

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Construction of a research building, together with associated substation, stores, car parking access and landscaping.

LBH Ref Nos: 532/APP/2014/30

Drawing Nos: 4856-PW-A-PL 21_Proposed Material Details
4856-PW-A-PL 22_Proposed Photomontage
4856-PW-A-PL 23_Fire Strategy Plans
Air Quality Appraisal
Arboricultural Drawing L13424_601_19.
Arboricultural Drawing L13424_602_19
Arboricultural Statement
Design and Access Statement
Ecological Assessment
Energy Strategy
Flood Risk Assessment
Land Contamination Assessment
Noise Assessment
Transport Statement
Visual Appraisal
4856-PW-A-PL 01_Location Plan
4856-PW-A-PL 02_Existing Site Plan
4856-PW-A-PL 03_Existing Site Elevations
4856-PW-A-PL 04_Existing Site Elevations W-N.
4856-PW-A-PL 05_Proposed Site Plan
4856-PW-A-PL 06_Proposed Ground Floor Plan
4856-PW-A-PL 07_Proposed First Level Plant
4856-PW-A-PL 08_Proposed Second Level Plant
4856-PW-A-PL 09_Proposed Roof Plan
4856-PW-A-PL 10_Access Vehicle Movements
4856-PW-A-PL 11_Proposed Elevations E-S.
4856-PW-A-PL 12_Proposed Elevations N-W.
4856-PW-A-PL 13_Proposed Site Elevations E-S.
4856-PW-A-PL 14_Proposed Site Elevations N-W.
4856-PW-A-PL 15_Proposed Elevations E-S-In15Year
4856-PW-A-PL 16_Proposed Elevations N-W-In15Year
4856-PW-A-PL 17_Proposed Site Elevations E-S-In15Year
4856-PW-A-PL 18_Proposed Site Elevations N-W-In15Year
4856-PW-A-PL 19_Proposed Section
4856-PW-A-PL 20_Proposed Persepective
TRAVEL PLAN ADDENDUM

Date Plans Received: 06/01/2014 **Date(s) of Amendment(s):**
Date Application Valid: 06/01/2014

1. SUMMARY

This application seeks full planning permission for the erection of a research building, together with associated substation, stores, car parking, access and landscaping at part of Brunel University's Science Park, sited at site 2 of the Uxbridge Campus. The

building would be used as part of the University's existing Brunel Centre for Advanced Solidification Technology (BCAST). The site is currently used as a campus car park, comprising 106 parking spaces.

9 adjoining owner/occupiers have been consulted. No response has been received to the neighbour consultation.

In terms of the principle of the development, the proposal constitutes inappropriate development in the Green Belt. However, the applicant sets out 'very special circumstances' for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal. It is considered that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in this case. Notably, the Mayor raises no objections to the scheme. The proposal is therefore considered acceptable in principle.

Given that the proposal involves a building in an area of the campus that has been previously developed, and taking into account the existing landscape character, together with the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of this part of the Green Belt.

Although the proposal will result in a net loss of 100 car parking spaces at the campus, the University submit that these spaces are currently surplus to requirements. However, the University anticipates that there may be a need for the car parking at the campus to be increased back up to the limits specified in the approved Travel Plan and may therefore submit planning applications for such replacement car parking in the future as the need arises. Such applications will be dealt with on their individual merits.

It is not considered that the proposal will have an unacceptable impact on the surrounding highway network or on the ecology of the area. Furthermore it will not result in a risk of flooding and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant Saved UDP and London Plan policies, in addition to objectives within the National Planning Policy Framework. Accordingly, approval is recommended, subject to conditions and a S106 Agreement, requiring 'in kind' construction training and control of the use of the building to research and development.

2. RECOMMENDATION

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to:

1. (i) Secure the restriction of use of the building to:

(a) scientific research associated with or ancillary to industrial production or manufacture

(b) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:

- **the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part**
- **the scientific staff or facilities of Brunel University or of other scientific**

institutions or bodies.

This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

(ii) In kind Construction Training

2. The applicants meet all the Council's reasonable costs in preparing the Section 106 Agreement and any abortive work as a result of the Agreement not being completed.

3. That officers be authorised to negotiate and agree detailed terms of the proposed Agreement.

4. If the above Section 106 agreement has not been finalised by 20th. June 2014, then the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning, Green Spaces and Culture.

5. That subject to the above, the application be deferred for the determination by Head of Planning, Green Spaces and Culture under delegated powers to approve the application, subject to the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

6. That if the application is approved, the following conditions be attached:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

- 4856-PW-A-PL 01_Location Plan
- 4856-PW-A-PL 02_Existing Site Plan
- 4856-PW-A-PL 03_Existing Site Elevations
- 4856-PW-A-PL 04_Existing Site Elevations W-N.
- 4856-PW-A-PL 05_Proposed Site Plan
- 4856-PW-A-PL 06_Proposed Ground Floor Plan
- 4856-PW-A-PL 07_Proposed First Level Plant
- 4856-PW-A-PL 08_Proposed Second Level Plant
- 4856-PW-A-PL 09_Proposed Roof Plan
- 4856-PW-A-PL 10_Access Vehicle Movements
- 4856-PW-A-PL 11_Proposed Elevations E-S.
- 4856-PW-A-PL 12_Proposed Elevations N-W.
- 4856-PW-A-PL 13_Proposed Site Elevations E-S.
- 4856-PW-A-PL 14_Proposed Site Elevations N-W.
- 4856-PW-A-PL 15_Proposed Elevations E-S-In15Year

4856-PW-A-PL 16_Proposed Elevations N-W-In15Year
4856-PW-A-PL 17_Proposed Site Elevations E-S-In15Year
4856-PW-A-PL 18_Proposed Site Elevations N-W-In15Year
4856-PW-A-PL 19_Proposed Section
4856-PW-A-PL 20_Proposed Persepective
Arboricultural Drawing L13424_601_19.
Arboricultural Drawing L13424_602_19
4856-PW-A-PL 23_Fire Strategy Plans

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (July 2011) and the NPPF.

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until mitigatin has been completed and/or put in place in accordance with the recommendations of the following supporting plans and/or documents:

Travel Plan Addendum
Energy Strategy Report
Air Quality Appraisal
Arboricultural Method Statement
Design and Access Statement
Ecological Assessment
Flood Risk Assessment
Land Contamination Assessment
Noise Assessment
Transport Statement

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (July 2011) and the NPPF.

4 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM7 Materials (Submission)

Prior to construction above ground level, details of all materials and external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include samples and information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building shall not be extended without the prior written consent of the Local Planning Authority.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM15 Sustainable Water Management

Prior to construction above ground level, a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the

development.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

9 COM16 Scheme for site noise control

The rating level of noise emitted from plant and/or machinery at the development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 COM20 Air extraction system noise and odour

Prior to the installation of any plant or machinery, details of any fuel burnt as part of the energy provision and for the furnaces shall be submitted to the Local Planning Authority for approval. These details shall include the size and number of plant and pollutant emission rates with and without mitigation technologies for each plant, which should be considered as part of a wider air quality assessment as appropriate, as set out in the EPUK CHP Guidance 2012 (September 2007). Prior to installation of the approved plant, the maintenance regime to ensure all pollutant emissions are kept to a minimum shall be submitted to the Local Planning Authority for approval and thereafter maintained for the lifetime of the development.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM26 Ecology

The development hereby permitted shall not be occupied until the ecological mitigation measures to protect and enhance the nature conservation interest of the site has been completed in accordance with the submitted Ecological Appraisal dated December 2013.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

12 COM27 Traffic Arrangements - submission of details

The development hereby permitted shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shown on site layout plan 4865 P+WA PL 05 have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may

share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

13 COM30 Contaminated Land

(i) The development hereby permitted shall not commence until a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, if during development or works contamination is identified, shall be agreed in writing with the Local Planning Authority.

(ii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Non Standard Condition

Prior to the occupation of the development hereby approved, a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO₂) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details, specification and location of renewable energy, including roof plans in the case of PVs.
- 4) how the technology will be maintained, monitored and managed throughout the lifetime of the development.

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

16 COM31 Secured by Design

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

17 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

18 COM8 Tree Protection

The measures to protect retained trees shall be completed in accordance with the details set out in the submitted Arboricultural Implications Assessment and Arboricultural Method Statement. An arboriculturalist shall be retained to supervise excavation and any work which may affect trees. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval prior to commencement of the development hereby approved. No site clearance works or

development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

19 COM9 Landscaping (car parking & refuse/cycle storage)

Prior to construction above ground level, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 2 of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures
3. Living Walls
 - 3.a Details of the inclusion of living walls
 - 3.b Justification as to why no part of the development can include living roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

1. To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

2. To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

INFORMATIVES

1 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

2 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

3 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

4 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

· The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with

- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

5 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

7 152 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

8 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.11	(2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2011) Parking
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.9	(2011) Heritage-led regeneration
LPP 8.2	(2011) Planning obligations
NPPF	

9 159 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

10 16 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

11

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

12

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

13

The Ash trees should be monitored for any symptoms of Chalara fraxinea (Ash Dieback). If symptoms are suspected, or found, Forestry Commission advice should be followed, available on the FC website <http://www.forestry.gov.uk/chalara>

14

New planting should seek to enhance biodiversity, by including species of known value to

wildlife which produce berries and / or nectar.

15

The design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

16

Condition 10 relates to the operational phase of the development and is intended for the protection of residents in a designated AQMA and Smoke Control Area. An area up to a distance of 10 times the appropriate stack height needs to be assessed. You are advised to contact the Council's Environmental Protection Unit if there are any queries.

17

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £47,425.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

3. CONSIDERATIONS

3.1 Site and Locality

The site is located at the far south east corner of Brunel University's Science Park at site 2 of the Uxbridge Campus. It is adjoined by Kingston Lane to the east, Nursery Lane to the south and existing University Science Park buildings to the north and west.

The site is currently used as a car park, comprising 106 parking spaces and is 0.43 hectares in extent. This area of the campus is identified as parking zone I/P8 on the approved parameters plan for the University's master plan outline 2004 approval.

Access is gained from a perimeter road to the north east and via an existing car park to the north west. These in turn gain access from the main University entrance, onto Kingston Lane.

The entire University campus together with land to the south is located within the Green Belt. Sites 1 and 2 of the University Campus have historically been identified as a 'Major Developed Site', in which certain forms of infilling and redevelopment are considered appropriate.

3.2 Proposed Scheme

Planning permission is sought for the erection of a research building, together with associated substation, stores, car parking, access and landscaping. The building would be used as part of the University's existing Brunel Centre for Advanced Solidification Technology (BCAST). The proposed 'BCAST2' building would support the UK manufacturing sector by conducting research and development in the resource efficient processing of high performance alloys for the automotive industry.

The applicant has submitted that there are four pivotal drivers that embrace the purpose of the centre:-

- (1) Leading scientific research
- (2) Leading in the practical application of research.
- (3) Securing a sustainable future for the automobile industry
- (4) Securing UK employment in manufacturing for automobile and component industries

The facilities would be installed in a purpose-built laboratory, complete with power, water and gas supply. The specific works include:-

- A main building of 1,355 sqm floorspace (gross internal area). Parts of the building will be up to 13.9 m high, in order to accommodate specialist research equipment.
- Re-leveling of the site, which will result in the building being lower than the existing and surrounding levels.
- 10 car parking spaces, one disabled parking space, four secure cycle racks and a servicing area.
- An external substation building and stores.
- Additional landscaping, to supplement that already existing.

The planning application is supported by a range of reports, as listed below:

- Planning Statement

This statement sets out the background to the proposal, identifies the planning policy context and provides an analysis of the scheme.

- Transport Statement

This report assesses the transport implications of the proposed development. The Transport Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

- Travel Plan Addendum

This addendum would allow the University's ability to increase its car parking spaces back up to the limits imposed by the base Travel Plan.

- Energy Strategy

This statement considers how the proposed development can reduce its energy demand and associated CO2 emissions and proposes renewable energy measures

- Design and Access Statement

This statement sets out the design philosophy of the scheme taking into consideration access, sustainability and energy implications.

- Foul Drainage Statement and Flood Risk Assessment

This report provides a flood risk assessment of the proposal. It finds that the site is within Flood Risk Zone 1 as identified by the Environment Agency indicative Flood Zone Maps as being land least likely at risk of flooding.

- Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement

These reports provide an arboricultural impact assessment of the proposal reviewing any conflicts between the scheme and material tree constraints identified in the survey accompanying the assessment. They conclude that the trees to be retained are generally in good health and capable of withstanding root disturbance or crown reduction whilst the development takes place, subject to an arboriculturalist being retained to supervise excavation and any work which may affect trees. They consider that those trees recommended for felling are of little significance and concludes that their loss will not affect the character of the area. It is considered that any losses can be mitigated by the replacement trees and landscaping associated with the proposed development.

- Acoustic Assessment

This report assesses the noise issues in relation to condenser plant noise, delivery noise and car park noise associated with the proposed development. It concludes that the impact of noise levels will not be significant when compared to the existing noise climate.

- Air Quality Assessment

This report considers the air quality impacts of the proposed development during the construction phase and once the development is fully operational. It concludes that there are no significant air quality constraints to the proposed development and that it does not conflict with the Council's Air Quality Action Plan nor any of the relevant strategies and policies set out in the national, regional and London Council's Air Quality Planning Guidance.

- Ground Conditions Statement

This report describes a geo-environmental ground investigation of the site and concludes that the site is free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions.

- Ecology Assessment

The assessment concludes that the impact of the development is considered to be neutral providing any development includes mitigation and suggested enhancement measures.

- Visual Assessment

The assessment concludes that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would also bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the construction of an Industrial Science Park on 12 October 1983. (ref: 532FX/81/1648). The development was subject to a S52 Agreement, limiting the use of the buildings to:

- (i) scientific research associated with or ancillary to industrial production or manufacture
- (ii) light industrial production or manufacture of a nature which is dependent upon or gives rise to regular consultation with either or both of the following:
 - the research development and/or design staff of the occupier or any company with which the occupier is associated or any company forming part of a group of companies of which the occupier is part
 - the scientific staff or facilities of Brunel University or of other scientific institutions or bodies.
- (iii) ancillary buildings, processes and works appropriate to use for the Science Park.

The reason for this restriction was to ensure that the site was used as a Science Park and not for general industrial purposes

Outline planning permission was granted on 19 April 2004 for the erection of 48,064 square metres of new academic floor space, 69,840 square metres of new student residential accommodation, ancillary floor space and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements, involving demolition of 18,600 square metres of existing floor space.

This outline planning permission included the provision of 645 additional parking spaces in addition to the existing 1,953 marked parking spaces (excluding the Science Park) on sites 1 and 2.

Planning permission was granted on 30/9/2003 for temporary car parking for a period of five years on the Southern Perimeter Road; new cycle and motorcycle storage, re-configuration of the Wilfred Brown car park; parking in front of the Wilfred Brown building and the medical centre, including all associated works. (LBH REF NO: 532/APP/2003/1790). Condition 13 required cessation of 219 spaces along the Southern Perimeter Road and 43 spaces west of the perimeter road and the land restored to its former condition by 30/9/2008. These parking spaces have recently been granted permanent permission.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

BE13 New development must harmonise with the existing street scene.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

EC3 Potential effects of development on sites of nature conservation importance

EC5 Retention of ecological features and creation of new habitats

LE1 Proposals for industry, warehousing and business development

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL5 Development proposals adjacent to the Green Belt

PR22 Brunel University

R10 Proposals for new meeting halls and buildings for education, social, community and health services

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

LPP 5.1 (2011) Climate Change Mitigation

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 6.11 (2011) Smoothing Traffic Flow and Tackling Congestion and reducing traffic

LPP 6.13 (2011) Parking

LPP 7.16 (2011) Green Belt

LPP 7.19 (2011) Biodiversity and access to nature

LPP 7.2 (2011) An inclusive environment

LPP 7.9 (2011) Heritage-led regeneration
LPP 8.2 (2011) Planning obligations
NPPF

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 adjoining owner/occupiers have been consulted. No response has been received to the neighbour consultation. Site and press notices were also posted.

GREATER LONDON AUTHORITY (GLA)

The Mayor considers that the application complies with the London Plan, for the reasons set out in Paragraph 27 of the Stage 1 report and pursuant to article 5(2) of the order the Mayor does not need to be consulted again. The Council may therefore proceed to determine the application without further reference to the GLA.

Stage 1 Report (Summary)

The proposed research facility would affect the openness of the Green Belt in this location and is therefore considered an "inappropriate development". However, given the planning context and strategic benefits, on balance it is considered that "very special circumstances" exist to allow this development.

ENVIRONMENT AGENCY

You should be using our Flood Risk Standing Advice (FRSA) to determine if we need to be consulted directly on an application regarding flood risk. This site is in Flood Zone 1 and is under a hectare. Therefore cell F5 of the consultation matrix applies and you did not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere. We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

Surface water runoff rate and volume from the site must be managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

NATURAL ENGLAND

The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated sites and landscapes. It is for the local authority to determine whether or not this application is consistent with national or local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.

We would, in any event, expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a

habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us at with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

Local Landscape

This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness and be guided by your Authority's landscape character assessment where available, and the policies protecting landscape character in your local plan or development framework.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

ENGLISH HEERITAGE (GLASS)

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The Brunel site was subject to field evaluation in 2004 but with negative results. No further assessment or conditions are therefore necessary.

Please note that this response relates solely to archaeological considerations. If necessary my Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters.

Cleveland Road Neighbourhood Watch - No response.

Cleveland Road Residents Association - No response.

Internal Consultees

ACCESS OFFICER

The site comprises a car park that has 106 parking spaces located within the Brunel University campus. The proposal is to construct a research building to accommodate specialist research equipment. 10 car parking spaces, including 1 accessible parking space, would be provided.

The facility includes a accessible toilet and combined showering facility which appears to have been designed to BS 8300:2009. The internal layout of the proposed research facility appears to be satisfactory from an accessibility standpoint. Whilst no details of the level access approach appeared to have been submitted, no concerns are raised in this regard as such provision would be a requirement of the building regulations in this particular scenario.

Conclusion: acceptable.

S106 OFFICER

I have reviewed the proposals (Research building, substation, stores and car parking totaling 1335 sq metres of floor space and consider that the following Planning Obligations need to be secured:

1. Construction Training:

- i) Training cost: £2500 per £1m build cost
 - ii) Coordinator costs: $1335/7500 \times £71,675 = £12,758.15$
2. Project Management & Monitoring Fee: 5% of cash contributions.

ENVIRONMENTAL PROTECTION UNIT

Noise

Having read through the noise statement, please could the following conditions be added:

Mechanical services plant noise

Noise from mechanical services plant is considered in the Planning Report and an assessment using BS4142 report. The output of the machinery within the unit is not for the moment known and worst case scenario estimates have been provided (8.1). The Council's Supplementary Planning Document on noise recommends in paragraph 4.24 that the rating noise level should be at least 5 dB below the existing background noise level. Therefore, in order to control noise from mechanical services plant, the following condition is recommended.

Condition (mechanical plant)

The rating level of noise emitted from plant and/or machinery at the development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Condition (construction management plan)

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

Reason: To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan

(Officer note: The requirements of this condition are covered by separate legislation).

Add the standard construction informative.

Comments below with regard to air quality and land contamination. Limited information has been submitted for both. It is not a sensitive development, and the nearest sensitive receptors are off

site. Further clarification is sought with regard to the number of boilers on site and flue gases and other waste gases from the furnace.

The following information was submitted with regard to air quality:

- Air Quality Appraisal BCAST 2 Building, Brunel University by Ove Arup dated 17 December 2013

The following information was submitted with regard to land contamination:

- Land Contamination Assessment BCAST 2, Brunel University Desk Study with some reference to limited site investigation information. Not dated.

Air Quality

The proposed development is within the declared AQMA and in an area which may be below the European Union limit value for annual mean nitrogen dioxide (40.0 mg/m³). Air quality modelling undertaken by CERC for Hillingdon for 2011 indicated, at the worst location on site, NO₂ was at 27 mg/m³. The air quality appraisal indicates that no significant additional traffic movements will occur. The transport statement refers to deliveries using a 7.5 tonne fixed lorries, however it does not state the frequency of deliveries. Could they please clarify this? And likely trip generation as a consequence of the development.

The air quality in the area is likely to be reasonably good, therefore the ingress of polluted air condition is not recommended. The design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

There is a reference to a number of low NO_x gas-fired boilers of approximately 40-50 kW size. There are ultra-low NO_x boilers available. It is not clear if all boilers on site are to be used in conjunction with the furnace or used for heating/hot water. Further clarification is also sought with regard to the makeup of waste gases from the furnace, and where this would go, and if it needs to be or will be treated.

Air Quality Condition 1 - Details of Plant

Before the development commences, details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces shall be submitted to the LPA for approval. This shall include the number of plants and its size. This shall also include suitable pollutant emission rates with and without mitigation technologies for each plant, which needs to be considered as part of a wider air quality assessment if necessary, as set out in the EPUK CHP Guidance 2012 (September 2007). Prior to installation of the approved plant, the maintenance regime to ensure all pollutant emissions are kept to a minimum shall be submitted to the LPA for approval and thereafter maintained for the lifetime of the development.

REASON: To safeguard the amenity of the site and neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

The Transport Statement refers to the University Travel Plan (although appendix F states Student Travel Plan 2008-2013) and a reduction in parking spaces, although it does state replacement of lost parking spaces could be provided elsewhere. The proposed site plan shows 11 car parking spaces for staff and visitors. The travel plan includes access to public transport set out in a travel leaflet.

Land Contamination

The submitted document refers to a site investigation report where the soils were not considered contaminated, however this information does not appear to have been submitted. The limited gas monitoring suggests ground gas risk is low. In the absence of the ground investigation report, please ensure the standard contaminated land condition is included in any permission given.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

If there are any areas of planting or landscaping as part of the development the following condition is recommended to ensure the soils are suitable for use with regard to contamination.

Condition to minimise risk of contamination from garden and landscaped area

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The proposed site is not in a designated area, the nearest conservation areas are to the north east, The Greenway and to the north west, Hillingdon Village, neither of these areas will be effected by the proposed development. The nearest listed building is The Heinz Wolf building that forms part of the University, this is a very large modern building at some distance from the proposed site. The new development would have little impact on the setting of this structure. The next nearest listed buildings are the gate house and chapel at Hillingdon Cemetery, these are set well away from the site and are screened by the mature trees that fringe the cemetery, there would be no adverse impact on their setting.

The proposed building would be of a simple design, and constructed of modern industrial materials in neutral colours. It would, however, be quite large and would, despite proposed screening, have an impact on a number of close, local views. However, it would be seen against the backdrop of varied buildings, some of which are quite large, that already exist on the university campus, given this wider context, the addition of another large building would have a minimal impact.

CONCLUSION: No objection.

TREE AND LANDSCAPE OFFICER

The proposed site is currently occupied by a car park in the south-east corner of the Science Park, within the university campus. The site is accessed from an existing car park to the north-west of the

site from the Southern Loop Road, within the campus.

The site is accurately described, and well-illustrated, in the Design & Access Statement (Section 3.0, Site analysis). The existing site is well vegetated with mature trees and a hedgerow on a grassed embankment along the east boundary with Kingston Lane. The road is situated at a higher level than the car park. In the south-east corner there are three mature (16-18 metre high) aspen trees. The southern boundary, backing on to Nursery Lane, is defined by a security fence, part-screened by a 3-5 metre high hedgerow re-inforced by young trees.

To the north lies the Eliot Jaques building which has a buffer of mature shrubs and hedges and the east boundary is visually contained by the Gardiner Building which has an edge of low-level shrubs and young trees. There is also a line of young trees planted within a strip of low-level planting running through the centre of the car park on an east-west axis.

While the existing trees and other vegetation on the site are not protected by Tree Preservation Order or Conservation Area designation, the current landscape infrastructure was planted and maintained in association with the approved development of the university. The existing vegetation enhances the both the landscape and visual amenity of the site - and is sensitive to the Green Belt setting with adjacent areas of open land (cemetery, allotments, playing fields) to the south and east of the campus.

PROPOSAL: The proposal is to construct a research building, together with associated substation, stores, car parking, access and landscape.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- A Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement, by The Landscape Partnership, has assessed the condition and value of 45No. individual trees and 2No. groups on, and close to, the site.
- The survey concludes that 18No. Trees are category 'B' (fair) and the remaining 29No. are 'C' (poor). There is no objection to this conclusion. However, in this case, the collective effect of even the C grade trees renders them worthy of retention if possible. There are no grade 'A' or 'U' trees.
- The Implications Assessment acknowledges that a total of 16No. Trees will be removed to enable the proposed development. The planned tree removal affects trees on the less sensitive north and west boundaries and the very young trees (G2) from the centre of the car park. Only two B grade trees (T13 and T41) will be removed. A further three trees (1No. Grade B)'may be affected'
- An Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This should be conditioned .
- An Ecological Appraisal, by The Landscape Partnership, concludes that the impact of the development is considered to be neutral.
- Recommended mitigation and enhancement includes attention to the timing of tree works (to avoid the nesting season), attention to detail of site clearance and the prevention of light pollution. New planting should include species of known value to wildlife, such as species which produce berries and / or nectar.
- Pascall + Watson's Site Design & Access Statement (section 3.0, Site Appraisal) recognises the need to protect and enhance the vegetation along the existing site boundaries.
- Section 4.2.5 (Scale) notes that the building will benefit from the existing topography which enables the building to be cut into existing levels, which should reduce the visual impact of the height of the building, by almost 2 metres.
- The proposed layout of the site indicates that the shorter facade of the ebuilding will be

considerably set back from Kingston Lane, with the longer elevation running parallel to Nursery Lane.

- The section on Materials (section 4.2.9) addresses the need to screen ancillary structures such as the sub-station, using a cedar timber screen. A retaining wall around the Service Yard will be 'soft' engineered, using a timber-frame criblock system - capable of supporting vegetation and more environmentally friendly than a construction of concrete and steel.
- Finally, Landscape Design (sections 4.3.1-4.3.5) sets out a clear Landscape Strategy with detailed design objectives an indicative palette of hard landscape materials, a planting strategy and recognition of the importance of landscape management and maintenance.
- This is supported by the Landscape Design Partnership's Proposed Landscape Layout, drawing No. L13424-BCAST2 (D&AS, Appendix B).
- Photomontages, Proposed Site Plans, and Elevations by Pascall + Watson illustrate the proposed development and the effectiveness of existing and proposed planting.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: This application has been subject to pre-application discussions and the proposed tree retention and landscape proposals reflect the outcome of the discussions. No objection, subject to the above observations and COM6, COM7, COM8, COM9 (parts 1,2,3,4,5,4 and 6).

Informatives

- All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.
- The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.
- The Ash trees should be monitored for any symptoms of Chalara fraxinea (Ash Dieback). If symptoms are suspected, or found, Forestry Commission advice should be followed, available on the FC website <http://www.forestry.gov.uk/chalara>
- New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.

HIGHWAY ENGINEER

The 10 spaces for the new facility are acceptable, however if applicants intend to replace elsewhere on the campus, the lost parking spaces then they should resolve this by submitting an application for the replacement parking spaces now, before the Council can consider the current application.

Alternatively the University could demonstrate now that the lost spaces are surplus to its requirements, but these would be lost (Replacement parking would need to be subject to fresh planning applications).

Additional Highways Comments:

Whilst the application has already met the travel plan (TP) target in respect of car parking reduction to 2088, approval of this scheme would result in a further reduction of 100 car parking spaces below the TP figure. However, this reduction does not conflict with the aims of the TP. The applicants at this moment in time consider these spaces to be surplus to their requirements.

The surrounding streets are in a controlled parking management area and such, a reduction in parking is unlikely to have a detrimental impact on the adjoining highway network.

SUSTAINABILITY OFFICER

The energy strategy is not aspirational. The main concern relates to the extensive unregulated carbon emissions which are not covered under policy 5.2(b). This means the overall energy reduction when set against regulated and unregulated energy sources is less than 10%. There is also some concern that the energy solution for regulated energy is less than 40% given the information in the emailed spreadsheet on 16 April 2014. The stated 55% reduction has been taken from the percentage of 'displaced emissions' set against the figure next to the 'regulated emissions' figure. Unfortunately the regulated emissions figure has already taken into account reductions in energy due to the PVs (hence it lower than the total emissions excluding PVs). It would appear the actual reduction is about 35%, less than the required 40%. There would appear to be some double counting errors.

With regard to unregulated energy, further requests from the Council to improve the performance of the building to reduce the carbon emissions have been considered by the applicant. The response to these appears to be based on the aim of justifying why no further reduction can be made as opposed to finding solutions. The lack of evidence to support conclusions has not been helpful.

Notwithstanding the above, the development can achieve the 40% reduction required by London Plan if the broad energy strategy is followed. However, as there are some question marks over the submitted energy strategy and other design problems, the following conditions need to be attached to any subsequent approval:

CONDITION

Prior to the commencement of development a detailed energy assessment shall be submitted showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO2) for each element of the regulated energy use (e.g. space heating, hot water and electricity).
- 2) the methods to improve the energy efficiency of the development and how this impacts on the baseline emissions and where they will be included within the development.
- 3) full details, specification and location of renewable energy, including roof plans in the case of PVs.
- 4) how the technology will be maintained, monitored and managed throughout the lifetime of the development.

The development shall proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2.

The design of the building is particularly bland, and there does not appear to be any evidence that the London Plan and Local Plan requirements to incorporate living walls have been considered. The following condition is therefore necessary:

CONDITION

Prior to commencement of development a scheme for the inclusion of living walls, and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of

the London Plan and Policy EM1 of the Local Plan.

FLOOD AND DRAINAGE OFFICER

No objection. Apply the standard condition requiring sustainable water management and a scheme for the reduction in potable water.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

The National Planning Policy Framework (NPPF) is also relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para 88. states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Part 2 Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt. The proposal does not conform to the types of development allowed by Policy OL1.

It should also be noted that historically, Brunel University is identified in the Local Plan as a major developed site within the Green Belt. Policy PR22 of the Hillingdon Local Plan:

Part 2 - Saved UDP Policies (November 2012) reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

This was highlighted in the 1991 Planning Brief and subsequent 1992 master plan approval. This designation was rolled forward to relevant policies in the Central Hillingdon Local Plan and subsequently to Policy PR 22 of the UDP and PR22 of the Local Plan 2012. The proposed use of the building for research and development use is considered to comply with this site specific policy and does not constitute a departure from the development plan. In addition, it is noted that the proposed workshop building will be located in an area of the campus, which has already been developed (site 2) and the works do not increase the developed portion of the campus.

Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

Notwithstanding the fact that the works would not increase the developed area of the campus, it is considered that the building would have a greater impact on the openness of the Green Belt in this location, given that parts of the structure would be close to 14 metres in height. On balance it is therefore considered that the proposal constitutes inappropriate development. The applicant sets out 'very special circumstances' to justify such development. These relate to the substantial employment, education, inward investment and sustainability benefits of the proposals, as set out below.

i) The proposed development would play an important role in ensuring that the University stays at the forefront in engineering research. The facility would directly employ 10 staff, who would be transferred from the existing University research projects at the campus. However, given the nature of the proposed research, there will be substantial wider opportunities for job creation and investment.

ii) The project is also one of National importance in relation to the potential economic benefits. The UK Government's vision for the future is a mixed and balanced economy, where manufacturing activities complement services to deliver the widest possible range of economic and social benefits. Manufacturing plays a key role in rebalancing the economy. It will create a more resilient UK economy which is less vulnerable to sector specific shocks, and will improve the UK's capability to take advantage of the new opportunities which may arise as a result of anticipated changes in global demand. To implement this vision, BIS (Department of Business, Innovation and Skills) is determined to grow manufacturing in the UK, to make the UK Europe's leading exporter of high value goods and related services. Within its Industrial Strategy, BIS has also identified a number of sectors as being particularly important to the UK economy with aerospace and automotive at the top of the list.

iii) The materials industry in the UK has an annual turnover of £200bn, contributes 15% to the country's GDP, employs 1.5 million people and supports around 4 million more jobs. The Engineering and Physical Sciences Research Council has identified "understanding and designing of new materials for new applications" as a top priority for scientific and technological breakthroughs by 2050, since it underpins most other strategic challenges facing the UK over the next 50 years. Most recently, advanced materials have been

identified as one of the Eight Great Technologies for favourable government support. However, the UK's research capacity and international visibility in this area had declined dramatically, with the UK rapidly falling behind the other G8 countries. There is, therefore, an urgent need to reinforce metallurgical research for high value manufacturing in the UK, and the proposed BCAST2 facility will be a specific investment dedicated to achieving this aim.

iv) The proposed research would release sustainability benefits of national and international importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy.

In addition, it is noted that the development would be located in Brunel University's Science Park. Although the Science Park forms part of the University's campus, a legal agreement and conditions preclude most of the buildings at the Park for anything other than scientific research and light industrial production or manufacture, which is dependent research or development. The proposed use is similar to research and development facilities established on the Science Park and is therefore considered appropriate at this location.

Officers consider that the benefits, when weighed against the drawbacks of the proposed development are significant and therefore very special circumstances weighing in favour of the proposal exist in the case of the proposed development. The Mayor shares this view and has stated that there are very special circumstances that exist to justify the development proposed. The proposal is therefore considered acceptable in principle.

Notwithstanding the above, in assessing the application, it will be necessary to determine whether material planning benefits outweigh any planning objections or potential harm, relating to visual and landscape impacts, noise and disruption during operations, air quality, traffic movements, duration of operations and ecological impacts.

7.02 Density of the proposed development

Not applicable to this application. The London Plan density guidance relates specifically to residential properties.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

ARCHAEOLOGY

Details of a Written Scheme of Investigation for Archaeological Works for Site 2, in part compliance with condition 42 Of Outline Planning Permission Ref: 532/App/2002/2237 dated 19/04/2004 ' Master Plan Proposals' have already been approved. (App. ref. No: 532/APP/2004/1347). This partial discharge of the archaeological condition allows development to proceed on the whole of site 2.

By way of background information, as part of the University's outline 2004 masterplan approval, a written scheme of investigation for archaeological works (method statement for an archaeological evaluation) was prepared by Gifford and Partners. English Heritage confirmed that this accords with their guidelines. The archaeological evaluation was limited to site 2, as the particulars of site 1 had not yet been progressed. These works were monitored by English Heritage (Archaeology).

Due to landscaping and terracing of the site (site 2), no pre historic evidence was recovered. Wide spread truncation had occurred across the site which has removed any archaeological remains that may have been present. English Heritage therefore recommended that no further work is necessary in the site 2 area.

CONSERVATION AREA AND LISTED BUILDING CONSIDERATIONS

The Urban Design and Conservation Officer notes that the application site is not in a designated area. The nearest conservation areas are The Greenway to the north east and Hillingdon Village to the north west. These are located some distance from the application site and it is considered that neither of these areas will be affected by the proposed development. Within the University Campus, the nearest listed building is The Lecture Theatre building which is some distance from the application site. It is considered that the new development would have little impact on the setting of this structure. Outside the campus, the nearest listed buildings are the Gate House and Chapel at Hillingdon Cemetery, which are also set well away from the site and are screened by the mature trees that fringe the cemetery. The Conservation Officer considers that there would be no adverse impact on their setting.

It is therefore considered that the proposal would not have a detrimental impact on the setting of the listed buildings, in accordance with Saved Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

The site, which is situated within the Green Belt and a Green Chain, falls within an area of gently sloping landscape of the River Pinn valley, with belts of vegetation and built form contributing to its visual containment, particularly from areas to the north, east and west. From the south, the site is slightly more visible in close proximity and can be seen from adjacent roads and footpaths.

A Visual Assessment has been prepared for the proposals. The document notes that the site is within the existing developed 'Science Park' of the University campus and is located within an area that has an urban fringe 'Office Park' character. The public footpath (Nursery Lane), which passes within close proximity to the south of the site, offers direct views of the buildings within the Science Park, although recently planted trees at the south of the site would increasingly reduce visibility from the south in future years.

The building would be set against a back drop of existing fairly modern mainly 2 storey buildings within the Science Park and would be relatively well screened from Kingston Lane by the existing trees and planting. It is therefore considered that the building could be located in this position without a significant impact on the appearance of this part of the site and its immediate context. However, it will be necessary to ensure that any proposed landscaping along the Nursery Lane boundary is sufficient to screen the building from the open land beyond.

Overall, given that the proposal involve a building in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the

Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The proposed new building would be a maximum of 13.9m in height, slightly higher than the existing buildings immediately surrounding the site, but lower than many other existing buildings within the eastern part of the University campus. It would be located within an area of the campus with existing institutional medium to large scale buildings and it is considered that the proposed building would be appropriate to the character and scale of the surrounding campus.

The proposed layout of the site indicates that the shorter facade of the building will be considerably set back from Kingston Lane, with the longer elevation running parallel to Nursery Lane. It is proposed to screen ancillary structures such as the sub-station, using a cedar timber screen. A retaining wall around the Service Yard will be 'soft' engineered, using a timber-frame criblock system, which is capable of supporting vegetation and more environmentally friendly than a construction of concrete and steel.

It is considered that the quality and character of views towards the site would not, in general terms, be significantly adversely affected. Overall, it is considered that the proposals constitute an appropriate development within their visual context and, whilst there would be some close proximity visual effect, particularly in the short term and in winter months, the proposed development would also bring positive benefits to the wider landscape character and views as the associated landscape proposals mature.

The Urban Design and Conservation Officer raises no objections to the scheme on design grounds, subject to details of external colours and finishes. Details of external materials are therefore secured by condition. Subject to this condition, it is considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

Saved Policies BE20, BE21 and BE 24 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

There are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of

neighbouring occupiers, in compliance with the above mentioned policies and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

ACCESS

In terms of access arrangements, vehicles will gain access via Kingston Lane and an existing University estate road. A one way arrangement will be in place for cars, entering to the north west side of the site and exiting to the north east side. Any deliveries will enter and exit via the north east side of the site. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

TRIP GENERATION

In relation to trip generation, it is considered that the proposals will have a minimal impact, given that there will be a reduction in vehicular movements as a result of the loss of some of the existing parking at this part of the campus. In addition, the staff for the proposed facility will be transferred from existing research already carried out at the campus, whilst there will also be a limited number of deliveries, given the nature of the work being carried out. No objections are raised in this regard.

PARKING / TRAVEL PLAN

In relation to the University's car parking requirements, provision is made on a campus wide basis.

The current University travel plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004. The Transport Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

The target of 2,088 spaces has currently been achieved over the campus. However, the BCAST2 development gives rise to a net loss of 100 car parking spaces at the campus, which will reduce the number of spaces on the campus to a total of 1,988. Whilst these lost spaces are currently surplus to requirements, the University anticipate that there may be a need for the car parking at the campus to be increased back up to the limits specified in the Travel Plan and may therefore submit planning applications for such replacement car parking in the future as the need arises.

The University is keen to ensure that the Travel Plan provisions do not have any effect of restricting or preventing the Council from approving any such planning applications in due course, should it see fit. An Addendum to the Travel Plan has therefore been submitted, which would allow the University's ability to increase its car parking spaces back up to the limits imposed by the Travel Plan. In relation to future planning applications for replacement parking, the Council cannot provide the University with any firm assurance,

other than the Council will adhere to its duties as a Local Planning Authority and adhere to the law and relevant policy at the time any future planning application is submitted to the Council. The Council will obviously need to consider any future planning application for replacement car parking on its planning merits in the usual way.

Travel Plan definitions and Schedule in the original S106 agreement are drafted in a wide manner and therefore there is no need for the original section 106 agreement to be amended via a deed of variation. The Addendum Travel Plan will be sufficient to amend the original Travel Plan.

In conclusion, there is no objection to amending the travel plan to allow replacement parking on the campus, (which has been lost on a temporary basis), subject to any planning applications being dealt with on their individual merits and being assessed in line with relevant planning policy at that time.

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development. It is considered that the application has satisfactorily addressed traffic generation, on-site parking and access issues, in compliance with Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been dealt with elsewhere in this report.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The applicant's Design and Access Statement confirms that whilst there is a small level change across the site, level access would be provided to the building via shallow slopes and/or ramps where necessary. Whilst no details of the level access approach appeared to have been submitted, the Access Officer raises no concerns, as such provision would be a requirement of the Building Regulations

The Design and Access Statement confirms that the proposals will comply with Part M of the Building Regulations and the requirements of the Council's Supplementary Planning Document: Accessible Hillingdon. The facility includes a accessible toilet and combined showering facility. The internal layout of the proposed research facility is considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the proposals. The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved Local Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

Section 11 of the National Planning Policy Framework, adopted 2012, requires that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

A Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement, have been submitted with this application. These documents assessed the condition and value of 45 individual trees and 2 groups, on and close to the site. The survey concludes that 18 trees are category 'B' (fair) and the remaining 29 are 'C' (poor). However, the Tree and Landscape Officer considers that in this case, the collective effect of even the 'C' grade trees renders them worthy of retention if possible. A total of 16 Trees will be removed to enable the proposed development. However, the affected trees are located on the less sensitive north and west boundaries.

The Design & Access Statement recognises the need to protect and enhance the vegetation along the existing site boundaries and notes that the building will benefit from the existing topography, which enables the building to be cut into existing levels, which should reduce the visual impact of the height of the building by almost 2 metres. The Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This can be secured by condition.

The Landscape Design sets out a clear Landscape Strategy, with detailed design objectives an indicative palette of hard landscape materials, a planting strategy and recognition of the importance of landscape management and maintenance. This is supported by the Landscape Design Layout. Photomontages, proposed site plans, and elevations illustrate the proposed development and the effectiveness of existing and proposed planting.

The development proposals retain the majority of the existing mature trees on the site and incorporate large numbers of new tree and native shrub planting, which would provide significant screening of views once established. There are some close proximity views, particularly from the south, that would result in a long term visual effect, although this would reduce over time, as new vegetation and trees become established.

The tree and Landscape Officer raises no objections, subject to relevant landscape conditions to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Saved Policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the school grounds may be valuable for biodiversity, the application site itself is not considered to have a high ecological value.

The current use and management regime of the site as a as a car park, with extensive hard surfacing reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals. The submitted Ecology Assessment confirms that the site is assessed as lower value at the Parish/Neighbourhood scale, due to the nesting and foraging opportunities for birds, likely foraging opportunities for bats and likely presence of hedgehog.

The impact of the development is considered to be neutral, providing any development includes the outline mitigation measures and suggested enhancement measures recommended in the Ecology Assessment can be implemented. The recommended mitigation and enhancement includes attention to the timing of tree works (to avoid the nesting season), attention to detail of site clearance and the prevention of light pollution. In addition, new planting should include species of known value to wildlife, such as species which produce berries and / or nectar.

Subject to the above mentioned mitigation and enhancements, which can be secured by condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2 and EC5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19[c].

7.15 Sustainable waste management

Refuse arrangements will be dealt with as part of the wider campus arrangements. This involves the transfer of any waste to a central collection point, which is already established.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

The applicants submit that the proposed research facility would release sustainability benefits of national and international importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy. The applicants have given examples of the benefits arising from the proposed research, such as aluminium alloy recovery from municipal waste. The scale-up facility in the proposed BCAST2 facility will allow evaluation of this new technology before industrial trials.

In relation to the energy credentials of the proposed building, details are set out within the submitted Energy Strategy, which indicates that a 40% carbon reduction improvement over current Part L, can be achieved, in compliance with current requirements, through the following:

- Increased thermal performance of fabric elements.
- Increased air tightness.
- Passive design.
- Highly efficient electrical installation incorporating LED technology.
- Recycling of waste heat wherever possible.
- Gas fired heating and hot water installations for the office and welfare facilities using high efficiency low Nox gas fired condensing boilers.
- Direct gas fired radiant heating for the main research space.
- Buoyancy driven ventilation and de-stratification installations within the main research space.
- Solar photovoltaics.

The applicants point out that at present time, there are no decentralised networks in the immediate vicinity. In addition, the load profile and specific energy requirements would not necessarily suit connection into low pressure hot water networks. Combined heat and power/decentralised energy installations have not been proposed, as the load profile for the building would not make the installations viable. In addition, there is a need for a fast

response installation for the bulk of the development.

Renewable energy in the form of solar photovoltaics are proposed, to provide the bulk of the carbon reduction for the development. The building has a substantial electrical demand and the application of PV will be of direct benefit to it. Passive strategies have also been incorporated into the design, to maximise the opportunities for free cooling through natural ventilation.

Notwithstanding the above sustainability credentials of the scheme, the Council's Sustainability Officer notes the extensive unregulated carbon emissions, which are not covered under policy 5.2(b) of the London Plan. This means the overall energy reduction when set against regulated and unregulated energy sources is less than 10%. There is also some concern that the energy solution for regulated energy is less than 40%. It would appear the actual reduction is about 35%, less than the required 40%. There also appear to be some double counting errors in the Energy Strategy. With regards to unregulated energy, further requests from the Council to improve the performance of the building, in order to reduce the carbon emissions have been considered by the applicant, but the response is that no further reduction can be made.

In spite of the reservations over the submitted Energy Strategy, the Sustainability Officer considers that the development can achieve the 40% reduction required by London Plan, if the broad energy strategy is followed, subject to conditions requiring a detailed energy assessment, showing how the development will reduce carbon emissions by 40% from a 2010 Building Regulations compliant development. In addition, a condition requiring details of a scheme for the inclusion of living walls and screens is recommended, to ensure the development contributes to a number of objectives of the London Plan and Local Plan.

Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.11, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Saved Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. London Plan Policy 5.13 refers to Sustainable Drainage and seeks to ensure that surface water run-off is managed as close to its source as possible.

A Flood Risk Assessment has been submitted as part of this application. This confirms that drainage arrangements will remain as they are for the existing car park. Surface water would be drained via Sustainable Urban Drainage and to an existing watercourse.

The Environment Agency raises no objections, subject to the implementation of a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment(FRA). Notably the Council's Flood Risk/Drainage Officer has raised no objections, subject to conditions requiring details of sustainable water management and a scheme for the reduction in potable water. Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

AIR QUALITY

The NPPF at para. 123 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

An Air Quality Appraisal has been submitted with this application. The site is located within an Air Quality Management Area, as NO₂ concentrations exceed the annual mean air quality objective in parts of the borough.

The Air Quality Appraisal has assessed the air quality impacts from the proposed development for construction and operation of the building. The site is located approximately 100m from sensitive receptors and therefore impacts from dust emissions due to construction activities are considered to be of low risk. During the operation of the proposed development, the expected changes in traffic are considered to be too low to cause any significant impacts on local air quality. As part of the BCAST 2 building a number of low NO_x gas-fired boilers will also be installed. Due to the small size of these boilers, it is considered unlikely that significant impacts to local air quality will be generated.

The Council's Environmental Protection Unit has reviewed the submitted documentation and notes that the proposed development is within the declared AQMA and in an area which may be below the European Union limit value for annual mean nitrogen dioxide (40.0 mg/m³) although the air quality in the immediate area is likely to be reasonably good. However, the design of the building needs to ensure any air inlets or openable windows into the building for ventilation purposes are located away from flues and air extraction from the building. Air drawn in for ventilation should be drawn from a clean location.

The Environmental Protection Unit notes a reference to a number of low NO_x gas-fired boilers of approximately 40-50 kW size, although the numbers are not specified, or whether they are to be used in conjunction with the furnace. In addition, further clarification is sought with regard to the makeup of waste gases from the furnace, and where this would go, and if it needs to be or will be treated.

In light of the above, a condition is recommended, requiring details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces. This should include the number of plants and its size, pollutant emission rates with and without mitigation technologies for each plant, and the maintenance regime to ensure all pollutant emissions are kept to a minimum.

Subject to compliance with this condition, the impacts to local air quality from the construction and operation of the proposed BCAST 2 development are likely to be negligible.

NOISE

A Noise Assessment has been submitted as part of this application, which includes a noise survey to establish the existing noise levels at the nearest residential receiver. The

report specifies maximum internal sound power levels inside the building, in order to meet the relevant criteria and specifies the maximum sound power level for each plant room unit, which should not exceed 102 dBA. The assessment concludes that providing these maximum levels are adhered to, emission of noise from the proposed development will not exceed existing background noise levels at the nearest residential receiver.

Officers in the Council's Environmental Protection Unit note that although noise from mechanical services plant is considered in the Noise Assessment, the specific output of the machinery within the unit is not specified and only worst case scenario estimates have been provided. The Council's Supplementary Planning Document on noise recommends that the rating noise level should be at least 5 dB below the existing background noise level. Therefore, in order to control noise from mechanical services plant, a condition is recommended to that effect.

In terms of general activity, since there are no residential properties within the immediate vicinity of the site, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance. As such, it is considered that the policy requirements of the NPPF, London Plan and the Local Plan can be met by the imposition of appropriate planning conditions controlling noise impacts, outlined above.

7.19 Comments on Public Consultations

No responses to the public consultation have been received.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees, including the Greater London Authority. The comments received indicate the need for the following contributions or planning obligations to mitigate the impacts of the development, which have been agreed with the applicant To secure:

1. The restriction of use of the building to scientific research associated with or ancillary to industrial production or manufacture and/or light industrial production or manufacture of a nature which is dependent upon research development. This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).

2. A Construction Training Plan has been submitted which provides details of 'in kind' construction training provision to be provided by Brunel University during the construction period for the BCAST 2 development. Two local residents interested in a career in the construction sector will be employed as Trainees for the duration of the construction period. A financial contribution of £3,120 will be paid to the Council, towards the costs of the advertisement, recruitment and appointment of the two trainees. This contribution will be made prior to commencement of the development and used to fund a consultant to undertake these tasks. The University's building contractor will then employ the two trainees.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by

way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not relevant in this case.

7.22 Other Issues

GROUND CONTAMINATION

A Ground Conditions Statement has been prepared for the proposed development. This confirms that an intrusive site investigation was carried out on the 4th of November 2013, which tested the made ground and found it to be free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions. Because of the risk that during development works unforeseen contamination may be found, a condition is recommended, requiring a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, along with details of a watching brief to address undiscovered contamination.

In addition, the site may require imported top soil for landscaping purposes and a condition is recommended to ensure the imported soils are independently tested, to ensure they are suitable for use.

On the basis of the above, it is considered that the proposed development accords with the ground condition and contamination policies set out in the NPPF, London Plan and the Hillingdon Local Plan Parts 1 and 2.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in 'Probity in Planning, 2009'.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are

imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Very special circumstances for the development, which include substantial employment, education, inward investment and sustainability benefits of the proposal, have been established to justify why normal Green Belt policy should not apply in this case. In addition, the general principle of the development is considered acceptable, as the proposal is required in connection with scientific research and light industrial production or manufacture, which is dependent research or development, similar to research and development facilities established on the Science Park. The principle of the development is therefore considered acceptable at this location.

In terms of the impact on the Green Belt, the proposed changes to the landform are minimal. While some trees will be removed to accommodate the proposal, new tree planting is proposed and it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, whilst ecological enhancements are proposed as mitigation. In addition there are no flood risk issues associated with this development subject to conditions.

The BCAST 2 development does not give rise at present to a campus wide car parking shortfall the application can be approved on that basis. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

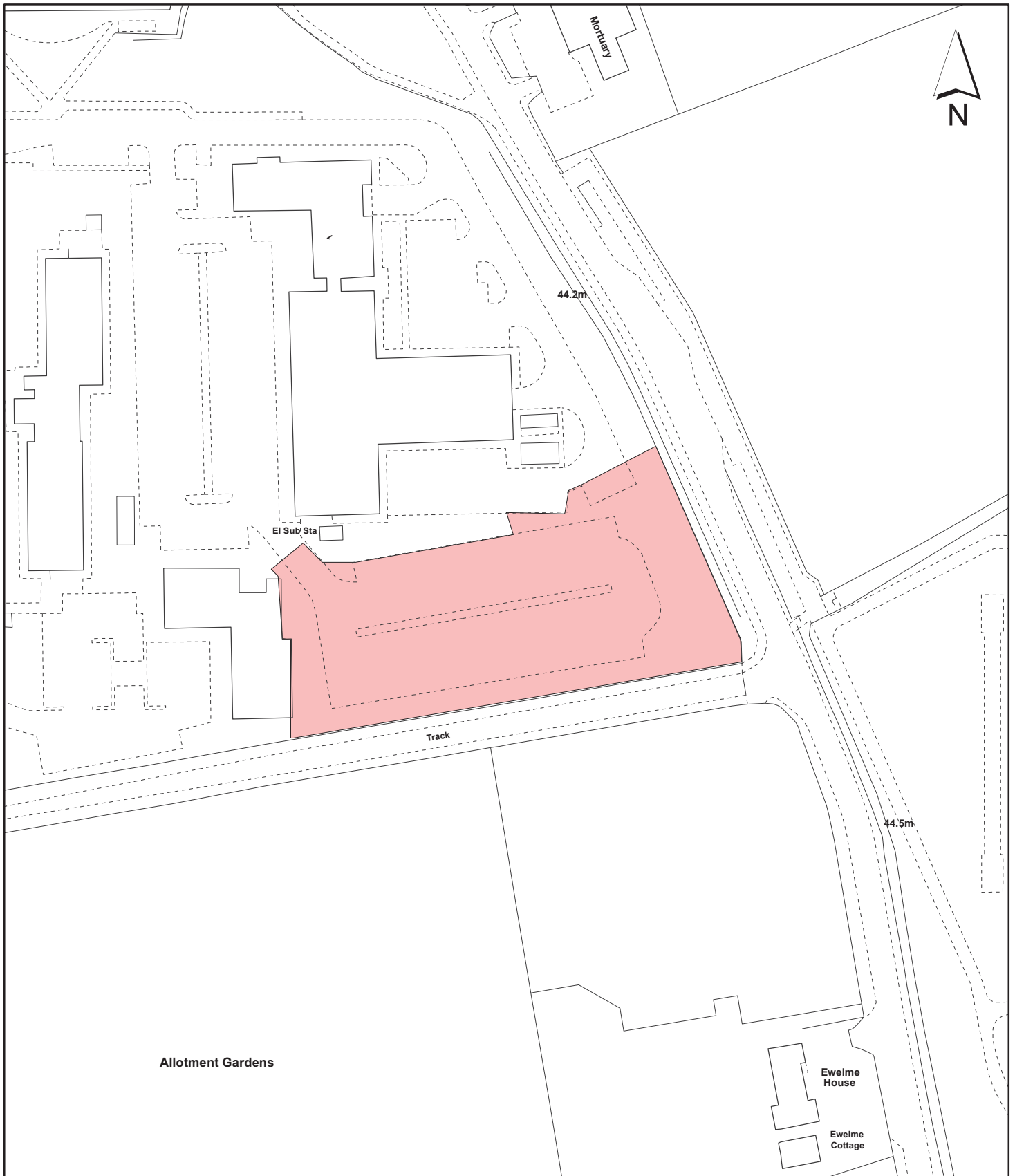
Approval is therefore recommended subject to a S106 agreement and conditions.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address

**Brunel University
 Kingston Lane**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
532/APP/2014/30

Scale
1:1,250

Planning Committee
Major Committee

Date
June 2014



HILLINGDON
 LONDON