natural grass playing field, enabling extended use throughout the year. The facility is intended to serve a broad user base, including the school, partner organisations, and other community sports groups, all through structured and pre-arranged access agreements.

Designed as a flexible and inclusive football development space, the new AGP will accommodate a variety of pitch formats within a single enclosed playing area. In accordance with current Football Association (FA) technical guidance, multiple pitch markings will be applied to maximise both participation and training opportunities across a wide range of age groups.

The 97x61m AGP dimensions meet (and exceed) minimum pitch dimensions as per FA guidance and are sufficient to meet local league requirements for senior community football.

The intended programme of use is not detrimentally impacted (there is no loss of functionality, or displacement of any teams/groups as a result of the pitch being provided at 91x55m versus 100x64m).

The smaller footprint of the facility reduces the impact on the remaining playing field, allowing more space for other formal and informal activity.

The artificial pitch being provided meets the dimensions of the existing natural grass pitch, whilst also providing significantly increased capacity which supports the application in ensuring the benefits outweigh the loss.

The AGP will support the following formal pitch arrangements:

Table 1 - AGP Football Provision

Pitch Size	Colour	Age Group	Quantity
91x55m	White	Over 18 / Adult Football (11v11)	1
73x46m	Blue	U11 / U12 (9v9)	1
54.8x37m*	Yellow	U9 / U10 (7v7)	2
37x25.32m	Red	U7 / U8 (5v5)	4

Amount

The overall scale of development is summarised below:

Table 2 – Scale of the Development

Aspect	Area (m2)
3G Artificial Grass Surface	5,917
Porous macadam areas	629

Layout

The optimum location for a proposed AGP was carefully considered. Key considerations included:

- Avoidance of impact relating to noise and lighting.
- Maximising the available playing field to accommodate natural grass pitches including athletics facilities.
- Flood risk for the facility itself and ensuring the development does not increase the flood risk to other nearby areas.
- Convenient proximity to changing facilities/welfare/site services.
- Convenient proximity of vehicular parking areas.
- Convenient proximity to transport routes.
- Minimising impact on nearby trees and ecological considerations.

The proposed location will afford pedestrian, maintenance and emergency access and providing for suitable management, supervision and security.

It was concluded the proposed location for the new 3G pitch provides the best solution for the above considerations.

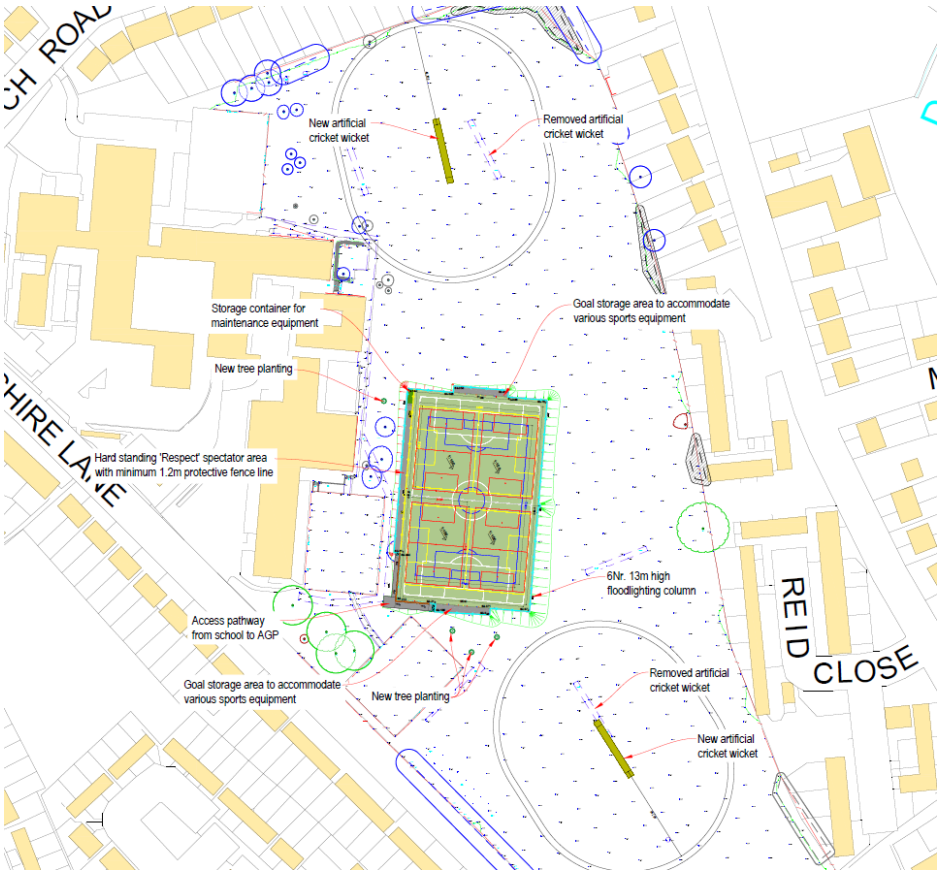


Figure 3 - Proposed Development

Appearance

NPPF - Achieving Well Designed Places

Paragraph 131 of the NPPF (2024) sets out:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

General Appearance

The AGP is designed to have minimal visual impact, ensuring it is sympathetic to its surroundings and does not affect the visual amenity of the area, in line with local policies. The choice of materials reflects the materiality and conformity of similar AGP installations, ensuring high performance and a high-quality, enduring appearance. These materials have been selected for the following reasons:

- High performance.
- High quality enduring appearance.
- Suitability within the local character.
- Durable and robust with low maintenance.
- Energy efficient and sustainable.

3G Artificial Grass Pitch

The installed appearance of the playing surface will comprise a 3G artificial grass system featuring a 40mm pile, partially in-filled with silica sand for stability and granulated rubber for performance. The grass will be coloured grass green to replicate the look of natural grass and maintain visual consistency within the surrounding open space.

This surface will be installed over a shockpad and is recognised as the most suitable artificial playing surface for community football and youth football development.

Figure 4 - A Typical Example of a 3G Artificial Surface

LED Floodlights and Columns

The proposed floodlighting will comprise 6No. 13m high galvanised steel columns, each equipped with energy-efficient LED luminaires. The galvanised (Z275) finish is acknowledged to be the most discreet in the predominantly grey UK sky.

Figure 5 - A Typical Example of Philips Luminaires and Columns

Ball Stop Fencing

The appearance of the perimeter ball stop fencing will be polyester powder coated RAL6005 Moss Green, which provides the most discrete appearance within the surrounding landscape.

Both the 4.5m high perimeter fencing and the 1.2m high spectator fencing will be steel open mesh with a 66x50mm rebound aperture to the internal pitch perimeter barrier up to a height of 1.2m. Above this height the fencing will transition to a 200x50mm aperture, maintaining visibility while reducing visual impact.

Fence panels are insulated from the posts using neoprene washers to be fitted to every fence post / mesh fixing point to aid noise reduction and acoustic attenuation by reducing rattle and vibration from ball impacts.

Figure 6 - A Typical Example of Perimeter Ball Stop Fencing

Macadam Hardstanding

The appearance of new hard standing areas including areas for pedestrian access and circulation, vehicular maintenance and emergency access, and open-air storage for portable football goals; will comprise grey black coloured porous macadam.

Figure 7 - A Typical Example of a Spectator Area

Storage Container

The new storage container will be utilised to store maintenance equipment and sports kit. The appearance of the new storage container (2.53m high x 6.06m long x 2.44m wide) within the facility enclosure will comprise high tensile profiled steel, finished polyester powder coated RAL 6005 moss green to match the perimeter fence.

Figure 8 - A Typical Example of a Storage Container

Environmental Considerations

NPPF – Conserving and enhancing the natural environment (Pollution)

Paragraph 198 of the NPPF (2024) sets out:

"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;"

Noise

It is acknowledged that the application proposal would result in a greater intensification of use, made possible by the enhanced durability of 3G artificial grass in comparison to the current natural grass surface. The nearest residential properties are approximately 70m to the east of the proposed AGP. Therefore, a noise impact assessment has been undertaken and has been provided as a separate document:

Appendix F – Noise Impact Assessment

The assessment includes the prediction of noise emission from the AGP at the nearby noise-sensitive properties, based on noise level data from activities measured at existing AGPs and by generating a noise model, as shown in Figure 10. No acoustic mitigation is required to meet the guidelines set out by the World Health Organisation for levels of "moderate community annoyance" set at 50db as the highest predicted noise levels from the proposed AGP at the worst-case façade of the residential properties (daytime rooms) is 46dB LAeq.

Several measures will be implemented as part of the proposed development to reduce the noise impact:

- Neoprene Washers: Fitted to fence panel fixings to reduce rattle and vibration from ball impacts, minimizing noise emission.
- Playing Lines: Set a minimum of 3m from the pitch perimeter to limit ball impacts against the fencing.
- Noise Management Plan: A plan will be implemented for community use, with booking terms and conditions addressing noise and behaviour (e.g. bad language). A draft has been provided as a separate document:

Appendix G - Draft Noise Management Plan.

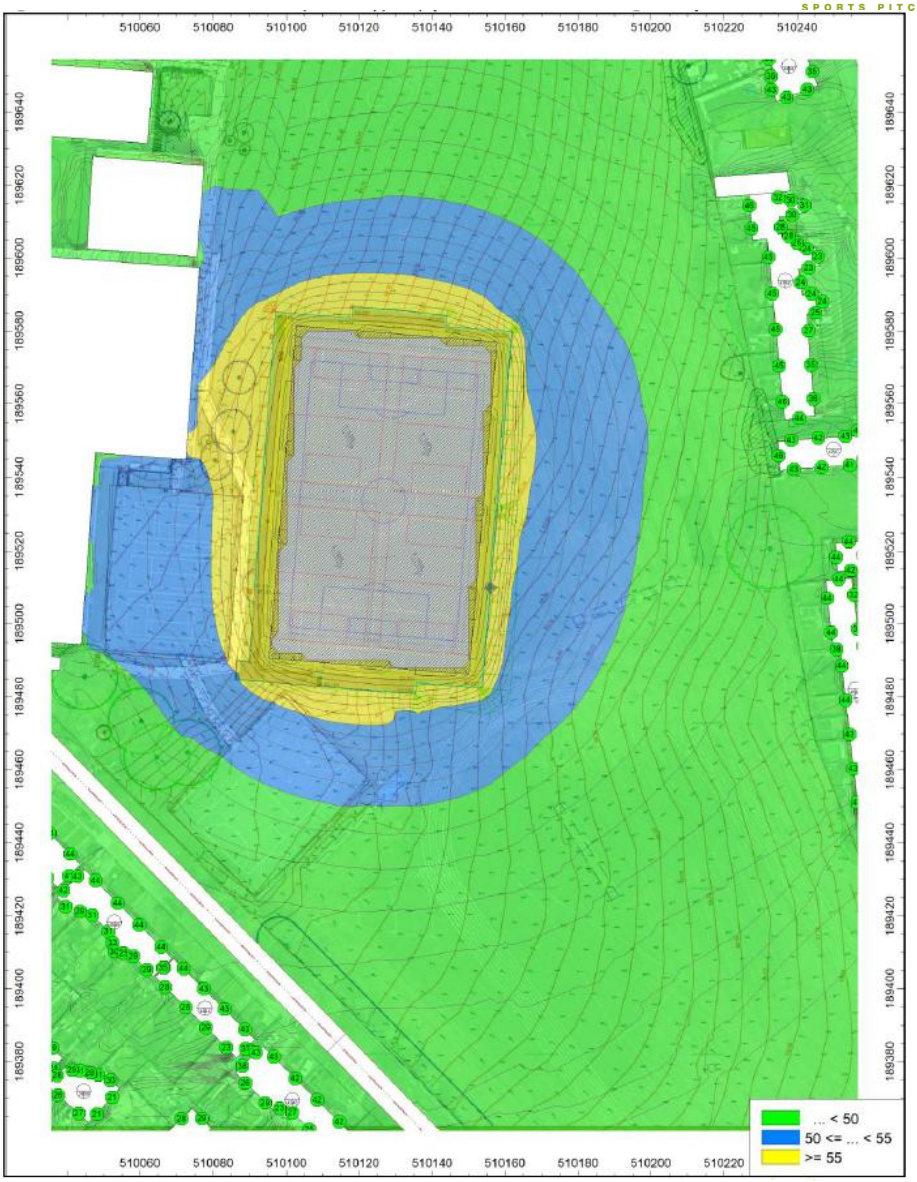


Figure 9 - Acoustic Impact Assessment Report

Lighting

The proposed AGP requires floodlights to facilitate sports activities from dusk up to the requested curfew time. The permitted times of operation will be determined via planning consultations, and these reasonable hours of use are requested to maximise football opportunities and public benefits via pre-arranged and structured access.

Modern sports area lighting using LED technology is very different to old-fashioned sports floodlights (using sodium and / or HID), with much advanced light control to ensure it is directed downwards towards the playing pitch surface; and does not over-illuminate the surrounding environment.

In addition to the above, the lighting impact will be controlled by the strict management of permitted operating times. Automatic time clocks will be installed to ensure lights are extinguished at the curfew hour every night of use.

- Time Clocks: Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility for BST and GMT.
- Floodlighting System: The floodlighting system will operate within permitted times only. These hours will be controlled by a photocell detector and timer switch to prevent any adverse impact local amenity.

Usage of the floodlighting system will be solely within permitted times and these hours will be controlled by a photocell detector and timer switch to ensure that any lighting does not adversely impact local amenity

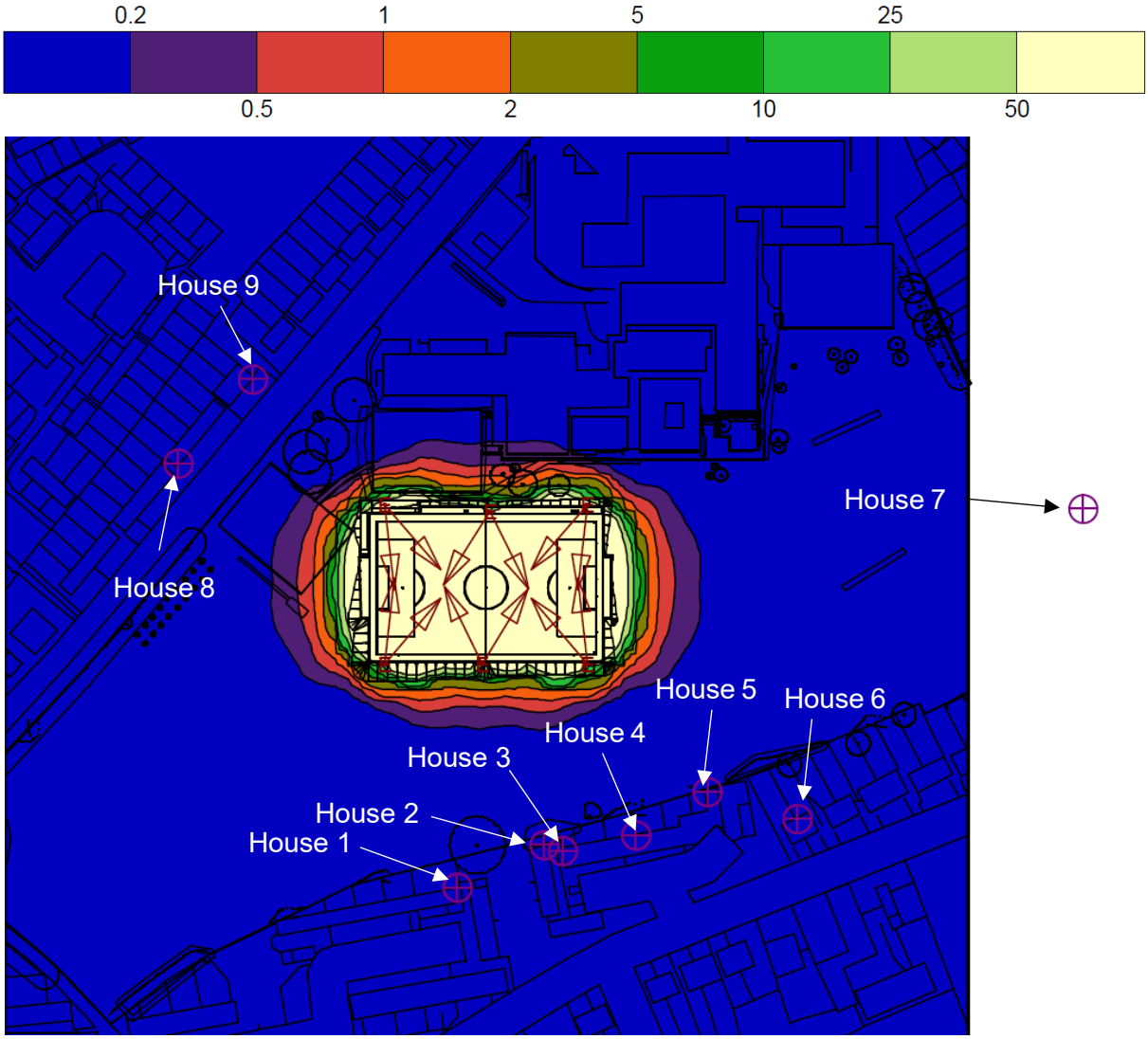


Figure 10 - Floodlighting Illuminance (Lux)

A sports lighting statement has been provided as a separate document:

Appendix C – Sports Lighting Statement

NPPF - Climate change, flooding and coastal change

Paragraph 181 of the NPPF (2024) sets out:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment63. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

(a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
(b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
(c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
(d) any residual risk can be safely managed; and
(e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Flood Risk

Department for Environment, Food and Rural Affairs Sustainable Drainage Systems Non-statutory technical standards for sustainable drainage systems March 2015

“The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.”

The site is located in Flood Zone 1, indicating a low probability of flooding from rivers or sea. It is also recorded as a very low risk of surface water flooding and no risk from reservoirs.

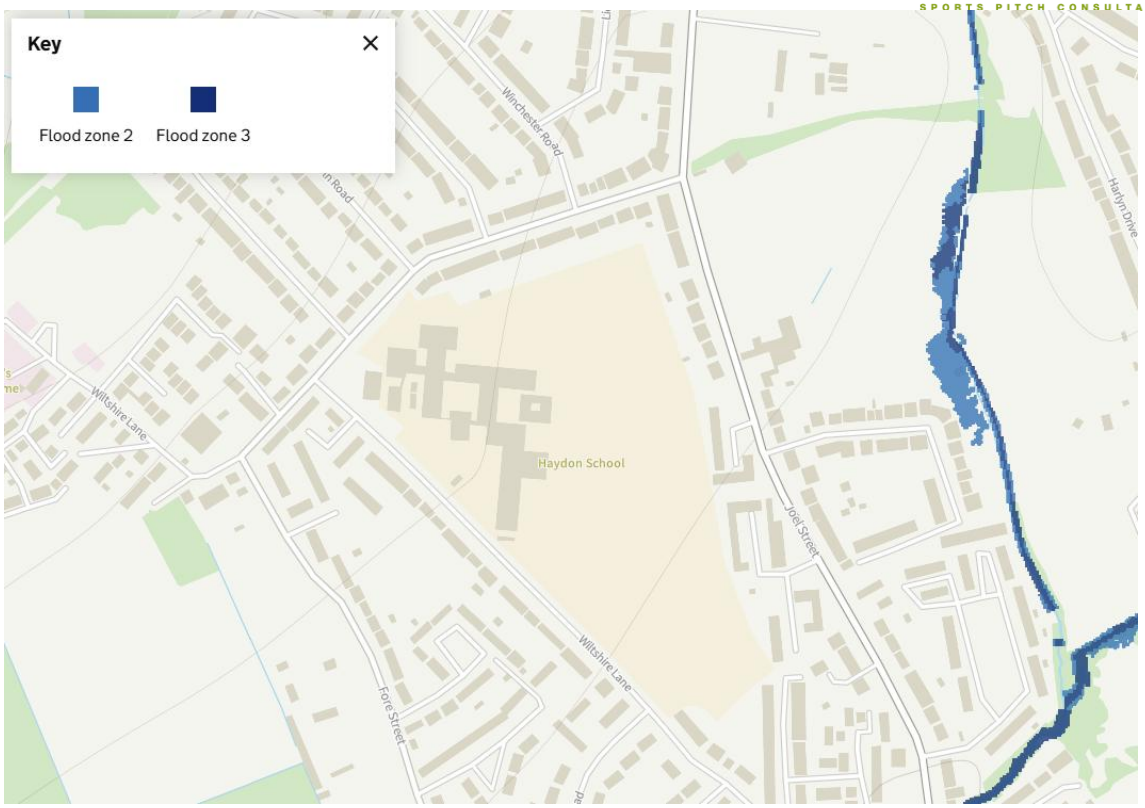


Figure 11 - Flood Map for Planning

Drainage Strategy

The AGP will feature a permeable playing surface and granular sub-base, allowing surface water to infiltrate and be temporarily stored within the base construction. A network of perforated pipes beneath the sub-base will collect and convey runoff to an existing outfall chamber located at the southeast of the site. Flow rates will be restricted to 3.51 l/s, calculated using the HR Wallingford method to reflect greenfield runoff conditions. The system has been designed to accommodate storm events up to the 1 in 100-year plus climate change allowance, ensuring flood risk is effectively mitigated. The drainage solution follows the surface water disposal hierarchy set out in Planning Practice Guidance.

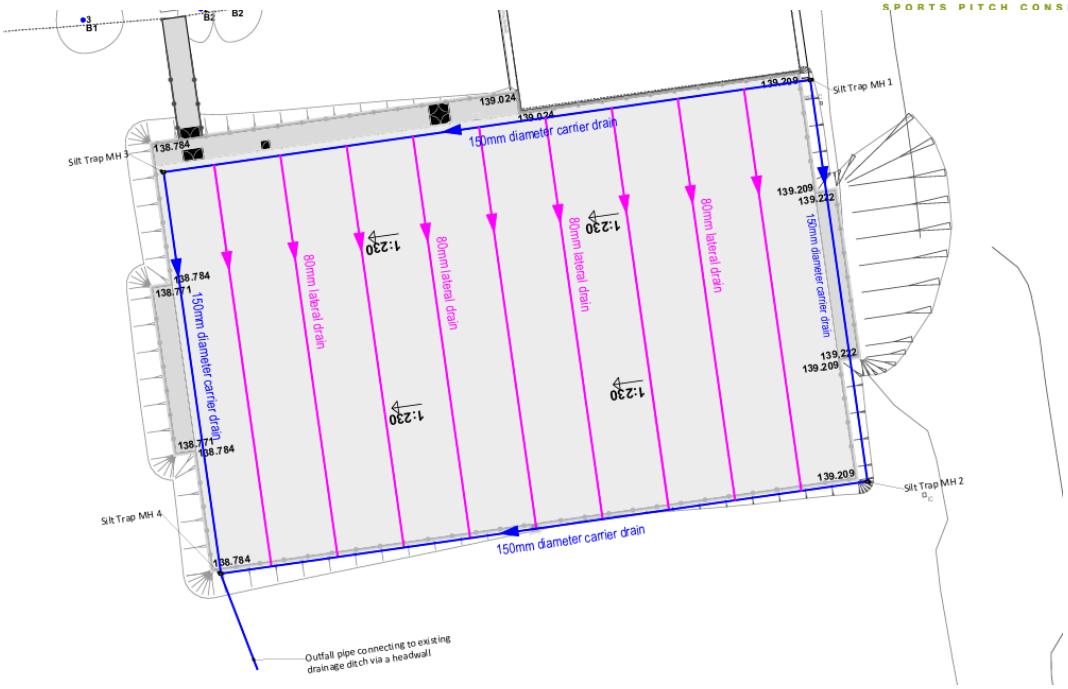


Figure 12 - Drainage Layout

A detailed surface water drainage strategy has been developed for the AGP as a separate document:

Appendix E – Drainage Strategy

Ground Conditions

The investigation has identified that the site is predominantly underlain by topsoil over natural cohesive deposits.

Topsoil was encountered in the majority of boreholes and comprised brown slightly gravelly sand. The topsoil was recorded to extend to maximum depth of 0.40mbgl. Made ground was encountered in WS06 instead of topsoil. This generally comprised brown slightly gravelly sand with rare brick fragments (reworked topsoil) that extended to a maximum depth of 0.50mbgl.

The made ground and topsoil were generally immediately underlain by soft to firm light yellowish brown mottled grey slightly sandy silty clay. Some rare localised silt horizons were also noted in the clay. The base of these deposits was not encountered in any of the boreholes, however, they were noted to extend to at least 5.00mbgl. These deposits are considered to be representative of the London Clay Formation that is recorded to underlie the site.

Ecology and Landscape

NPPF – Conserving and enhancing the natural environment

Planning policies and decisions should contribute to and enhance the natural and local environment by:

(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;

Ecology

A Preliminary Ecological Appraisal (Extended) was undertaken in May 2025 and subsequently updated in December 2025. The area proposed for development comprises intensively managed modified grassland, currently used for formal sports pitches, and is of low intrinsic biodiversity value. Habitat surveys confirmed the grassland to be species-poor, dominated by perennial rye-grass with a very limited diversity of associated herbs. No notable, protected, or invasive plant species were identified within the development footprint.

The PEA confirmed that the only habitat to be directly affected by the proposed development is this modified grassland, together with the removal of two isolated urban trees associated with the original school landscaping. These habitats are not considered to be of ecological significance, and their loss is not anticipated to result in any significant adverse biodiversity effects. A habitat plan illustrating the affected areas is provided within the PEA.

There are no statutory or non-statutory designated nature conservation sites within 1 km of the site that have functional connectivity with the proposed development. While designated sites are present in the wider area, they are separated from the site by intervening residential development and no indirect or cumulative effects are anticipated.

Bat activity surveys confirmed that the site supports low levels of bat activity, dominated by small numbers of light-tolerant pipistrelle species, with no regular use by light-sensitive species. The site is of no more than local ecological value for foraging and commuting bats, and the proposed mitigated lighting design and 22:00 curfew will ensure no adverse effects on bat conservation status.

The development footprint itself provides negligible nesting bird habitat; however, two trees proposed for removal may support common nesting species. Tree removal will therefore be undertaken outside the breeding bird season (March–September), or subject to a pre-works nesting bird check if required. All remaining boundary trees and scrub will be retained.

Overall, with standard precautionary and mitigation measures in place, the proposed development is not expected to result in any significant adverse ecological effects, loss of ecologically important habitats, or harm to protected species.

The PEA and bat surveys have been provided as a separate document and outline the key findings and recommendations within the following documents:

Appendix K - PEA Report and **Appendix L - Phase II Bat Surveys**

Sustainability and Environmental Considerations

NPPF - Achieving Sustainable Development

Paragraph 8 of the NPPF (2024) sets out:

(a) “an economic objective – to help build a strong, responsive and competitive economy...;
(b) a social objective – to support strong, vibrant and healthy communities...; and
(c) an environmental objective – to protect and enhance our natural, built and historic environment…”

Paragraph 85 of the NPPF (2024) also sets out:

"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity..."

This proposal aims to contribute to these areas:

- Economic Role: Provide a self-funding facility for Haydon School and partner groups.
- Social Role: Enhancing health and wellbeing through inclusive football provision.
- Environmental Role: Minimise impact through sustainable design and resource reduction and reuse where possible.

Sporting Context

In a sporting context, the AGP will play a key role in supporting local football development by enabling structured, year-round participation. It will provide a high-quality playing surface for use by affiliated clubs, schools, and inclusive organisations, with a focus on increasing opportunities for underrepresented and low-participant groups. The facility will promote lifelong engagement with sport, help reduce dropout rates, and support skill development among young people.

The pitch will also strengthen club and school partnerships, foster new team formations, and contribute to wider FA and Football Foundation objectives for grassroots growth. It will be used for both competitive fixtures and recreational training, supporting a range of age-appropriate formats. The AGP will be added to The FA Register of Football Turf Pitches following compliance testing and managed with a sustainable business plan to ensure its long-term community benefit.

Environmental Context

The AGP has been designed to minimise environmental impact through its construction and operation. Sub-base aggregates will be locally sourced to lower the facility’s carbon footprint.

Cradle-to-cradle developments now allow artificial grass surfaces to be fully recycled into raw materials for new turf or secondary plastic products, eliminating their classification as single-use plastics.

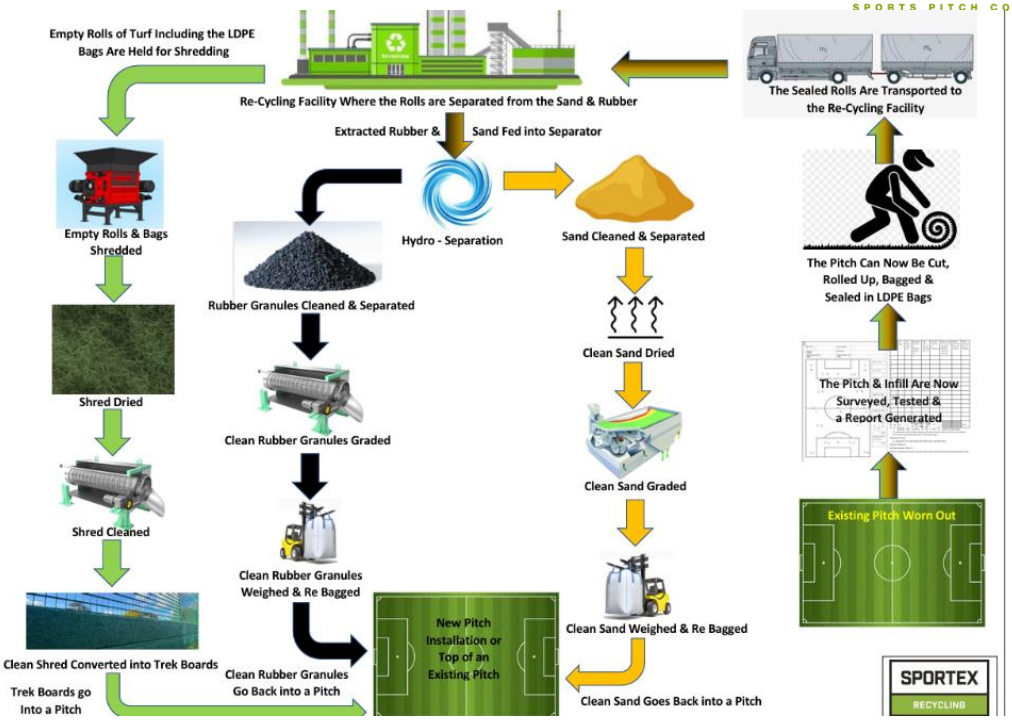


Figure 13 - Example Cradle-to-Cradle AGP Lifecycle

To minimise the migration of rubber crumb, infill containment measures including boot wipers, kickboards, and hardstanding will be installed to adhere with Football Foundation and SAPCA guidance. Details on the containment measures are provided within a separate document:

- **Appendix J - Infill Retention Measures**

In conclusion, the development will replace part of a grass playing field with a high-quality, all-weather facility that increases access to football and supports wider participation. Located in a suitable community setting, it will be managed sustainably and delivered using best-practice construction methods to minimise waste and environmental impact.

SBR (Rubber Crumb)

A range of performance infill materials were considered during the development of this proposal, including SBR, EPDM, TPE, encapsulated SBR, and organic alternatives. Currently SBR is the preferred performance infill due to its performance, durability, cost-effectiveness, fibre-free composition, and recyclability.

The SBR material will accord with the Sports and Play Construction Association (SAPCA) Quality Control Protocol for Sports Performance Infill. This protocol provides a robust framework of obligations which suppliers and installers must follow to meet current legislation and regulatory requirements. Developed by the Football Foundation and key stakeholders, the protocol applies to the use of Sports Performance Infills. An extract from the protocol states:

“SAPCA, the UK trade body for the sports pitch industry, has developed a voluntary industry standard that will provide minimum requirements that go above and beyond what is currently required for rubber crumb under European regulation. Sport England and leading sport governing bodies all support this approach and will continue to work with the industry to provide reassurance that pitches in this country are safe.”

Further information with regards to the stance towards rubber crumb taken by the Football Foundation, Sport England and other governing bodies can be found via the following link: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/position-statement-on-3g-pitches

Figure 14 - Example 3G pitch with Rubber Crumb

Operation and Management

Haydon School aims to enhance its facilities to increase football opportunities for its students and the wider community. Football is a key driver of social and health outcomes. This project will boost participation and enjoyment and is supported by the Football Foundation to expand access, particularly for disadvantaged groups. It represents a major investment in local sports provision.

The club will ensure the AGP generates sufficient income to cover all running costs, including staffing for maintenance and management. It will expand English Accredited Club provision, offering a high-quality environment for football development. The AGP will meet the FIFA Quality Programme standards and be registered on The FA Register of Football Turf Pitches prior to use. Ongoing performance testing will ensure safety throughout the facility's lifespan.

Management Structure

Haydon School is committed to ensuring the effective operation and management of the new AGP. The club will integrate the new facility into its existing management structure, providing a practical framework for football activities and community use.

The management team at Haydon School will oversee the operation and maintenance of the AGP. Their responsibilities will include:

- Overall Responsibility: The school will ensure compliance with funding terms and financial sustainability.
- Facility Maintenance: The senior leadership team will manage upkeep and assign staff for maintenance.
- Staff Management: The management team will oversee staff responsible for the day-to-day operation of the AGP.
- Financial Management: A sinking fund will be established to ensure the AGP will be refurbished in the long term.
- Community Use: The management team will coordinate community access and lettings.
- Monitoring: Usage, maintenance and finances will be monitored during the AGP lifecycle to ensure that the AGP and the sinking fund are adequately maintained.
- Policy Implementation: The management team will establish, monitor and ensure compliance with health and safety policies.

Operating Times

The proposed Artificial Grass Pitch (AGP) requires floodlighting to support scheduled use, particularly during darker winter months, ensuring safe evening training and matches. After the final session, a short illuminated period allows players, coaches, and spectators to vacate safely and for staff to store equipment and secure the facility. To minimise impact, lights will be dimmed to 10% during this time, signalling session end and facilitating a safe, efficient shutdown.

The proposed hours of use requested is as follows:

Table 3 - Proposed Hours of Use

Day	First Activity	Final Activity	Final Curfew*
Monday-Friday	08:00	22:00	22:15
Saturday	08:00	20:00	20:15
Sunday (inc bank holidays)	08:00	18:00	18:15

*Lighting extinguished and facility locked.

These hours will allow for structured football activities, training sessions, and community events, ensuring the facility is used to its full potential.

Maintenance Plan

Regular maintenance activities will be carried out by the school's grounds staff and specialist contractors. This will include routine cleaning, inspection, and repairs to ensure the AGP remains in optimal condition. A detailed maintenance plan will be implemented to address both routine and periodic maintenance needs.

Financial Sustainability

Maintenance budgets to renovate, refurbish, and replace the facility at end of its functional life will be allocated accordingly. Income collected from community hire will be put towards a sinking fund to cover all operating costs, thereby ensuring financial sustainability, including:

- Regular and periodic maintenance work, staffing, and supervision.
- Electrical power consumption from floodlighting.
- Periodic floodlights testing with inspections and maintenance work.
- Replacement goals and netting.
- Periodic performance testing to ensure the field of play remains safe for play.
- Refurbishment of the AGP surface, fencing, floodlights, and other associated works at the end of an initial life cycle (e.g. ten years).

Sport England

Sport England will be a statutory consultee for this application due to the proposal involving the replacement of a natural grass pitch with a 3G Artificial Grass Pitch (AGP).

Policy Context and Justification

The proposal results in the loss of a natural turf pitch with a high-quality, all-weather facility that supports year-round use and addresses issues such as waterlogging and seasonal unavailability. The facility will comply with Sport England's Exception Policy E5:

"The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field."

Community Use and Access

The AGP will serve both the football club and a wider network of community users, including grassroots clubs, partner organisations, and inclusive sports programmes. A Community Use Agreement (CUA), prepared in line with Sport England templates, will formalise and safeguard community access as a pre-first use planning condition.

It is requested that the Community Use Agreement, conditioned by Sport England, would be a pre-first use condition rather than a pre-commencement condition to allow the school time to develop the CUA in conjunction with Sport England.

Developmental Benefits

The pitch supports age-appropriate formats for training and matches, enabling affiliated clubs, schools, and inclusive organisations to deliver structured programmes. This will boost participation, team growth and access for players of all backgrounds and abilities.

Access and Transport

NPPF - Promoting Sustainable Transport

Paragraph 110 of the NPPF (2024) sets out:

"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes…"

Onsite Parking

The school provides free dedicated onsite parking facilities for all users of the facilities, ensuring safe and efficient traffic circulation within the site. The parking provision includes:

Table 4 - Parking Provision

Vehicle	Current Spaces	Proposed Spaces
Car	137	137
Motorcycles	3	3
Disability Spaces	3	3
Cycle Spaces	124	124
Other - Bus	6	6

Figure 15 - Existing Parking Requirements

External Parking Requirements

Haydon School benefits from established vehicular and pedestrian access from Wiltshire Lane, which will continue to serve all users of the proposed AGP with no changes required to junctions or internal circulation. These arrangements ensure safe and convenient access for service, maintenance, and emergency vehicles, consistent with the school's existing operational patterns.

The facility has been designed to remain fully accessible for all users, with new hardstanding and pedestrian routes provided in accordance with the Equality Act 2010 and Sport England's Accessible Sports Facilities guidance. These improvements ensure inclusive, step-free movement around the AGP for players, coaches, officials and spectators. Further detail on access, parking demand and transport capacity is set out in the Transport Assessment.

External sporting activities will take place primarily on weekday evenings and weekends, outside the club's operational hours. Activities will typically occur between 17:00 and 22:00 on Monday to Friday, and 08:00 to 20:00 and 18:00 on Saturday and Sunday respectively.

The main periods of external use will follow the football league season (typically during autumn and winter seasons throughout September to May). Football activities would also take place during the spring and summer catering for training, development activities, and summer clubs.

Construction Stage Traffic Impact

Subject to approval, a construction logistics plan can be provided 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.

The proposed times of construction, demolition and site clearance operations will be limited to the following hours:

Table 5 - Proposed Construction Hours

Day	Operating Hours
Monday to Friday	07:00 to 18:00
Saturday	07:00 to 13:00
Sunday	No Operation
Public Holidays	No Operation

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

Transport Conclusion

Increased traffic movements to and from the school created by community access to the AGP will be managed and mitigated by adopting the principles laid out within the Transport Assessment to manage and mitigate vehicle trips.

Public transport modes, drop-off / collect systems, and car sharing will be promoted to all visitors unable to walk or cycle (active travel) their whole journey to and from the school. Measures would be promoted to reduce vehicle trip impacts wherever possible; with active travel being encouraged to players, coaches, opposition, and community visitors. For community guests travelling by car, minibus, or coach to the site; adequate permanent onsite parking is available.

With the management and mitigation plans established, sports activities associated with the facility will not create any significant traffic movements or disturbance above and beyond current trip levels to the site centre; instead, creating a steady flow of traffic movements to and from the site within the permitted hours of operation.

These measures will ensure that parking demands are satisfied locally, and do not create unacceptable impacts on the local highway network and highway safety.

Project Benefits

Project Aims

The aims of this project are to:

- Provide a vital training and match play facility for local football and community sport.
- Provide a reliable sports surface to ensure safe and consistent use and guaranteed all-weather play.
- Support grassroots football development programs.
- Support continued growth of football within local teams.
- Ensure equality, diversity, and inclusion across the development programmes.
- Reduce pressure on existing facilities locally.
- Work strategically with other facilities and organisations locally to support football growth and development.

NPPF - Promoting Healthy and Safe Communities

Paragraph 96 of the NPPF (2024) sets out:

"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(a) promote social interaction...;
(b) are safe and accessible...; and
(c) enable and support healthy lifestyles..."

Paragraph 98 and 99 of the NPPF (2024) sets out:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities…
(b) take into account and support the delivery of local strategies to improve health, social and cultural well-being…

Paragraph 103 and 104 of the NPPF (2024) sets out:

“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities… Existing playing fields should not be built on unless the benefits of alternative sports provision clearly outweigh the loss”

Project Outcomes

The proposed AGP will enhance football activities at Haydon School, meeting local demand for artificial pitches. It will expand accessible sports, recreation, and community facilities, providing valued training and competition spaces for curriculum and community football during weekdays, and club matches in the evenings and weekends. The improved facility will attract widespread appeal, contributing positively to social and health priorities through accessibility, inclusivity, sustainability, engagement, and usage.

Community access and football growth and development is critical to the success of this proposal. With an improved sporting amenity, the facility will become a prized resource for the local football community, offering inclusive access, long-term sustainability, and meaningful health and social benefits. The delivery of the facility would provide a year-round training and competition venue for affiliated football clubs, individuals, and targeted groups.

The facility will allow player pathways to be augmented and reinforced — from mini soccer advancing through youth football into open-age football — all at one venue via pre-arranged and structured community access. As described above, there is widespread support and significant demand for this facility at the school.

This proposal would encourage and support healthy lifestyles, with the facility being playable throughout the year, unlike grass pitches which become water-logged during wet winter weather or excessively hard in dry conditions. Furthermore, given the under-supply of similar facilities locally to meet current and future requirements, this development would significantly reduce the need for footballers, visiting teams, and local groups to travel long distances to access appropriate provision.

The plan is to provide long-term sustainable benefits by increasing grassroots football development and encouraging whole-life sport for young and older aspiring footballers. It will also promote increased physical activity and improved mental wellbeing to support healthier lifestyles. Once implemented, the facilities will provide opportunities for more people to be more active, more often.

A managed relationship with community guests and visitors will be arranged before the development is occupied, by way of a Community Use Agreement (CUA) which will be prepared in consultation with Sport England.

Local And Strategic Need

Haydon School is a large, inclusive, and high-performing secondary school located in North West London, serving approximately 1,700 students from over 1,400 families. The school is proud of its diverse student population, with 60% of students from minority ethnic backgrounds (well above the UK average of 35.4%), 26% with English as an Additional Language (EAL), nearly 300 pupil premium students, and 200 students eligible for free school meals.

Sport is a key strength of the school and an essential element of student development and wellbeing. With 432 PE sessions delivered each month by a dedicated team of seven full-time teachers and apprentices, the school has achieved outstanding sporting results across a range of disciplines, including:

- 2nd place in London for Year 11 Boys' Basketball

- County-level finalists in girls' football

- Over 32 Borough trophies in the last two academic years

- The largest representation from any school in the Hillingdon KS3 Middlesex Athletics competition

However, despite the school's achievements, the limitations of its outdoor facilities have created significant constraints—especially during the autumn and winter months when grass pitches become waterlogged and unusable. This results in students being brought indoors for PE, putting pressure on already busy sports halls and limiting access to meaningful physical

activity. The addition of a modern, floodlit 3G pitch would be transformational for both curriculum delivery and extracurricular sport at the school.

Community Usage and Established Club Partnership

Beyond the school, the proposed facility would provide vital infrastructure for grassroots football in the area. Haydon School has a strong and active partnership with Ruislip Rangers, the largest football club in Middlesex. The club has over 950 registered players across:

- 336 Junior Boys (U5–U11)
- 250 Youth Boys (U12–U18)
- 245 Girls (U5–U18)
- 40 Disability players (U6–Adult)
- 40 Women (Open Age)
- 25 Men (Open Age)
- 20 Veterans
- 15 Walking Football players

Ruislip Rangers is unique in Middlesex for offering inclusive, age-diverse football to boys, girls, adults, and players with disabilities. Over the past five years, the club has experienced rapid growth in participation, reflecting both strong local interest and increasing demand for inclusive football provision. However, access to appropriate, weather-resilient facilities has become a significant challenge. Their current grass pitches are frequently overused and impacted by poor weather, particularly between November and March. Last season, the club lost nearly all fixtures in December, January, and much of March due to waterlogged pitches.

The proposed artificial pitch at Haydon School would enable Ruislip Rangers to relocate both weekend matches and weekday training during the winter months, ensuring continuity for their programmes and reducing pressure on existing facilities. The school and club have already piloted weekend use of the current pitches for over two years, without any negative impact on traffic or local disruption. The site is well-equipped with ample car parking, and players are brought by families in private vehicles – not coaches – ensuring quiet, controlled access.

Existing and Proposed Usage

School usage: 432+ PE lessons monthly, with daily curricular use and after-school training across football, rugby, athletics, and more. Use will increase with the new pitch, as currently a significant portion of lessons must be moved indoors during wet weather.

Community usage: Ruislip Rangers will use the new pitches heavily, with proposed schedules (see attached spreadsheet) covering weeknight training and weekend fixtures across all age groups and sections. But also, we have support letters from the Scouts and Islamic School and others who would be interested in using the pitch.

Facility availability: The pitch will be available for school use during the school day (Monday–Friday) and for community use during evenings (typically 17:00–22:00), Saturdays (08:00-20:00) and Sundays (08:00–18:00).

Conclusion

This application responds to a clear, pressing, and growing demand from both Haydon School and the wider Hillingdon community. The proposed AstroTurf pitch will not only unlock year-round access to sport for over 1,700 students—including those from underrepresented and

disadvantaged backgrounds—but also significantly enhance grassroots football provision for nearly 1,000 local residents of all ages and abilities through Ruislip Rangers FC.

This is an infrastructure project that delivers tangible educational, health, and community benefits, aligns with strategic priorities on inclusion and youth engagement, and builds on an already-successful partnership model.