

## Report of the Head of Planning, Sport and Green Spaces

<b>Address</b>	SITES 1 AND 2, UXBRIDGE CAMPUS, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON		
<b>Development:</b>	Application for Extension of Time to Implement Outline Application for Brunel University Master Plan proposals (ref:532/APP/2002/2237) comprising erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace 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 sq.m of existing floorspace).		
<b>LBH Ref Nos:</b>	532/APP/2012/670		
<b>Drawing Nos:</b>	01-09 Rev. M, Parameters Plan UPDATED TRANSPORT STATEMENT UPDATED FLOOD RISK STATEMENT DATED 22 MAY 2011 UPDATED ENERGY ASSESSMENT Development Strategy Transport Assessment, received 9/9/02 Supplementary Parking Statement, received 9/12/02 01-12 Rev. B Location Plan, received 17/12/02 01-10 Rev. A Existing use plan 01-11 Rev. A Context plan 01-02 Rev. C Circulation strategy 01-03 Rev. F Landscape strategy Fig 13.1 Context of campus Fig 13.2 Visual analysis Figs 13.3,4,5 & 6 Landscape visualisation Figs. 15.1 Rev.A,15.2 Rev.A, 15.3 Rev.A, 15.4 Rev.A, 15.5, 15.6,15.7, 15.8, 15.9, 15.10 Rev.A,15.11 Rev.A, 15.12, 15.13 -Transportation Analysis Fig. 16.1 Micro Climate Planning Support Statement Environmental Statement Architectural and Landscape Design Statement, received 17/12/02 Cleveland Road Supplementary Statement, received 19/12/02 01- 04 Rev Illustrative master plan MR09176/(95)C002 Rev. B, Proposed Traffic management Scheme received 9/7/03 Supplementary Environmental Information to Environmental Statement dated June 2003, amended by letter and addendum, received 10/7/03 Letters dated 1/7/03, 9/9/03 10/9/03 16/9/03 and 27/4/11 Updated Landscape Masterplan & Design Code Updated Air Quality Assessment Updated Access Statement		
<b>Date Plans Received:</b>	19/03/2012	<b>Date(s) of Amendment(s):</b>	04/06/2014
<b>Date Application Valid:</b>	18/04/2012		11/06/2012 18/04/2012

17/12/2014  
18/06/2014

## 1. SUMMARY

This application seeks approval for a new planning consent to replace outline planning permission ref:532/APP/2002/2237 approved in 2004, in order to allow applications for the approval of reserved matters for the remaining phases of the masterplan proposals to be submitted to the Local Planning Authority before the expiration of 3 years and implemented within 5 years of the date of this permission (in the event of an approval). The student residential accommodation approved in 2004 has been fully completed. However, an element of the academic floor space remains outstanding. The application will allow sufficient time for the University to prepare and submit the remaining reserved matters applications, to enable the completion of the redevelopment of the Uxbridge Campus.

Since the outline planning permission was granted in 2004, the applicable policy framework has changed in certain areas. However, a review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy compliant.

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. As staff and student numbers are to remain the same, the implementation of the outstanding academic floor space will lead to no additional vehicular trips, but will lead to improved teaching conditions at the University.

The completion of the development at the University campus will secure the delivery of improved higher education facilities for the Borough, in keeping with objectives of the NPPF and the policies of the London Plan and the Hillingdon Local Plan.

Approval is recommended accordingly, subject to conditions attached to the previous outline permission being re-imposed, but amended to take into account applicable policy changes, and a deed of variation to the S106 Agreement, to ensure that the planning obligations previously secured are carried forward to the new outline permission.

## 2. RECOMMENDATION

- 1. That the application be referred back to the Greater London Authority.**
- 2. That should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the Council enters into a deed of variation with the applicant under Section 106 of the Town and**

**Country Planning Act 1990 (as amended) and all appropriate legislation to secure the planning obligations contained in the S106 Agreement attached to the original outline planning permission ref:532/APP/2002/2237.**

**3. That subject to the above, the application be deferred for the determination by Head of Planning and enforcement 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.**

**4. That if the above Section 106 agreement has not been finalised by 21st April 2015, or other time frame as may be agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:**

**The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of off site highway improvements, the management and maintenance of the open area on Site 1, the River Pinn corridor and structural landscaping landscape features and open space, public transport accessibility to the site, a Green Travel Plan and Community uses). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).**

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

**1 COM1 Outline Time Limit**

The development of the remaining phases of the development hereby permitted shall begin either before the expiration of five years from the date of this permission, or before the expiration of three years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**REASON**

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**2 OUT2 Reserved Matters - submission**

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission.

**REASON**

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**3 NONSC Reserved Matters (Details to be Submitted)**

Approval of the details of the siting, design, external appearance of the buildings and the landscaping of individual phases of the development (hereinafter called the "reserved matters") shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced. For each phase, the detailed drawings to be submitted shall incorporate the following:

(i) The siting of all buildings and ancillary structures (including sub-stations necessitated by the development) relative to surrounding development and details of associated demolitions.

(ii) The traffic arrangements including the means of ingress and egress, the closure of existing access (where appropriate), visibility splays, the footpath network, cycle network, the phasing of any construction work and construction traffic signage.

- (iii) The parking, turning, loading and unloading arrangements.
- (iv) The means of construction and surfacing of all roads, drives, parking areas and footpaths.
- (v) The use, surface treatment and landscaping of all open areas and landscaping zones not occupied by buildings or roads, including the provision for protected areas of landscaping and planting from accidental damage by vehicles.
- (vi) The finished levels of the development in relation to the levels of the surrounding area and ordinance datum.
- (vii) An accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved by the Local Planning Authority. The plan must show:
  - (a) Position, height, species, condition and branch spread of all existing trees, shrubs and hedges on and immediately adjoining the site.
  - (b) A clear indication of trees, hedges and shrubs to be retained and removed
  - (c) Existing and finished site levels
  - (d) Routes of any existing or proposed underground works and overhead lines, including their manner of construction.
- (viii) Full plans and elevations of all buildings, screen walls and structures to a scale of not less than 1:100, incorporating details of all materials to be used for external surfaces, including samples of all such materials.
- (ix) The treatment of the boundaries, indicating which are existing and which are new treatments and incorporation of full details of height and materials.
- (x) Details of cycle storage and changing/showering facilities
- (xi) A construction method statement, which should include measures to control dust.
- (xii) Levels of community use, where appropriate.
- (xiii) Security measures, including CCTV and external lighting.

#### REASON

- (a) To ensure that the Council's objectives for Green Belt enhancement are likely to be met
- (b) To ensure that the development does not prejudice:
  - (c) The appearance of the locality
  - (d) The free flow of traffic and conditions of general safety within the site and on the local highway network
  - (e) The amenity and use of neighbouring property.
- (f) To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them.
- (g) To ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

#### **4 NONSC Landscape Masterplan**

No phase of development approved by this permission shall be commenced until a landscape master plan for sites 1 and 2 has been submitted to and approved by the Local Planning Authority. The plan shall include a full landscape baseline survey detailing all existing hard and soft elements and a full tree and hedgerow survey.

#### REASON

To ensure that the Council's objectives for Green Belt enhancement are likely to be met in accordance with policy OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5 NONSC Boundary Treatments**

The boundary treatment approved in compliance with Condition 3(ix) shall be provided before commencement of any other phase of the development or within such longer periods as the Local Planning Authority may agree in writing. The boundary treatment shall thereafter be retained for so long as the development remains in existence.

**REASON**

To safeguard the amenities of the neighbourhood and the privacy of adjoining occupiers, in accordance with policies BE13 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 NONSC Access/Traffic Arrangements**

The access and traffic arrangements approved in compliance with Condition 3(ii), cycle storage and shower facilities approved in compliance with Condition 3(x) and security measures approved in compliance with Condition 3(xiii) shall be provided before that part of the development is occupied or brought into use, or within such longer periods as the Local Planning Authority may agree in writing. Thereafter, they shall be retained for so long as the development remains in existence.

**REASON**

1. To ensure that adequate facilities exist to serve the development, in accordance with policies AM7 and AM9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2. In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising 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.

**7 NONSC Parking Arrangements**

The parking/turning/loading/unloading facilities approved in compliance with Condition 3(iii) shall include details for the provision of electric vehicle charging points (EVCP), shall accord with the Local Planning Authority standards and shall be provided before that part of the development is occupied, or brought into use, or within such longer period as the Local Planning Authority may agree in writing. Thereafter, they shall be retained for so long as the development remains in existence.

**REASON**

To ensure that adequate facilities are provided and retained to service the development without creating conditions prejudicial to the free flow of traffic, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**8 NONSC Detailed Surfacing/Landscaping**

All surfacing and landscaping agreed in compliance with Condition 3(v) for each phase of the development shall be provided before occupation of the said buildings or during the first planting season following such occupation.

**REASON**

To fulfil the objectives of Green Belt enhancement and to enhance the visual amenities of the development and its impact on the locality, in accordance with policies OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **9 TL6 Landscaping Scheme -Implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in 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 in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

### **REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **10 TL2 Trees to be Retained**

Trees, hedges and shrubs shown to be retained on the approved plan in compliance with condition 3(vii) 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 3998 (1989) 'Recommendations for Tree Work' 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **11 TL7 Maintenance of Landscaped Areas**

No development shall take place for each phase of the development until a schedule of landscape maintenance for a minimum period of 5 years for that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **12 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **13 NONSC External Storage/Plant**

There shall be no storage of plant, machines or other materials outside buildings unless adequately screened. No such storage shall commence until details of the screening have been submitted to and approved in writing by the Local Planning Authority.

#### REASON

The Local Planning Authority considers it necessary to safeguard visual amenity, having regard to the Green Belt setting of the proposed development, in accordance with policy OL1 of the Hillingdon Local Plan: Part Two Saved UDP Policies(November 2012).

#### **14 NONSC Buffer Zones**

Structural planting to create a minimum 10 metre wide buffer within the landscaping zone shall be provided on the eastern and western boundaries of site 1 with The Avenue, Patrington Close, Buchan Close and Singret Place. A 25 metre landscape buffer shall provided along the Kingston Lane frontage with Academic zones A10 and A12.

1. To ensure that the outlook and privacy of adjoining residential properties are not unduly prejudiced, in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).
2. To fulfil the objectives of Green Belt enhancement, in accordance with policies OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **15 NONSC Development Zones**

All new buildings and parking spaces shall be constructed within the development zones as identified on the parameters plan ref: 01-09 Rev. M.

#### **REASON**

To prevent over-development of the site, to fulfil the objectives of Green Belt enhancement and to comply with the terms of the application, in accordance with policies OL1 and OL2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **16 NONSC Student Accommodation Parameters**

The proposed additional floor space and the heights of any buildings or structures for student residences identified on the land use master plan shall not exceed the following :

- R1 20,700 sq.m up to 4 storeys at the perimeter and up to 5 storeys elsewhere within the zone.
- R2 12,500 sq m up to 5 storeys
- R4 17,500 square metres up to 6 storeys
- R5 19,140 square metres up to 6 storeys

#### **REASON**

- (i) To ensure that the scale and massing of the buildings are appropriate to their setting,
- (ii) to safeguard the visual amenities of the Green Belt
- (iii) to prevent over development of the site
- (iv) to ensure that the outlook and privacy of adjoining residential properties are not unduly prejudiced
- (v) to comply with the terms of the application.
- (vi) to ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

#### **17 NONSC Academic/Research/Support Building Parameters**

The proposed additional floor space and the heights of any buildings or structures for academic, research and support purposes, identified on Parameters Plan No. 01-09 Rev. M, shall not exceed the following:

- A2 4,300 square metres  
Up to 5 storeys
- A4 5,000 square metres  
Up to 5 storeys
- A5+A5a 6,950 square metres



A5 Up to 5 storeys  
A5a Up to 2 storeys  
A6 200 square metres  
Up to 2 storeys  
A7 5,000 square metres  
Up to 4 storeys  
A8 250 square metres  
Up to 2 storeys  
A9 3,000 square metres  
Up to 2 storeys  
A10 12,100 square metres  
Up to 5 storeys. Feature elements may be up to 7 storeys, subject to siting and design  
A11 Indoor Athletics Centre  
5,264 square metres  
Up to 2 storeys (Maximum Height, 12 metres)  
A12 4,500 square metres  
Up to 3 storeys. Feature elements may be up to 7 storeys, subject to siting and design.

#### REASON

- (i) To ensure that the scale and massing of the buildings are appropriate to their setting
- (ii) to safeguard the visual amenities of the Green Belt
- (iii) to prevent over development of the site
- (iv) to ensure that the outlook and privacy of adjoining residential properties are not unduly prejudiced
- (v) to comply with the terms of the application
- (vi) to ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

#### **18 NONSC Net Floor Space - Zones R1 and R2**

The net floor space for the University's student residential accommodation within zones R1 and R2 on site 1, including existing accommodation, shall not exceed 33,200 square metres.

#### REASON

1. To prevent over-development of the site, to fulfil the objectives of Green Belt enhancement and to comply with the terms of the application.
2. To ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

#### **19 NONSC Development Limitation - Zone A7**

The development in zone A7, as identified on parameters plan ref:01-09 Rev. M, is as agreed in detailed application ref: 532/APP/2002/2236 dated 16/1/03. No additional floor space above that which has already been approved shall be erected within this zone, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

1. In order to avoid over development of the site, in light of the prior approval of detailed schemes in advance of the master plan outline application.

2. To ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

**20 NONSC Development limitation - Zones A9 and A11**

The total floor space within zones A9 and A11, as identified on parameters plan ref:01-09 Rev. M, including existing development and development previously approved by virtue of detailed application ref:532/APP/2003/1890 dated 30/09/03 shall not exceed 11,162 sq. metres.

**REASON**

1. In order to avoid over development of the site, in light of the prior approval of detailed schemes in advance of the master plan outline application.

2. To ensure the development contributes to a number of objectives in compliance with relevant policies in the Hillingdon Local Plan Part One, the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (2011) and the NPPF.

**21 NONSC Development Limitation - Parking Zone I/P2**

The parking zone I/P2 shall not encroach on the southern belt of trees which forms part of the structural planting on site 1, as defined by drawing TCKWM/720/PLA124F attached to deed of variation, supplemental to the Section 106 Agreement dated 16 September 1992.

**REASON**

To ensure that the Council's objectives for Green Belt enhancement are likely to be met, to prevent over-development of the site, to fulfil the objectives of Green Belt enhancement and to comply with the terms of the application, in accordance with policies OL1, OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**22 NONSC Development Limitation - Parking Zone I/P5**

Within zone I/P5, no car parking areas shall be constructed north of the perimeter road within 6 metres of existing trees.

**REASON**

To ensure the retention of important landscape features on the site and to ensure that the Council's objectives for Green Belt enhancement are likely to be met, in accordance with policies OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**23 NONSC Refuse**

Details of refuse storage (including any open air storage or recycling facilities) for waste material awaiting disposal, including details of any screening shall be indicated on plans to be submitted for each phase and approved in writing by the Local Planning Authority.

Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

**REASON**

To ensure that visual amenities are not prejudiced and that adequate facilities are provided, in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**24 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

**25 DIS2 Access to Buildings for People with Disabilities**

Development of individual phases of development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have, for each phase been submitted and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation of the relevant phase of development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development, in accordance with policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

**26 DIS3 Parking for Wheelchair Disabled People**

Development of individual phases of development shall not commence until until details of parking provision for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority for that phase. The development of each phase shall not be occupied until all the approved details for that phase have been implemented and thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**27 NONSC Disabled Parking - Zone 1/P1**

20 of the parking spaces provided within zone 1/P1 shall be reserved for use solely by people with disabilities.

**REASON**

In order that adequate facilities are provided, in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**28 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

**REASON**

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**29 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

Where student residential blocks are proposed, not less than 12% of units shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

**30 NONSC External lighting**

No individual phase of the development approved by this permission shall be commenced until an external lighting scheme for that phase has been submitted to and approved by the Local Planning Authority. Each scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

**REASON**

- (i) To ensure that the lighting does not prejudice residential amenity or road safety
- (ii) to ensure that the work does not undermine landscaping proposals.
- (iii) Artificial lighting disrupts the natural rhythms of a range of wildlife using/inhabiting the river and its corridor habitat
- (iv) To comply with policies OE1, BE38 and EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**31 NONSC Restrictions - Residential Use**

The residential accommodation hereby approved shall be occupied solely by students of, or other persons associated with, Brunel University in accordance with Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

**REASON**

To ensure that adequate student accommodation is provided and to safeguard the visual amenities of the area, having regard to the Green Belt setting of the proposed development, in compliance with policy OL1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) policy 3.8.

**32 NONSC Noise**

Development for each phase of the residential and academic development hereby approved shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such measures as are agreed with the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the buildings remains in use.

**REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely

affected by road traffic noise in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**33 NONSC Noise - Residential**

Development for each phase of the residential development hereby approved for zones R1, R2, R4 and R5 must not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the halls of residence for that phase, has been submitted to and approved by the Local Planning Authority. The scheme shall include such measures as are agreed with the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order, for so long as the building remains in use.

**REASON**

To ensure that the amenity of adjoining residential properties are not unduly prejudiced, in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**34 N15 Hours restriction for audible amplified music/sound**

No music or other amplified sound arising from the development shall be audible from the inside of surrounding or adjacent premises between [2300] and [0700] hours.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

**35 N11 Control of plant/machinery noise**

For each phase of the development no plant or machinery shall be used on the premises until a scheme for the control of noise emanating from that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15

**36 NONSC Delivery/Service Plan**

A Deliveries and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to minimise deliveries during peak hours, to combine deliveries in order to reduce numbers and frequency and to promote the use of quieter and less polluting vehicles.

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with sustainability objectives contained in the London Plan and NPPF.

**37 NONSC Hours Restriction - Zone A6**

No machinery shall be operated, and no testing or repair of vehicles shall be shall be carried out at the Motor Club (Zone A6) outside of 07:30 to 20:00 hours Mondays to Fridays, outside 07:30 to 13:00 hours on Saturdays and at no time on Sundays and Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**38 NONSC Contaminated Soils**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free from contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

**REASON**

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

**39 NONSC Contamination - Remediation**

If any potentially contaminated ground is found on the site during the development works the developer shall carry out investigations and chemical testing of the potentially contaminated ground. Any contaminated land shall be remedied (i.e. removed or rendered innocuous) to the satisfaction of the Local Planning Authority. Copies of all documentation relating to the aforementioned investigations and works including chemical testing, the remediation scheme, the remedial works and the validation report shall be submitted to and approved by the Local Planning Authority.

**REASON**

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

**40 NONSC Dust - Costruction**

No phase of the development hereby approved shall begin until a scheme for protecting surrounding dwellings and sensitive areas from dust emitted from construction works for that phase has been submitted to and approved by the local planning authority.

**REASON**

To safeguard the amenities of local residents, in accordance with Policy OE1 of of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2011) policy 7.14.

**41 NONSC Pollution Control**

No phase of the development hereby approved shall commence until a scheme that will control and minimise emissions of pollutants from and attributable to that phase of the development has been submitted and approved in writing by the Local Planning Authority.

**REASON**

To ensure that adequate measures are put in place to minimise the emission of pollutants in the local area as a result of the development, in compliance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**42 AR3 Sites of Archaeological Interest - scheme of investigation**

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

**REASON**

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**43 NONSC Wheel Washing**

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

**REASON**

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**44 NONSC River Pinn Buffer**

An 8 metre wide vegetated buffer zone shall be provided along the River Pinn corridor. There shall be no built development within that 8m buffer zone of the River Pinn identified from the top of bank. This includes hard surfacing, fences and other obstructions.

**REASON**

To retain access to the watercourse, and to maintain the character of the watercourse and provide an undisturbed wildlife corridor, as the River Pinn is designated a strategic waterway within the London Borough of Hillingdon, in compliance with policy EM3 (Blue Ribbon Network) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012).

**45 NONSC River Pinn - Height restrictions**

All buildings shall be set back from the watercourse (River Pinn) at a distance equivalent to their height, if this is greater than 8 metres, to eliminate the impact of shading on the water and its corridor.

**REASON**

1. To ensure that shade cast by the buildings will not reduce the ecological value of the River Pinn corridor by limiting light levels and temperatures, thus limiting plant growth and reproduction, and affecting the life cycles of wildlife
2. To comply with policy EM3 (Blue Ribbon Network) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012).

**46 NONSC Levels in Flood Plain**

Each phase of development within this permission shall submit a plan to demonstrate compliance with the following flood management and mitigation measures:

- i). No raising of ground levels or storage of spoil or materials within the 1 in 100 year plus climate change envelope or provision of suitable compensatory flood storage.
  - ii). Finished floor levels are set no lower than 300mm above the 1 in 100 year plus climate change flood level. A survey shall be submitted to and approved by the Local Planning Authority showing the as built levels comply.
  - iii) safe access provided from any building within the 1 in 100 year plus climate change envelope
- c) permeable fencing or walls within the extreme flood event outline or area identified at risk from surface water flooding

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

#### REASON

To prevent the impedance of flood flows and reduction of flood storage capacity to ensure the development does not increase the risk of flooding contrary to the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014) and Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012).

#### **47 NONSC Sustainable Water Management**

Prior to the implementation of subsequent phases of the development hereby approved, a site wide strategy for the university campus, for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
  - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
  - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
    - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
    - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network or private drainage and receiving watercourse as appropriate.
  - iv. During Construction
    - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters
    - b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- b) Foul water
  - i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.
- c) Ground water
  - i. The scheme shall demonstrate where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site.



(This should be undertaken at the appropriate time of year as groundwater levels fluctuate)  
d) Minimise water use.

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

- i. incorporate water saving measures and equipment.
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

e) Long Term Management and Maintenance of the drainage system.

i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

Prior to commencement of each phase of development a submit a drainage plan to demonstrate compliance with the strategy.

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

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

#### **48 NONSC Water Crossings**

All water crossings shall be clear spanning structures from bank top to bank top.

#### REASON

To ensure that the structures do not impede the river corridor and to allow the migration of both channel and bank species, in compliance with policy EM3 (Blue Ribbon Network) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012).

#### **49 NONSC Parking in the Flood Plain Restrictions**

There shall be no new car parks within the 1 in 100 year flood plain (including provision for the projected 20% increase in flood flows due to climate change as outlined in PPG25) unless it can be demonstrated that these car parks will not flood to a depth greater than 150mm.

#### REASON

To reduce the impact of flooding to people and property, in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012)

Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

**50 NONSC Cowley Road Access Restriction**

No construction traffic associated with development on site 1 shall use the Cowley Road entrance.

**REASON**

To ensure that the development does not prejudice the free flow of traffic and conditions of general safety within the site and on the local highway network, in compliance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**51 NONSC Construction Traffic**

55 All construction traffic associated with development on site 2 shall use the Kingston Lane entrance.

**REASON**

To ensure that the development does not prejudice the free flow of traffic and conditions of general safety within the site and on the local highway network, in compliance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**52 NONSC Cleveland Road Access Restriction**

The existing Cleveland Road access points into site 2 shall be closed to general vehicular traffic and be used for emergency vehicles only, on completion of the signalisation works at the Kinston Lane/Hillingdon Hill junction, or by the beginning of the academic year 2006, whichever is sooner.

**REASON**

To ensure that the development does not prejudice the free flow of traffic and conditions of general safety within the site and on the local highway network, in compliance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**53 NONSC Demolition/Construction**

Demolition and construction work, including the warming up of plant, shall only take place between the hours of 8:00 am and 5:30 pm Mondays to Fridays and between 8:30 am and 1:00 pm on Saturdays and at no time on Sundays or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of nearby properties, in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**54 NONSC Off Site Highway Works**

The Kingston Lane roundabout and entrance improvements shall be completed prior to the first occupation of Academic zones A10 or A12.

**REASON**

To ensure that the development does not prejudice the free flow of traffic and conditions of general safety within the site and on the local highway network in compliance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**55 NONSC Private Sector Housing**

A private-sector student housing management plan shall be submitted to and agreed in writing by the Local Planning Authority, prior to commencement of development within residential zones R1, R2, R4 or R5. The plan shall be reviewed annually and shall include a record of existing and/or new student houses/ addresses and a code of practice with landlords.

REASON

To enable the Council to monitor and maintain standards, in compliance with policy 3.8 of the London Plan (July 2011).

**56 NONSC Railway Cutting**

A management plan for the maintenance, repair and protection of the existing railway equipment in the disused railway cutting parallel to Cleveland Road shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To preserve Industrial archaeology and cultural heritage of the site, in compliance with policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**57 NONSC Nature Conservation**

Development shall not begin until a mitigation strategy to protect and enhance the existing nature conservation interest and wild life habitat on sites 1 and 2 has been submitted to and approved by the Local Planning Authority.

REASON

To fulfil the objectives of Green Belt enhancement and in particular to encourage both a wide diversity of wildlife on existing semi natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part 2 - Saved UDPPolicies (November 2012) and London Plan (July 2011) Policy 7.19.

**58 SUS2 Energy Efficiency Major Applications (outline where energy s**

Prior to the commencement of each phase 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 for that phase. The assessment shall clearly show:

- 1) the baseline energy demand (kwhr and kgCO<sub>2</sub>) 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.
- 5) Electric charging points for car parking serving outstanding phases of the development.

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with Policy 5.2 of the London Plan (2011).

## **INFORMATIVES**

**1**

the Environment Agency recommends that finished floor levels for the proposed development are set as high as is practically possible, ideally 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level, OR, where this is not practical, flood resilience/resistance measures are incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level. This is to protect the proposed development from flooding. Further information can be found in the document 'Improving the flood performance of new buildings' at: [http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf) Additional guidance can be found in the Environment Agency Publication 'Prepare your property for flooding', which can be found on our website at <http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>

**2**

Under the terms of the Water Resources Act 1991, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank/ of any watercourse designated a 'main river'. This will need to be applied for separately through our Partnerships and Strategic Overview team - Lisa Duncan 01707632419 or [lisa.duncan@environment-agency.gov.uk](mailto:lisa.duncan@environment-agency.gov.uk) coordinates the Flood Defence Consent independently of any planning permission. A Water Framework Directive assessment will need to be submitted as part of the Flood Defence Consent requirements. This should explore the potential impacts both during construction works and once any works have been completed. Mitigation measures for the River Pinn identified in the Thames River Basin Management Plan (RBMP) should be included in the assessment to ensure compliance with objectives in the Thames RBMP.

**3**

You are reminded that you are the competent authority on matters of evacuation or rescue, and therefore should assess the adequacy of the evacuation arrangements, including the safety of the route of access/egress from the site in a flood event or information in relation to signage, underwater hazards or any other particular requirements. You should consult your emergency planners as you make this assessment.

**4**

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).

**5**

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.

**6**            I13                    **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

**7**            I15                    **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](http://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.

**8**            I18                    **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).

**9**            I19                    **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**10**          I24                    **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

**11            I25                    Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

**12            I34                    Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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](http://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](http://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](http://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](http://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.

**13**        I47                    **Damage to Verge - For Council Roads:**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**14**        I52                    **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).

**15**        I53                    **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.  |
| BE15 | Alterations and extensions to existing buildings  |
| BE18 | Design considerations - pedestrian security and safety  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE3  | Investigation of sites of archaeological interest and protection of   |

	archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
PR22	Brunel University
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LLP 3.18	(2011) Education facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 6.2	(2011) Providing public transport capacity and safeguarding land for transport
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
NPPF	National Planning Policy Framework

**16            I59                            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.

**17            I6                    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.

**18            I63                    Public Sector Equality Duty of the Equality Act 2010.**

As part of the decision making process the Local Planning Authority have taken due regard to the public sector equality duty of the Equality Act 2010.

**19            I9                    Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition [ ], you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**20**

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

**3.            CONSIDERATIONS**

**3.1        Site and Locality**

Brunel University comprises a total of approximately 70 ha (170 acres). The Campus is split between five sites, with the majority of built development on Sites 1 and 2. Intensive sporting facilities are provided on Site 3, while Site 5 consists of playing fields. Site 4, to the south of Sites 1 and 2, was relatively recently acquired by Brunel University. There is no intention of developing this site as part of the 10 year Master plan.

The Campus consists of a series of buildings of varying heights and footprints. This includes blocks of residential flats and large teaching and administrative buildings. Much of the landscaping between the buildings on the Campus is through hardstanding, paving and built features. There are also considerable swathes of car parking between the buildings. The River Pinn runs through the middle of Site 2 from north to south.

The 2004 masterplan outline approval relates to Sites 1 and 2. This part of the campus has been the historic focus of the University and comprises approximately 40 hectares of land, all situated within the Green Belt.

Site 1 is to the western part of the main Campus between Cleveland Road to the east and Cowley Road to the west. Station Road runs to the south and Norton Road to the north. It comprises 14 hectares (34 acres) of land and is bounded on three sides by residential uses.

The majority of development is located to the south of Site 1 and comprises academic space (7,623 square metres) and student residences (28,878 square metres) and consists of the following facilities: Halls of Residence, 5 large academic blocks, the Gaskell building, temporary buildings housing the bio-engineering faculty and 4 large areas of car parking.

Site 2 comprises 26 hectares (65 acres) and is the most densely developed part of the campus. It contains the main campus buildings; a mix of academic space and residential uses. The following facilities are located on Site 2: The Wilfred Brown Building, which houses the University's administrative facilities; Drama Studios; Bank; Shops; Students Union; Central Lectures Block; Library; Medical Centre; Sports Centre; indoor athletics track; Goods Store; Arts Centre; Halls of Residence; Conference Office; Towers A, B, C and D, containing academic space; 6 academic blocks; 14 areas of car parking; the Eastern gateway building, the Mary Secole building and The Brunel Science Park (including the BCAST building currently under construction).

In terms of its built environment, the University is centred around a central core including the Central Lecture Block, library and Students Union. The rest of the Campus has expanded around this group since the 1960s.

### **3.2 Proposed Scheme**

This application seeks an extension of time to implement outstanding phases of the masterplan development at the university campus granted under outline planning permission ref: 532/APP/2002/2237 approved in 2004. The masterplan outline permission comprised the erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, a new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements (involving demolition of 18,600 sq.m of existing floorspace).

Condition 2 of the original consent required the submission of reserved matters applications to have been made within eight years of the date of the permission (i.e. by 19th April 2012). However, only the student residential accommodation and just over half of the academic floor space has gained reserved matters approval and has been implemented on site, meaning that the previous outline planning permission has only been part implemented.

This application will allow applications for the approval of reserved matters to be submitted to the Local Planning Authority for a further 3 years from the date of the new permission and implemented within 5 years of the date of this permission.

This application is for an extension of the time limit only and no changes to any other aspects of the master plan development approved in 2004 are proposed.

The application is supported by a number of documents which are summarised below:

#### **DESIGN AND ACCESS STATEMENT**

The purpose of this statement is to establish the policy context of relevance to the matter of inclusive access, and to establish a framework (set of development principles) with which detailed plans for the remaining phases of the development must accord with.

## ENERGY STATEMENT

A complete range of renewable energy supply technologies are reviewed in the report, together with the low carbon technology of combined heat and power, and applied to the remaining energy demand. This report describes the individual merits of each technology which has been investigated in terms of achieving the 40% target set for the project by implementing low and zero carbon technologies on site. It recommends that at the appropriate stage, full feasibility studies are undertaken to confirm the preliminary calculations carried out for this report.

## FLOOD RISK ASSESSMENT (FRA)

The main conclusion of the FRA is that there is overall very little increased flood risk as a result of the outstanding proposed developments, but there is a need to survey the drainage system and undertake hydraulic modelling to confirm this is the case and develop a better understanding of the the performance of the site wide drainage system.

## LANDSCAPE MASTERPLAN AND DESIGN CODE

The objectives of this report are to provide further detail to support the existing Parameters Plan and update the campus masterplan to be compliant with the new London Plan; to ensure the landscape and public realm of the campus is developed in a consistent and coherent manner so that future development phases are fully co-ordinated; and to promote the development of a high quality landscape and public realm which will provide a positive image and environment for the Uxbridge campus.

## AIR QUALITY ASSESSMENT

The assessment concludes that overall, the implementation of the remaining reserved matters buildings is in compliance with national and local policies, including Policy 7.14 of the London Plan, and since only negligible impacts to local air quality have been predicted during the construction and operational phases, no significant air quality effects are anticipated.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Outline planning permission (ref:532/APP/2002/2237), with all matters reserved except access, was approved on 19-04-04 for the erection of 48,064 square metres of new academic floorspace and 69,840 square metres of new residential floor space on sites 1 and 2 at the Campus. Some of this would replace existing floor space, resulting in a net increase of 99,304 square metres overall. The proposed developments, which were to be implemented in phases, are planned to cater for the University's consolidation and expansion programmes over a 10 year period.

Approximately 20,000 m<sup>2</sup> of academic floorspace in development zones A2, A5, A5a, A6, A8, A9, A10, A11, and A13 (as defined in the approved Parameters Plan) remain to be implemented under the 204 outline 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.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.E7	(2012) Raising Skills
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM5	(2012) Sport and Leisure
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.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance

EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
PR22	Brunel University
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LLP 3.18	(2011) Education facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 5.3	(2011) Sustainable design and construction
LPP 5.6	(2011) Decentralised Energy in Development Proposals
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 6.2	(2011) Providing public transport capacity and safeguarding land for transport
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
NPPF	National Planning Policy Framework

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd July 2012**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The Notice of Proposed Development was advertised under Article 13 of the Town and Country Planning (Development Management Procedure) (England) 2010 and 544 neighbours and local amenity groups were consulted in the surrounding area. Site Notices were posted at the site. 14 individual letters have been received making comments or raising objections have been received. The principle areas of concern are:

- How is the new road access from the Cowley Road going to work?
- Object to any new / additional vehicular access to the site from Cowley Road. The road is dangerous enough with the changes that have been made to support the new Lidl store, further changes would in my opinion increase the risk of traffic accident and cause further traffic congestion with the resulting adverse environmental impact.
- The proposed road and roundabout from the Cowley Road can only be a precursor to losing yet more green space to car parking
- Cleveland Road is not wide enough to accommodate the current traffic with buses frequently driving up on the the footpaths in order to pass each other and is therefore not wide enough to introduce of cycle routes
- The changes to Cleveland Road can only be done by losing more green land and the creation of a much busier highway
- The provision of a further 645 parking spaces is unnecessary .
- Brunel University is already massively over-populated with vehicles.
- We welcome the students, occasionally noisy but mostly well-behaved, but the University itself is an uncaring and hugely inconsiderate neighbour.
- The current plans will increase traffic on the already overloaded surrounding roads, cause increased pollution both to air quality and as sound pollution, will destroy valuable Green Corridor/wildlife habitat and deprive the area of essential green 'breathing' space.
- Possibility of local flooding due to loss of areas into which excess rainwater may be absorbed into the ground rather than run-off into sewerage systems and rivers.
- The number of motorvehicles using the campus and local road infrastructure is already far too great,
- Object to a 5 year extension of time. 3 years would be preferable.
- Object to new access off Cowley Road
- The increased energy supply resulting from the higher capacity required from the sub station may have a detrimental impact on the health of residents who live close to this sub station both in terms of noise and the possibility of an increased electromagnetic field resulting from this increase
- Object to any through traffic from Cowley Road as it will be extremely dangerous to pedestrians/ students walking in roads that may be used by traffic particularly when they are suffering from the impairing effects of excess alcohol consumption. In addition to this, the noise caused by students returning from the campus late at night along this road will have a serious and detrimental impact on residents in terms of noise and disturbance.
- The proposals are not clear.

### GREATER LONDON AUTHORITY

The Deputy Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 75 of the above-mentioned report; but that the possible remedies set out in paragraph 77 of this report could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the

draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application.

You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

#### GLA Stage 1 Report (Summary)

London Plan policies on the principle of development, education, student housing, urban design, inclusive design and access, climate change, air quality and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

- Principle of development: The principle of an educational use on green belt, on balance, in this instance is found to accord to policy 7.17 of the London Plan.
- Education: The application would deliver needed higher educational floorspace and deliver associated benefits to the wider London area; as such the scheme conforms to London Plan policy 3.18
- Student Housing: The student accommodation element of the wider master plan has now been implemented and complete. In this regard, the relevant London Plan policies do not apply.
- Urban Design: further information is sought for the proposal to be consistent with London Plan policies 7.2, 7.4 and 7.6.
- Inclusive Design and Access: The applicant has not demonstrated clearly how the scheme will be accessible to all and therefore does not accord with London Plan Policy 7.2.
- Climate Change Mitigation and Adaptation: Further information is required before the scheme can be said to be fully policy compliant.
- Air Quality: Further information is needed in order for the scheme to comply with London Plan policy 7.14
- Transport: The scheme is generally acceptable in transport terms, although further work is required by the applicant in order to fully comply with the London Plan.

On balance, the application does not comply with the London Plan. The following changes might however, remedy the above-mentioned deficiencies, and possibly lead to the application becoming compliant with the London Plan:

- Urban design: The applicant needs to submit some indicative information in line with design policies contained in the London Plan.
- Inclusive design and access: The applicant should provide information regarding inclusive design and access.
- Climate change mitigation and adaptation: Further information is required before the scheme can be said to be fully policy compliant.
- Air Quality: Further information is required before the scheme can be deemed acceptable.
- Transport: Further information is needed as set out in paragraph 68 of this report.

(Officer comment: This is an outline application, seeking an extension of time in which to submit reserved matters for the remaining phases of academic floor space only. Issues relating to urban design and inclusive design will be dealt with at reserved matters stage. A revised energy statement has been submitted to address climate change, mitigation and adaptation issues. Air quality and transport issues, including an ongoing commitment to the campus wide travel plan are covered by conditions and the S106 Agreement).

## NATURAL ENGLAND

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. The lack of further comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may be able to make comments that will help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process. However, we would expect the LPA to assess and consider the possible impacts resulting from this proposal on the following when determining this application:

### Protected species

Where there is a reasonable likelihood of a protected species being present and affected by the proposed development, the LPA should request survey information from the applicant before determining the application (Paragraph 99 Circular 06/05).

The following link to some guidance Natural England Standing Advice on our website has been produced to help the authority better understand the impact of this particular development on protected or BAP species should they be identified as an issue at this site and whether following receipt of survey information, the authority should undertake further consultation with Natural England.

### Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife 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 National Planning Policy Framework. 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'.

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.

## SPORT ENGLAND

Sport England do not wish to comment on this application.

## ENVIRONMENT AGENCY



The proposed extension of time application will be acceptable to us provided condition 44 and 45 as placed on the decision notice for previous planning application reference PA/11/01945 are carried forward with this application. We also request that the following advice and informatives are passed onto the applicant and/or placed on any planning permission granted.

#### Advice

We have no objections to the proposed development on flood risk safety grounds, but would recommend that finished floor levels for the proposed development are set as high as is practically possible, ideally 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level, OR, where this is not practical, flood resilience/resistance measures are incorporated up to the 1 in 100 chance in any year including an allowance for climate change flood level. This is to protect the proposed development from flooding. Further information can be found in the document 'Improving the flood performance of new buildings' at: [http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)

Additional guidance can be found in the Environment Agency Publication 'Prepare your property for flooding', which can be found on our website at <http://www.environment-agency.gov.uk/homeandleisure/floods/31644.aspx>.

You are the competent authority on matters of evacuation or rescue, and therefore should assess the adequacy of the evacuation arrangements, including the safety of the route of access/egress from the site in a flood event or information in relation to signage, underwater hazards or any other particular requirements. You should consult your emergency planners as you make this assessment.

#### Informatives

Under the terms of the Water Resources Act 1991, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank/ of any watercourse designated a 'main river'. This will need to be applied for separately through our Partnerships and Strategic Overview team - Lisa Duncan 01707632419 or [lisa.duncan@environment-agency.gov.uk](mailto:lisa.duncan@environment-agency.gov.uk) coordinates the Flood Defence Consent independently of any planning permission.

A Water Framework Directive assessment will need to be submitted as part of the Flood Defence Consent requirements. This should explore the potential impacts both during construction works and once any works have been completed. Mitigation measures for the River Pinn identified in the Thames River Basin Management Plan (RBMP) should be included in the assessment to ensure compliance with objectives in the Thames RBMP.

#### **Internal Consultees**

ACCESS OFFICER

As this planning application is for an Extension of Time, no accessibility considerations are necessary at this stage. However, the applicant should be made aware of BS 8300:2009 and Equality Act 2010 which have been introduced since outline approval was granted.

Full accessibility would need to be considered at any future reserved matters stage.

TREE AND LANDSCAPE OFFICER

LANDSCAPE CHARACTER / CONTEXT: The Brunel University estate occupies a 78Ha site and is located to the south of Uxbridge Town Centre, situated between Kingston Lane to the east and Cowley

Road to the west. It lies within a fragmented landscape of suburban neighbourhoods and isolated areas of open space within an area of designated Green Belt. The River Pinn bisects site 2 (between Cleveland Road and Kingston Lane) on a north-south axis.

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 policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

- The submission includes a Landscape Masterplan and Design Code, by The Landscape Partnership, which includes sections describing the background, contextual studies, a strategic landscape masterplan, a materials strategy, planting principles and inclusive access.

- The report provides a useful framework for the development of the landscape and external spaces within the campus.

RECOMMENDATIONS: No objection to the extension of time or the Landscape Masterplan and Design Code.

#### ENVIRONMENTAL PROTECTION UNIT

London Plan policy 7.14 relates to developments being at least 'air quality neutral'. There are benchmarks that have been set for this in the GLA SPG on design and construction for the operational phase of the development. The air quality assessment does not clarify if these benchmarks have been met as the assessment does not consider the operational phase of the development.

The mitigation measures put forward are satisfactory. With regard to any stockpiled materials on site, limiting the height of the stockpile should also be considered.

The energy assessment as part of the 2012 extension identifies CHP and biomass for the proposed development, but detailed information was not available at the time of the assessment. Further detailed air quality assessment for the operational phase is required in due course. It should also take into consideration GLA policy requirements with regard to being at least air quality neutral.

#### URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: This application is outline only, and relates to those parts of the site as yet unbuilt under the life of the previous outline permission. As it relates to the principle of the development only, and this has already been agreed, this application is not considered to raise any issues.

RECOMMENDATIONS: Acceptable.

#### FLOOD AND DRAINAGE OFFICER

The FRA refers to the redevelopment of the sports hall and two options one for new build and the other redevelopment which result in widely varying impacts in terms of flood risk and mitigation. A bund also would not appear to be suitable in light of the Blue Ribbon Policy and the maintenance for the functional flood plain.

We require an overall drainage strategy, which is now referred to in the FRA but has not been provided. Ideally the applicant should provide the campus wide drainage strategy so that subsequent applications link with it rather than each development being dealt with individually. Some of the best

potential sustainable drainage solutions may need to be thought about at strategic stage in order to implement them. It is not acceptable to just maintain the status quo.

There are also proposals to improve access and walkways for pedestrians and cyclists particularly along the river corridor, this needs to be done sensitively and has the opportunity to reduce flood risk across the site, either by ensuring they are permeable or along side the river corridor possibly reducing the level, creating additional storage. This is also important with the enhanced crossings over the River.

Existing levels and flow routes for flooding must be provided in these enhancement works.

(Officer note: The requirement for a campus wide drainage strategy and treatment of the river corridor have been covered by conditions).

## SUSTAINABILITY OFFICER

I am satisfied that the Energy strategy is sufficient but assume further details will need to be submitted at a later stage and through a reserved matters application.

Assuming this is the case, I have no objections subject to more details being submitted at a later date for approval.

## HIGHWAY ENGINEER

Since the application relates to the implementation of the outstanding academic floorspace and staff and student numbers are to remain the same, there is expected to be no further increase in the degree of saturation and associated queue lengths at junctions surrounding the site. Given the nature of this application, the proposed development will not have any unacceptable impact on the local highway network, nor passenger transport networks and therefore no additional mitigation is required.

All the off site highway works have been completed and further traffic surveys required as part of the original S106 agreement have confirmed that no further works are required.

The 2011 car parking survey demonstrates that at the end of academic year 2010/11 there were 2,100 car parking spaces on the site. This is lower than the maximum number of spaces allowed under the University Travel Plan. However, it is recommended that the S106 obligations including the Travel Plan, and conditions contained in the existing consent are included with any approval granted for this application.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

On 1 October 2009 a new temporary procedure was introduced to allow applicants to apply to extend a planning permission by seeking a new planning permission to replace an existing one, which is in danger of lapsing. The Department of Communities and Local Government published 'Greater flexibility for planning permission: guidance' in October 2010 to help planning authorities and developers use this new procedure. It states that development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date and planning authorities should, in making their decision, focus their attention on policy and other material considerations which may have changed significantly since the original permission was granted.

Since the outline planning permission was granted in 2004, the applicable policy framework has changed in certain areas. The National Suite of Planning Policy Guidance notes have been replaced by the National Planning Policy Framework (NPPF March 2012). The London Plan (2011) has also replaced the 2004 and 2008 versions of the London Plan. In addition the Hillingdon Local Plan: Part 1- Strategic Policies document was adopted by the Council on 8 November 2012. A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy compliant.

The whole of the University campus is designated as Metropolitan Green Belt land. However, the principle of infill development on sites 1 and 2 of the University campus has already been established by virtue of the original outline permission.

In terms of changes to Green Belt policy, the NPPF, which replaced PPG2 (Green Belts) states at paragraph 80 that the Green Belt serves five purposes: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 87 of the NPPF states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. In addition, paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt and lists exceptions to this.

London Plan policy 7.16 upholds the general presumption against inappropriate development in the Green Belt and other land with similar amenity designations. In particular, the Mayor aims to support the current extent of London's Green Belt and states that inappropriate development should be refused, except in very special circumstances.

It should also be noted that historically, Brunel University is identified in the Development Plan as a major developed site within the Green Belt, although this designation is no longer recognised in the NPPF. 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 PR22 of the UDP and PR22 of the Local Plan Part 2 (2012).

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 (which this application is), 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. As set out elsewhere in this report, it is not considered that the implementation of the remaining phases of the outline planning permission would have a greater impact on the openness of the Green Belt in this location. As such, it is considered that the proposal does not amount to inappropriate development in the Green Belt, there is no need to establish whether very special circumstances arise, and the principle of the development is consistent with the development plan in this regard.

In addition, London Plan policy 3.18 is relevant to this application. This policy supports the provision of new or expanded facilities and sets out that these should be located in locations with good public transport access. The proposed development incorporates a mix of student residential accommodation and university teaching space. Given the current educational uses on the site, the proposed mix of uses is considered appropriate and the provision of teaching accommodation is in line with London Plan policy.

In conclusion, it is considered that the full implementation of the masterplan proposals will deliver strategic planning benefits to London and the west London sub region as a whole. Notably, the masterplan proposals would increase the density of accommodation on a developed site with good public transport links; contain the university's growth on a single site, in line with Mayor's objectives to and make more efficient use of the available land resource. Although there have been some significant policy changes that are relevant to this application since the original permission was granted, the principle of development is deemed to be acceptable.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy complaint.

#### **7.04 Airport safeguarding**

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy complaint.

#### **7.05 Impact on the green belt**

The phased development when fully implemented, will total a 71% increase in floorspace on the campus. The scheme's layout is as far as practicable, designed to minimise its impact on the openness of the Green Belt and new campus buildings would be confined to sites 1 and 2 only. In terms of its overall footprint, the applicant has indicated that the development would increase the proportion of site coverage of buildings from 15% to 23%. It is also proposed that the maximum height of new buildings would be six storeys, thus ensuring that none exceed the height of existing buildings on the campus.

Given that that the remaining phases of the master plan proposals would not increase the developed area of the campus and will retain the generally open character and appearance of the campus, it is not considered that the buildings would have a greater impact on the openness of the Green Belt in this location.

#### **7.07 Impact on the character & appearance of the area**

Good design is central to all objectives of the London Plan (2011) and is specifically promoted by the policies contained within chapter seven which address both general design principles and specific design issues. London Plan Policy 7.1 sets out a series of overarching design principles for development in London. Other design policies in this chapter and elsewhere in the London Plan include specific design requirements relating to maximising the potential of sites, the quality of new housing provision, tall and large scale buildings, built heritage and World Heritage Sites, views, the public realm and the Blue Ribbon Network. New development is also required to have regard to its context and make a

positive contribution to local character within its neighbourhood (policy 7.4).

The originally submitted outline application sought permission for the principle and access to the development, with all other matters reserved for future detailed consideration. Therefore, the applicant provided only limited information related to urban design. Nevertheless the key aims of the masterplan were established, to unify and intensify development on the campus; enhance the efficiency of its operation and to give it a well defined, dynamic and attractive image.

Consequently, the development strategy is to be flexible enough to meet the changing requirements of the University in the long term, but rigid enough to provide a recognisable framework to the campus. The framework of the plan aims to clarify the circulation, access and parking on the site and to create development zones capable of accommodating a range of requirements.

In terms of circulation, for site 2, the strategy is to create a single road access from Kingston Lane in the form of a roundabout, which would form the principal entrance to this major university and provide a focus to the site for visitors. All off site signage would direct to this point, referred to as the Eastern Gateway. Within the campus itself, the existing service road would be extended to form a loop road around the eastern part of the site. Access and egress from Cleveland Road would be restricted to emergency vehicles; and all parking and servicing would be required to take place off that service road. This element of the master plan has been approved and implemented.

With regard to site 1, in addition to the existing vehicular access from Cleveland Road (Topping Lane), a new and vehicular access (The Western Gateway) would be provided from Cowley Road to a limited number of VIP parking spaces (this phase has not yet been implemented). The latter would serve visitors to the proposed academic buildings at that end of the campus. Vehicular access to the residential units on Site 1 are from Station Road.

The masterplan proposals would also encourage pedestrians to use the central spine road linking all areas from east to west. The streetscape would be urban in character but intensively landscaped to produce a softer appearance, with more informal seating, meeting areas, lighting and other security features designed to enhance user comfort. Similarly, new buildings along the spine would be designed to ensure that communal use rooms overlook the main pedestrian routes to assist in natural surveillance. The layout would also ensure that cycle routes around the campus would follow the spine road, with secondary routes leading into cycle parks sited close to each building. This should eliminate or at least minimise conflicts between cyclists and pedestrians.

The proposed plazas and squares are designed to create a series of external Interaction points along the main pedestrian routes, where staff and students can congregate and relax. The plaza areas would match the pedestrian routes in the quality of material and continue the urban streetscape theme. The node points would be mainly hard paved but formal planting would be introduced to soften the plazas and provide seasonal interest.

As this application relates to the extension of time to submit reserved matters and the development strategy has already been agreed, this application is not considered to raise any policy issues in this regard.

## **7.08 Impact on neighbours**

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes affecting the scheme in relation to residential amenity and the proposals remain policy compliant.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application. The residential element of the outline approval has been fully implemented. As such, the living conditions of students in the halls of residence is no longer relevant.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

##### **TRAFFIC GENERATION**

The University currently has 15,073 students and 2,400 members of staff, with no projected increase in these numbers. As staff and student numbers are to remain the same, the implementation of the outstanding academic floor space is not anticipated to lead to additional vehicular trips, but will lead to improved teaching conditions.

A review of existing transport assessments has indicated a slight increase in average queue lengths at the Kingston Lane / Hillingdon Hill junction and the Kingston Lane / Pield Heath Road junction. This is expected to be due to implementation of academic floorspace and the increase in student numbers between 2006 and 2009. However, as the application relates to the implementation of the outstanding academic floorspace and staff and student numbers are to remain the same, there is expected to be no further increase in the degree of saturation and associated queue lengths at junctions surrounding the site. Furthermore, the implementation of a workplace Travel Plan will help to promote the use of sustainable transport and therefore ease the vehicular demand on the local highway network.

The Highway Engineer and TfL consider that given the nature of this application, the proposed development will not have any unacceptable impact on the local highway network, nor passenger transport networks and therefore no mitigation is required. However, it is recommended that the S106 obligations and conditions contained in the existing consent are included with any approval granted for this application.

##### **ACCESS/OFF SITE HIGHWAY WORKS**

To date, the majority triggered obligations of the S106 agreement as part of the outline master plan approval have been met. This includes a number of highway works and further traffic surveys that confirmed that no further works were required. The existing main vehicular access to the site is from Kingston Lane and there are no proposals to amend this.

##### **CAR PARKING**

The previous planning permission allowed for an increase of 645 parking spaces to a total of 2,598 spaces. The planning permission was subject to a condition that the level of parking would be reduced over time, at a rate of 100 spaces each year. The University have gradually reduced the number of car parking spaces on site in line with the S106 agreement. At the latest count, the 2011 car parking survey demonstrates that at the end of academic year 2010/11 there were 2,100 car parking spaces on the site. This is lower than the maximum number of spaces allowed at this point in time thus helping to promote sustainable travel.

TfL has stated that it would support further reductions over the coming years. TfL would therefore still recommend that the proposed Travel Plan includes measures aimed at reducing the use of cars on site.

There is however no information on electric vehicle charging points (EVCP). This is not compliant with the London Plan standards. Based on the number of staff and visitor parking (2011 survey) a minimum of 108 active and 108 passive spaces will need to be provided to comply with London Plan standards. This could be addressed and subsequently secured by condition.

#### CYCLE PARKING

No information has been provided on the number of cycle parking spaces currently provided on the campus. Under the London Plan standards, there should be a total of 2,175 cycle parking spaces for this development, made up of 300 for staff and 1,875 for students. This is to conform with London Plan Policy 6.9

#### PUBLIC TRANSPORT

There are currently 8 bus services (Routes 222, 427, A1 O, U1, U2, U3, U5 and U7) which operate in the vicinity of the campus, providing around 25 buses an hour. The nearest bus stops are on Kingston Lane in the vicinity of the entrance to the Campus and these are served by Route U2 which operates between Uxbridge and the Campus; Route U1, which connects Ruislip with West Drayton; Route U4 and U7 which connect Hayes with Uxbridge. The remainder of the services in the vicinity of the site can be accessed via stops on Hillingdon Road. The Transport Accessibility Level (PTAL) level for the site has a range from 1(b) which is the centre of the campus to 3 on Kingston Lane (where 6 is the highest and 1 the lowest). This indicates a poor to moderate level of accessibility to and from the site.

The recent completion of the Eastern Gateway Building has triggered the financial contribution of £200,000 from the University to be spent by the council solely on bus improvements serving the development. The University are to hold discussions with TfL and the Council to agree how the finances can be used to improve public transport most effectively.

#### DELIVERY/SERVICE/CONSTRUCTION LOGISTICS PLANS

For the campus as a whole, a delivery servicing plan (DSP) is covered by condition. With regard to the request from TfL for a Construction Logistic Plan (CLP), this cannot be dealt with by condition, as it involves movement of construction traffic on the public highway. It is noted that the majority of the masterplan proposals have been implemented without detriment to the surrounding highway network from construction traffic. This is an extension of time application only and given the relatively small amount of development which remains to be implemented, it is not considered that there is sufficient justification to require a CLP in this case.

#### TRAVEL PLAN

A review of the existing conditions at Brunel University has been undertaken. There are 8 bus routes in the vicinity of the site providing approximately 25 services per hour. Furthermore, Uxbridge LUL station is an approximate 20 minute walk north of the campus



and West Drayton Railway station is in the region of 2.5km away.

The public transport assessment concludes that the site benefits from 'poor' to 'moderate' accessibility. The eastern extent of the site (Kingston Lane) is measured to have the best accessibility due to its proximity to the range of bus services on Uxbridge Road.

It is noted that in November 2008, Brunel University and TfL entered into a "Partnership Pledge" setting out the respective commitments in relation to the production of a Work Place Travel Plan. A five year strategy dating from 2008 to 2013 was subsequently adopted. In the last survey (2010), the student population was on course for meeting the targets, while members of staff were not. It is the intention that an updated Strategic Level Travel Plan will be submitted for the development and enforced from 2013 to 2018. This would form part of the University Travel Plan, which is secured under the existing S106 Agreement.

Student and Staff Travel surveys were undertaken in 2010. Results of the surveys indicate that the student population is on course for meeting the 2013 targets for both public transport and walking.

However, the majority of staff figures are not on course for meeting the 2013. TfL targets and further measures and initiatives are required at the University to help promote sustainable travel. Typical measures to improve the percentage rating for each of the targets have been suggested and are highlighted in the Transport Statement. This includes an increase in the number of cycle storage bays, improved signage for pedestrians in and around the campus and working in partnership with TfL and London Borough of Hillingdon to ensure improvements are made to existing bus services and promoting the use of electric vehicles. Furthermore, it is considered that the mitigation measures associated with the redevelopment of the RAF Uxbridge site will undoubtedly help to improve the accessibility of the University and boost sustainable travel.

In order to ensure conformity with London Plan Policy 6.3, TfL expects the a travel plan to be secured, monitored, reviewed, and enforced through the section 106 agreement. In addition to the Travel Plan, TfL would recommend a Wayfinding Strategy using Legible London, is developed and submitted to TfL for approval. In order to meet TfL guidelines and deliver agreed targets, an updated Strategic Level Travel Plan will be required for the development, setting out a long-term management strategy that seeks to deliver sustainable transport objectives through positive action.

It is recommended that a deed of variation be entered into, to ensure that the ongoing Travel Plan commitments contained in the S106 Agreement attached to the original outline planning permission are adhered to.

#### **7.11 Urban design, access and security**

This application is outline only, for an extension of time in which to submit reserved matters for those parts of the site which remain to be developed under the life of the previous outline permission. As it relates to the principle of the development only, and this has already been agreed, this application is not considered to raise any urban design or security issues

#### **7.12 Disabled access**

Accessible Hillingdon SPG (2010) is a material consideration in the determination of planning applications. Of principal relevance to this application is Policy R16 which requires:

- Adequate and convenient parking spaces for people with disabilities
- Measures to incorporate the needs of people with disabilities into road, footway, parking

and pedestrian schemes.

The London Plan (2011) contains a number of policies which specifically promote inclusive access to the built environment for disabled and older people. The principal policy of relevance is Policy 7.2: An Inclusive Environment: Policy 3.1 Ensuring Equal Life Chances for All; Policy 3.16 Protection and Enhancement of Social Infrastructure. Policy 3.19 Sports Facilities. The Mayor's Accessible London SPG provides further guidance on what is considered best practice in terms of inclusive design

London Plan policy 7.2 require all future development to meet the highest standards of accessibility and inclusion, and requires design and access statements submitted with planning applications to explain how the principles of inclusive design, including the special needs of disabled people, have been integrated into the proposed development and how inclusion will be managed and maintained. Further guidance to this policy is provided in the Mayor's Supplementary Planning Guidance 'Accessible London: achieving an inclusive environment.'

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF principles specifically promote inclusive access to the built environment for disabled and older people

Educational establishments have a duty under the Disability Discrimination Act 2005 to ensure that their facilities and services are accessible for disabled students. The Mayor in his Sage 1 report states that there is currently a shortage of wheelchair accessible homes in London, and one of the biggest barriers to disabled students being able to live and study in London is access to suitable accommodation. It is noted however, that the residential element of the masterplan outline approval has already been built out.

The applicant has submitted an access statement as part of the planning submission. The purpose of the statement is to establish the policy context of relevance to the matter of inclusive access, and to establish a framework with which detailed plans for the remaining phases of the development must accord with. The statement highlights that future reserved matters applications for remaining phases will demonstrate how they conform with London Plan policies via an 'Access Statement' at the time of subsequent submissions. This is because the extant outline planning consent only establishes development parameters (maximum floorspace, development zones, and land uses). Full details of new buildings and the accesses to these buildings are not yet known. These are to be prepared in the future as part of reserved matters applications.

In particular the applications will need to demonstrate how they enable inclusive access to each facility and are in accordance with the requirements of Hillingdon's Accessible Hillingdon SPG.

The Access Officer considers that since this planning application is for an extension of time, no accessibility considerations are necessary at this stage. However, the applicant should be made aware of BS 8300:2009 and Equality Act 2010 which have been introduced since outline approval was granted. Full accessibility would need to be considered at any future reserved matters stage.

This application is outline only, for an extension of time in which to submit reserved matters for those parts of the site which remain to be developed under the life of the previous outline

permission. A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy complaint.

### **7.13 Provision of affordable & special needs housing**

London Plan policy 3.8 states that strategic and local requirements for student housing meeting a demonstrable need are to be addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes. The London Plan recognises in paragraph 3.52 that London's universities make a significant contribution to its economy and labour market and that it is important that their attractiveness and potential growth are not compromised by inadequate provision for new student accommodation. It also recognises that the provision of purpose-built student housing may reduce pressure on other elements of the housing stock currently occupied by students, especially the private rented sector.

Paragraph 3.53 of the London plan sets out that addressing the demands for student accommodation should not compromise the capacity to meet the need for conventional dwellings, especially affordable family homes, or undermine policy to secure mixed and balanced communities. It recognises that this may raise particular challenges locally and especially in parts of inner London where almost three quarters of the capacity for new student accommodation is concentrated. Student accommodation should be secured as such by planning agreement or condition relating to the use of the land or to its occupation by members of specified educational institutions. If the accommodation is not robustly secured it will normally be subject to the requirements of affordable housing policy.

The student accommodation element of the scheme has already been submitted and approved as 'a reserved matters application and has been fully implemented. This application is for an extension of time only, to allow reserved matters to be submitted for the remaining academic floorspace.

The mayor in his Stage 1 report has advised that in this instance, the assessment of student accommodation will not be applicable.

### **7.14 Trees, landscaping and Ecology**

#### **TREES AND LANDSCAPE**

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 policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

The submission includes a Landscape Masterplan and Design Code, which includes sections describing the background, contextual studies, a strategic landscape masterplan, a materials strategy, planting principles and inclusive access. The tree and landscape Officer considers that the report provides a useful framework for the remaining development of the landscape and external spaces within the campus.

#### **ECOLOGY**

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes in terms of ecology affecting the scheme and the proposals remain policy complaint. The Environment Agency raises no objections, subject to the

reimposition of the original conditions requiring the provision of an 8 metre buffer zone along the River Pinn and height restrictions of buildings along that corridor.

It is recommended that the conditions relating to nature conservation (condition 57) and enhancement of the River Pinn Corridor (conditions 44, 45 and 48) be reimposed on the new outline permission, in the event of an approval.

#### **7.15 Sustainable waste management**

This application is for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy compliant.

#### **7.16 Renewable energy / Sustainability**

The London Plan climate change policies set out in Chapter 5 collectively require developments to make the fullest contribution to the mitigation of, and adaptation to, climate change, and to minimise carbon dioxide emissions. London Plan Policy 5.2 'minimising carbon dioxide emissions' sets out an energy hierarchy for assessing applications, London Plan Policy 5.3 'Sustainable design and construction' ensures future developments meet the highest standards of sustainable design and construction, and London Plan Policies 5.9 promote and support effective adaptation to climate change. Further detailed policies on climate change mitigation and adaptation are found throughout Chapter 5 and supplementary guidance is also given in the London Plan sustainable design and construction SPG.

An energy statement was initially submitted in 2012 in support of the application. The scope of this statement was limited to the remaining balance of development allowed under the outline consent, for which matters remain reserved for future determination, i.e. around 20,000 m<sup>2</sup> of academic floorspace in zones A2, A5, A5a, A6, A8, A9, A10, A11, and A13.

The Mayor in his stage 1 Report made a number of comments/recommendations on the submitted energy strategy, the main points of which are summarised below:

- the applicant needs to present more detail on energy efficiency and commit to the development exceeding 2010 Building Regulations compliance through energy efficiency alone.
- determine whether there are any existing or planned district heating networks within the vicinity of the proposed development.
- install a site wide heat network and confirm that all building uses will be connected to the site heat network.
- confirm CHP sizing and determine the reduction in regulated carbon dioxide emissions that will be achieved through this second part of the energy hierarchy
- select the renewable energy technologies for the development and determine the reduction in regulated carbon dioxide emissions that will be achieved through this third element of the energy hierarchy

An updated Energy Statement has subsequently been submitted in support of the application. This update serves to bring the energy strategy in line with changes in policy since the issue of original strategy for Brunel University, and to outline the approach to adhere to revised policy. The original London Plan target at time of the original submission required commercial developments to achieve a 25% carbon emissions improvement on Part L of Building Regulations 2010. This has now increased to a 40% improvement.

The revised energy Statement suggests that the 40% improvement in emissions can be achieved through combining rooftop photovoltaics with a range of Low and Zero Carbon technologies, including biomass heating, air and ground source heat pumps. Up to 2,500m<sup>2</sup> of roof space is indicatively suitable for photovoltaics. This would allow for a 277 kWp system to be installed, generating approximately 246 MWh/yr and saving up to 128t CO<sub>2</sub>, representing a 7% improvement on adjusted benchmark.

The remaining improvement in emissions can be achieved through biomass heating, air and ground source heat pumps. Biomass heating will be able to provide the remaining improvement in emissions required and up to a maximum of 666 tCO<sub>2</sub> by providing 100% of thermal demand. This can be achieved through the introduction of dedicated biomass boilers in each building, where a significant heat demand is present or through connecting each building to a communal heating network that is fed through a central biomass boiler. Alternatively, or in parallel with biomass heating, air source and ground source heat pumps could also achieve remaining improvement in emissions.

It is recommended that at the appropriate reserved matters stage, full feasibility studies are undertaken to confirm the preliminary calculations carried out for this report. This can be secured by condition. Subject to compliance with this conditions, it is considered that the remaining phases of the outline masterplan proposals will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant policies in the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

#### **7.17 Flooding or Drainage Issues**

A Flood Risk Assessment (FRA) was submitted in support of this application, as the University Campus site is greater than 1 hectare in area and the campus site falls in part within Flood Zone 2 and 3 on the Environment Agency Flood Maps. Flood Zone 2 and 3 are defined as having a medium and high probability of flooding respectively.

A FRA was initially submitted with this application, but was found to be inadequate. The Greater London Authority (GLA) the Local Planning Authority (LPA) and the Environment Agency (EA) all requested further details in relation to flood risk, in order to address policy changes that have been brought into force since the application was originally determined in 2004.

The key points in the updated FRA are summarised below:

- There are recent records of fluvial flood risk that have had a significant impact on the University campus. In the autumn of 2001, heavy rainfall resulted in River Pinn flooding residential buildings to a depth of approximately 300mm. Also, in the summer of 2012, the same area flooded but not to such an extent. It is therefore considered that the flood maps produced by the EA represent a realistic picture of the flood risk.
- A number of buildings are actually in the functional floodplain (flood zone 3b). Therefore, while outside the scope of this FRA, consideration should be given to relocating the existing buildings outside the floodplain into Flood Zone 1 (low risk) or review the design and layout of the existing buildings, to ensure they are resilient to flood risk.
- Apart from the Sport Centre site which has been subject to a site specific FRA, none of the outstanding developments that form part of the Outline Planning Application are situated within the fluvial floodplain as defined by the EA.
- The FRA has identified that the actual areas of the outline planning permission that could

result in a flood risk are limited to a few very specific locations. At these locations, where surface water run off is likely to increase, localised attenuation features should be implemented to reduce the risk of localised surface water flooding. (The FRA assumes that the implementation of such measures will be undertaken during the Reserve Matters applications). Therefore, storm water runoff will be considered and mitigated on a site by site basis.

- Foul water discharges will increase in the proposed new development areas. The increase in peak flow is very low in all cases and hence it is very unlikely there will be any significant flood risk as a result.
- The flood risk as a result of elevated groundwater and artificial water sources is considered to be very low.

The main conclusion of the FRA is that there is overall very little increased flood risk as a result of the outstanding proposed developments, but there is a need to survey the drainage system and undertake hydraulic modelling to confirm this is the case and develop a better understanding of the the performance of the site wide drainage system. The FRA has identified that the actual areas that could result in a flood risk are limited to a few very specific locations. and where surface water run off is likely to increase, localised attenuation features should be implemented to reduce the risk of localised surface water flooding.

The FRA assumes that the implementation of such measures will be undertaken during the Reserve Matters applications and that storm water runoff will therefore be considered and mitigated on a site by site basis. However, the Flood and Drainage Officer considers that there needs to be an appropriate drainage strategy in place for the whole site before any subsequent application for different parts of the site. A modified condition is therefore recommended to that effect.

A review of the current policy has indicated that there have been no significant changes affecting the scheme and the proposals remain policy complaint.

## **7.18 Noise or Air Quality Issues**

### **Air Quality**

London Plan policy 7.14 states that development proposals should achieve reductions in pollutant emissions and minimise public exposure to air pollution. An air quality assessment has been submitted in support of this application. The assessment concludes that overall, the implementation of the remaining reserved matters buildings is in compliance with national and local policies, including Policy 7.14 of the London Plan. Since only negligible impacts to local air quality have been predicted during the construction and operational phases, no significant air quality effects are anticipated.

The Council's Environmental protection Unit advise that the mitigation measures put forward are satisfactory. These measures can be secured by consitions (conditions 40 and 41), in the event of an approval.

### **NOISE**

This application for an extension of time only, with no changes to any other aspects of the development approved in 2004. A review of the current policy has indicated that there have been no significant changes affecting the scheme in terms of noise and the proposals remain policy complaint.

It is recommended that in the event of an approval, the various conditions relating to noise, which were previously imposed on the original outline planning permission be carried forward to the new consent.

#### **7.19 Comments on Public Consultations**

At the time of writing the report, in total 14 letters objecting to the proposals were received and are summarised in the preceding 'Consultees' section of the report. The comments received are noted and all relevant issues are addressed within the body of the report. It should be noted that the responses appear to have misunderstood the nature of the application and some objections relate to existing features, such as the roundabout on Kingston Lane.

With regard to the access off Cowley Road, this has already been approved under the previous outline permission. This is a limited access only, to a small car park and does not provide a through route to other areas of the campus.

With regard to potential noise and electromagnetic radiation from an electricity sub station, this does not form part of the current application. These issues would be covered by separate legislation in any event.

#### **7.20 Planning obligations**

The original grant of planning permission secured the following planning obligations by way of a legal agreement:

- i) A scheme of off site highway improvements, consisting of traffic calming, a pedestrian crossing, improvements to Cleveland Road, a new roundabout at the access to site 2 from Kingston Lane (this has been implemented)
- ii) The management and maintenance of the open area on Site 1, to reflect its nature conservation interest, including measures to ensure public access commitment to undertake responsibility for future management and maintenance a management plan and mitigation strategy to protect and enhance the existing nature conservation interest and wild life habitat.
- iii) The management and maintenance of the River Pinn corridor, including a management plan to protect and enhance the existing nature conservation interest and wild life habitat on the site, to include improved lighting and upgrading of the pedestrian foot path adjacent to the River Pinn, linking site 2 to the Uxbridge Road.
- iv) The provision of the future management and maintenance of structural landscaping landscape features and open space.
- v) The applicants provide an initial contribution of up to £200,000 towards public transport accessibility to the site on completion of 26,500 sq. m. of new academic, administration and community floor space on the Uxbridge campus. Further contributions to be subject to a public transport assessment, to be agreed with the Local Planning Authority in consultation with TfL.
- vi) Submission of a Green Travel Plan outlining means and methods of reducing private transport use by staff and students and the promotion of other sustainable forms of transport
- vii) Community uses are available on completion of relevant facilities and that they remain available to the community for so long as the development remains in existence.
- viii) Additional traffic surveys (completed)

It is recommended that the application be approved subject to a deed of variation to ensure that the above heads of terms which are ongoing obligations, are carried through to the new outline planning permission.

## CIL

### Community infrastructure Levy

The Mayor has introduced a London-wide Community Infrastructure Levy (CIL) to help implement the London Plan, particularly policies 6.5 and 8.3. The Mayoral CIL formally came into effect on 1 April 2012, and it will be paid on commencement of most new development in Greater London that was granted planning permission on or after that date. The Mayor's CIL will 'contribute towards the funding of Crossrail.

The Mayor has arranged boroughs into three charging bands. The rate for Hillingdon Council is £35sq.m. with a nil rate for education. The required CIL should be confirmed by the applicant and council once the components of the development or phase thereof have themselves been finalised.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None.

### **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**

Although there have been some significant policy changes that are relevant to this application since the original permission was granted, the principle of development is deemed to be acceptable.

It is considered that the full implementation of the masterplan proposals will deliver strategic planning benefits to London and the west London sub region as a whole. Notably, the masterplan proposals would increase the density of accommodation on a developed site with good public transport links, contain the university's growth on a single site, making more efficient use of the available land resource.

As staff and student numbers are to remain the same, the implementation of the outstanding academic floor space is not anticipated to lead to additional vehicular trips. The proposed development will therefore not have any unacceptable impact on the local highway network or passenger transport networks and therefore no further mitigation is required. However, it is recommended that the S106 obligations and conditions contained in the existing consent are carried forward to any approval granted for this application.

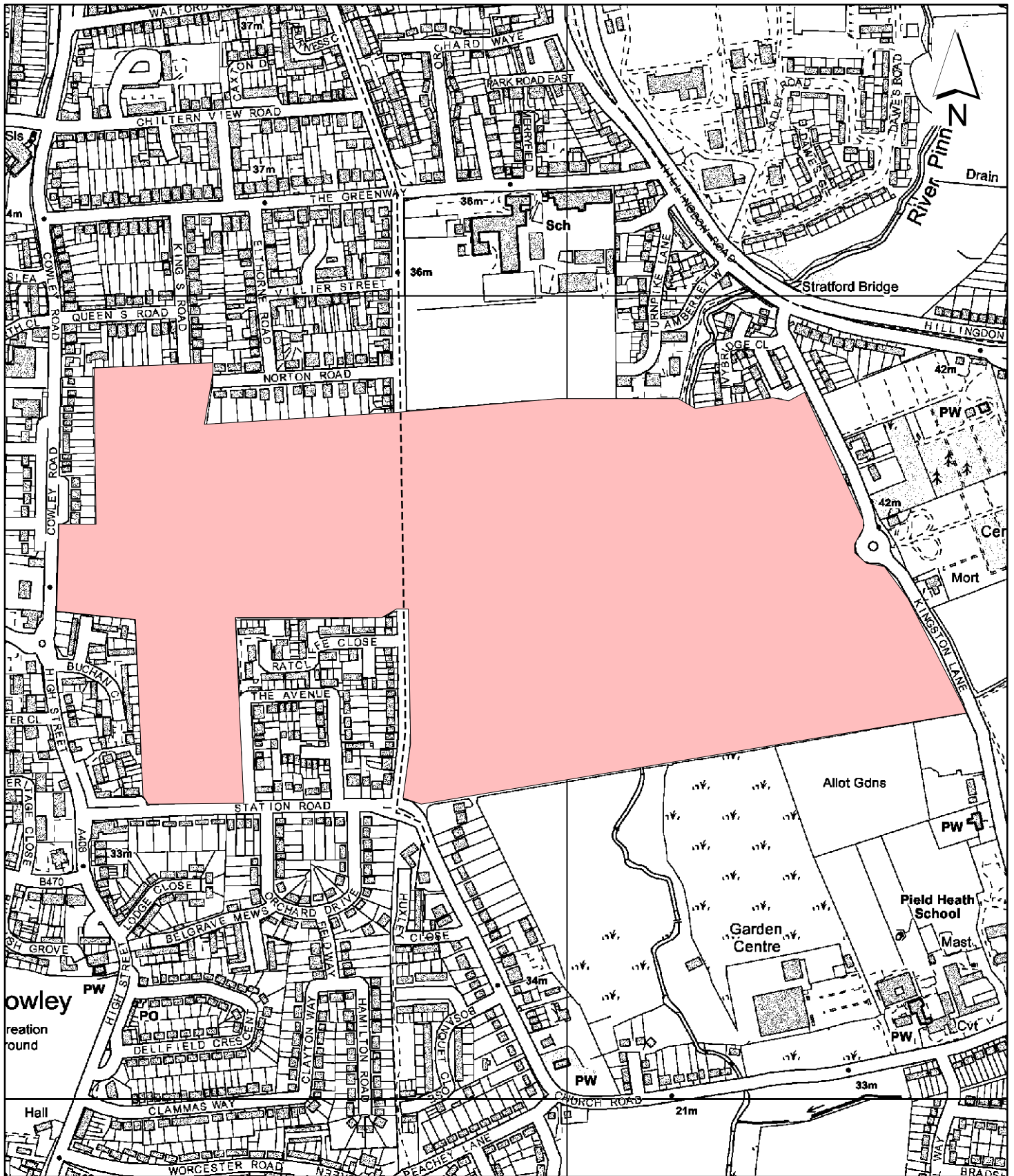
#### **11. Reference Documents**

- a) The National Planning Policy Framework (March 2012)
- (b) Hillingdon Local Plan Part 1 Strategic Policies.
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- m) Supplementary Planning Guidance Planning Obligations

(n) London Plan (2011)

**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 2015 Ordnance Survey 100019283

Site Address

**Sites 1 and 2 Uxbridge Campus  
 Brunel University  
 Kingston Lane  
 Hillingdon**

Planning Application Ref:

**532/APP/2012/670**

Planning Committee

**Major**

Scale

**1:6,500**

Date

**March 2015**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON