

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

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

LBH Ref Nos: 532/APP/2015/3350

Drawing Nos: 5360-P+W-A-PL05_B
5360-P+W-A-PL06_B
5360-P+W-A-PL08_A
5360-P+W-A-PL12_B
5360-P+W-A-PL13_B
5360-P+W-A-PL14_B
5360-P+W-A-PL15_B
5360-P+W-A-PL10_A_
5360-P+W-A-PL18_B_
External lighting Report Ref:1011754
Transport Statement (September 2015)
Flood Risk Assessment (September 2015)
AMCC2 Ground Conditions Statement (Ref:012.025.83)
AMCC2 External Lighting Report
Planning Statement by VRG Planning Ltd dated September 2015
AMCC2 Energy Statement 1011754-RPT-002)
AMCC2 Ecology Assessment (August 2015)
AMCC2 Air Quality Report (10/8/15)
Visual Appraisal (September 2015)
Arboricultural Impact Assessment dated 3/9/15 by The Landscape Partnership Ltd.
5360-PW-A-PL01 Location Plan
5360-PW-A-PL02 Existing Site Plan
5360-PW-A-PL03 Existing Site Elevations E-S
5360-PW-A-PL04 Existing Site Elevations W-N
5360-PW-A-PL16 Proposed Site Elevations E-S plus15
5360-PW-A-PL17 Proposed Site Elevations N-W plus15
5360-PW-A-PL21 Proposed Fire Strategy
Design Access Statement by Pascal and Watson
Landscape Layout ref 13424-TLP-001
Lighting Plan 1011754-BS00(63)1001
Lighting Plan 1011754-BS00(63)1002
Typical Materials Planting Ref: 13242-TLP-AMCC2-002

Date Plans Received: 04/09/2015 **Date(s) of Amendment(s):** 17/12/2015
Date Application Valid: 08/09/2015 04/09/2015

1. SUMMARY

This application seeks full planning permission for the erection of a research building, together with associated stores, car parking, access and landscaping at part of Brunel University's Science Park, situated at site 2 of the Uxbridge Campus. The building would be used as part of the University's existing Brunel Centre for Advanced Solidification

Technology (BCAST). The site is currently used as a campus car park, comprising 81 parking spaces.

5 adjoining owner/occupiers have been consulted. One response has been received to the neighbour consultation.

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

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

Although the proposal will result in a net loss of 66 car parking spaces at the campus, the University submit that these spaces are currently surplus to requirements, due to the temporary reduction in student numbers. However, the University anticipates that there will be a need for the car parking at the campus to be increased back up to the limits specified in the approved Travel Plan. The University has therefore submitted a separate planning application for a multi storey car park elsewhere on the campus, to replace the lost car parking spaces on the application site and to rationalise parking provision across the campus. This application is yet to be determined.

There is no policy objection to the loss of car parking spaces, as this would be in accordance with the objectives of the adopted Travel Plan for the campus, and these parking spaces are not currently required for the operational needs of the University.

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

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

2. RECOMMENDATION

1. That subject to the requirements set out below, the application be deferred for determination by the 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 (as amended) or other appropriate legislation:

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

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

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

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

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

(ii) In kind Construction Training programme in accordance with the adopted Planning Obligations SPD (2014).

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

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

4. If the above Section 106 agreement has not been finalised by 22nd July 2016, or any other time deemed appropriate by the Head of Planning and Enforcement, then the application is to be referred back to the Planning Committee for determination at the discretion of the Head of Planning and Enforcement.

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

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

5360-P+W-A-PL05_B

5360-P+W-A-PL06_B

5360-P+W-A-PL08_A

5360-P+W-A-PL12_B

5360-P+W-A-PL13_B

5360-P+W-A-PL14_B

5360-P+W-A-PL15_B

5360-P+W-A-PL10_A_

5360-P+W-A-PL18_B_

5360-PW-A-PL01 Location Plan

5360-PW-A-PL02 Existing Site Plan

5360-PW-A-PL03 Existing Site Elevations E-S

5360-PW-A-PL04 Existing Site Elevations W-N

5360-PW-A-PL16 Proposed Site Elevations E-S plus15
5360-PW-A-PL17 Proposed Site Elevations N-W plus15
5360-PW-A-PL21 Proposed Fire Strategy
Landscape Layout ref 13424-TLP-001
Lighting Plan 1011754-BS00(63)1001
Lighting Plan 1011754-BS00(63)1002
Typical Materials Planting Ref: 13242-TLP-AMCC2-002

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (March 2015) and the NPPF.

3 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed and/or put in place in accordance with the following supporting plans and/or documents:

External lighting Report Ref:1011754
Transport Statement (September 2015)
Flood Risk Assessment (September 2015)
AMCC2 Ground Conditions Statement (Ref:012.025.83)
AMCC2 External Lighting Report
Planning Statement by VRG Planning Ltd dated September 2015
AMCC2 Energy Statement 1011754-RPT-002)
AMCC2 Ecology Assessment (August 2015)
AMCC2 Air Quality Report (10/8/15)
Arboricultural Impact Assessment dated 3/9/15 by The Landscape Partnership Ltd.

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the London Plan (March 2015) and the NPPF.

4 COM7 Materials (Submission)

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

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

REASON

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

5 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that

Order with or without modification), the building shall not be extended without the prior written consent of the Local Planning Authority.

REASON

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

6 COM14 No additional internal floorspace

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

REASON

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

7 COM15 Sustainable Water Management

Prior to commencement of the development hereby approved, a scheme 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:

1.) Manages Water: The scheme shall follow the strategy set out in the submitted 'Flood Risk Assessment' and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

Incorporation of sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change; overland flooding should be mapped, both designed and exceedance routes above the 1 in 100 plus climate change, including flow paths, depths and velocities identified, as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors:

- i. Capacity and functionality (i.e. provision of a survey) of the receiving surface water network conveying water to the River Pinn should be demonstrated
- ii. identify vulnerable receptors, ie Water Framework directive (WFD) status and prevention of pollution of the receiving watercourse through appropriate methods;

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

Provide a management and maintenance plan of arrangements to secure the operation of the scheme throughout the lifetime of the development. This should include appropriate details of inspection regimes, appropriate performance specification and 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 would be required.

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 contrary to 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 (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

8 COM26 Ecology

The development hereby permitted shall be implemented in accordance with the approved Ecology Report dated August 2015 and shall not be occupied until the ecological mitigation measures to protect and enhance the nature conservation interest of the site has been completed in full.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.19 of the London Plan (March 2015).

9 COM27 Traffic Arrangements - submission of details

The development hereby permitted shall not be occupied until the traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) shown on site layout plan 5360-P+W-A-PL05_B have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

10 NONSC Parking Strategy

A Car Parking Management Strategy (CPMS) shall be submitted to and approved in writing by the Local Planning authority prior to development commencing. The strategy shall include details on how car parking will be managed during the construction period and thereafter. The strategy should include the programme of construction and timing for the removal of car parking spaces and re-provision of spaces.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

11 NONSC Waste Management

Unless otherwise agreed in writing by the Local Planning Authority, the development

hereby approved shall be managed in accordance with the University's Site Wide Refuse Management Strategy.

REASON

To promote and ensure appropriate and sustainable management of waste arising from the development in accordance with Policy 5.17 of the London Plan (March 2015).

12 COM30 Contaminated Land

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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

13 NONSC Energy Assessment

Prior to the occupation of the development hereby approved, a detailed energy assessment based on the submitted Energy Statement ref:1011754-RTP-002

shall be submitted, showing how the development will reduce carbon emissions by 35% from a 2013 Building Regulations compliant development. The assessment shall clearly show:

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

The development must proceed in accordance with the approved details.

REASON

To ensure appropriate carbon savings are delivered in accordance with London Plan Policy 5.2 (March 2015).

14 COM10 Tree to be retained

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

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

REASON

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

15 COM8 Tree Protection

The measures to protect retained trees shall be completed in accordance with the details set out in the submitted Arboricultural Implications Assessment and Arboricultural Method Statement dated 3/9/2015 by the Landscape Partnership Ltd. An arboriculturalist shall be retained to supervise excavation and any work which may affect trees. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted in writing to the Local

Planning Authority for approval prior to commencement of the development hereby approved. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a 16 secure and covered cycle storage spaces
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts for 9 car park spaces (including one disabled space and demonstration that 2 of all parking spaces are served by electrical charging points)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures
3. Living Walls
 - 3.a Details of the inclusion of living walls
 - 3.b Justification as to why no part of the development can include living roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

1. To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (March 2015)

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

17 NONSC Non Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be managed in accordance with the University's Site Wide Refuse Management Strategy.

REASON:

To promote and ensure appropriate and sustainable management of waste arising from the development in accordance with Policy 5.17 of the London Plan (2015).

INFORMATIVES

1 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).

2 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 (March 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 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).

4 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.

5 114 Installation of Plant and Machinery

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

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

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

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

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

6 114C Compliance with Building Regulations Access to and use of

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

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.

AMD 15617 2005, AMD 15982 2005.

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

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

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

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

service providers, 2003. Available to download from www.drc-gb.org.

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

7 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

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

8 118 Storage and Collection of Refuse

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

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

9 16 Property Rights/Rights of Light

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

10

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

11

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

12

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

13

New planting should seek to enhance biodiversity, by including species of known value to wildlife which produce berries and / or nectar.

14

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

15

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

16

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £50,575.00 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738"

In addition the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £5 per square metre. It is important to note that this CIL liability will be in addition to the planning obligations (s106) that the Council may seek from your scheme.

Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

17

Given the nature of the use it is unclear at this stage what types of materials, effluents and waste might arise from the research carried out within the proposed building. You are advised of the need to comply with provisions of other legislation which might control such matters and that Hazardous substances consent might be required for the storage and use of certain chemicals.

18

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

2. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
3. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
4. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
5. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
6. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
7. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
8. Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
9. Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
10. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

3. CONSIDERATIONS

3.1 Site and Locality

The site which is 0.37 hectares in extent, is located to the south east side of the University campus. The site forms part of the Science Park and is adjoined by Nursery Lane to the south, with the BCAST AMCC 1 and Gardiner Buildings to the east and the Russell Building to the north. The southern boundary with Nursery Lane is defined by a hedge-lined boundary fence which runs around the southern edge of the campus, with allotments to the south.

The site is currently used as a car park, comprising 81 parking spaces. Vehicular access is gained via a perimeter road to the north west side of the site. This road in turn gain access from the main University entrance, onto Kingston Lane.

There are a number of established trees on site, including individual specimens within the car park and southern boundary and larger groups of established specimens on the west side and in the south-west corner.

The entire University campus together with land to the south is located within the Green Belt. There are 5 defined parts of the larger campus with sites 1 and 2 of the University Campus have historically been identified as a 'Major Developed Site', in which certain forms of infilling and redevelopment are considered appropriate. The application site lies within the Major Developed Site known as Site 2.

3.2 Proposed Scheme

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

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

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

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

The specific works include:-

- A main building of 1,445 sqm floorspace (gross internal area).
- The building would need to accommodate research equipment that is up to 8 m high. Nevertheless, it would be lower than the existing AMCC 1 building.
- A new landscaped 'Academic Square'.
- A direct pathway to the AMCC 1 building.
- 15 car parking spaces (including one disabled parking space), four secure cycle lockers and a servicing area.
- A number of external transformer and storage buildings.
- Additional landscaping, to supplement that already existing.

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

· Planning Statement

This statement sets out the background to the proposal, identifies the planning policy context and provides an analysis of the scheme. The Statement confirms that the existing campus wide Travel Plan will bind the proposed development. This will ensure that travel by modes other than the car is encouraged wherever possible.

· Transport Statement

This report assesses the transport implications of the proposed development. Those parking spaces lost through the development are not currently required due to the fall in student numbers. Any parking lost will be replaced elsewhere on the campus as the need arises.

· Energy Strategy

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

- Design and Access Statement

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

- Foul Drainage Statement and Flood Risk Assessment

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

- Tree Survey, Arboricultural Implications Assessment and Arboricultural Method Statement

These reports provide an arboricultural impact assessment of the proposal reviewing any conflicts between the scheme and material tree constraints identified in the survey accompanying the assessment. The report concludes that there are no 'A' grade trees. There are 13 No. 'B' grade of which 5 trees will be retained. The remaining trees are graded 'C' grade trees, A total of 22 No.trees will be directly affected and removed to facilitate the development. Seven trees may be affected by the construction / access arrangements and are capable of withstanding root disturbance or crown reduction whilst the development takes place, subject to an arboriculturalist being retained to supervise excavation and any work which may affect trees.

- Acoustic Assessment

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

- Air Quality Assessment

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

- Ground Conditions Statement

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

- Ecology Assessment

The assessment concludes that habitats on the site are assessed as lower value at the parish / neighbourhood scale and recommends biodiversity mitigation measures.

- Visual Assessment

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

3.3 Relevant Planning History

Comment on Relevant Planning History

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

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

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

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

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

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

Planning permission was granted on 26 June 2014 for the construction of a research building, together with associated substation, stores, car parking access and landscaping on the adjoining site (ref:532/APP/2014/30).

A separate planning application for a multi storey car park has been submitted under ref: 532/APP/2015/3349. This application is yet to be determined.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
LE1	Proposals for industry, warehousing and business development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions

LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 6.11	(2015) Smoothing Traffic Flow and Tackling Congestion and reducing traffic
LPP 6.13	(2015) Parking
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.9	(2015) Heritage-led regeneration
LPP 8.2	(2015) Planning obligations
NPPF	
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th October 2015**

5.2 Site Notice Expiry Date:- **7th October 2015**

6. Consultations

External Consultees

5 adjoining owner/occupiers have been consulted. Site and press notices were also posted. One response has been received to the neighbour consultation, objecting for the following reasons:

- The proposed research building will result in the loss of 66 car parking spaces. However the application indicates that these are to be replaced by 284 spaces. Given that only 10 staff are to be based in the new proposed building, these additional car parking spaces are unnecessary.
- There are numerous additional spaces in the Topping Lane area of the campus most of which appear never to be occupied.
- It is proposed to provide 4 new Cycle spaces. This is inadequate
- The Application's accompanying Air Quality Report is in draft form.
- The University should be striving to reduce the number of car parking spaces as their contribution to reducing pollution levels in our area.

GREATER LONDON AUTHORITY (GLA)

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

Stage 1 Report (Summary)

The Principle of Land Use: The proposal for a research laboratory facility in the Green Belt is strongly supported as it promotes the Mayor's vision and objective; enabling London as an internationally competitive and successful city, with a strong diverse economy and entrepreneurial spirit that benefits all Londoners and all parts of London.

The proposed development is considered as appropriate, as it fulfils the NPPF exemptions of limited infilling. However, should it be considered that the proposals constitute "inappropriate development", very special circumstances have been demonstrated justifying the proposed development on the Green Belt.

Visual Impact: The visual impact of the development is considered minimal.

The Mayor does not need to be consulted again.

HISTORIC ENGLAND; GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE

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

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

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

Internal Consultees

ENVIROMENTAL PROTECTION UNIT

The application is for a building next to the BCAST2. We already have a report for the adjacent land from Geotechnical Engineering consultants, which was commented upon on 1 May 2015. The above Preliminary Land Contamination Assessment provides a desk study type summary of the contamination issues and includes the information from the adjacent BCAST site. Problems are unlikely although the intrusive investigation of the AMCC2 site is forthcoming. It is recommended that the standard contaminated land condition be applied. This now includes the soil import condition as part (iv). Last time we used the standard condition and soil import condition (13 and 14 of 532/APP/2014/30).

TREE AND LANDSCAPE OFFICER

Landscape Planning designations:

There are no Tree Preservation Orders affecting this part of the site. The site lies within designated metropolitan Green Belt.

Landscape constraints / opportunities:

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment.

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 restricts development on Green Belt land.

LANDSCAPE CONSIDERATIONS:

- The Design & Access Statement, by Pascall + Watson includes a description of the setting and the hard and soft landscape objectives in section 4.3.
- One of the key objectives (4.3.4) is to retain and safeguard existing trees, where possible.

Reference is made to BS5837:2005 - which was superseded by a revised standard / recommendations in 2012.

- The D&AS includes an indicative palette of hard materials and plant species to be used to complement the building.
- A separate Landscape Design Statement, by The Landscape Partnership, provides further detailed objectives for the site.
- The Landscape Partnership's Tree Survey has been prepared in accordance with BS5837:2012, accompanied by survey drawing No. L13424-605.
- It assesses the quality and value of 35 No. individual tree specimens, provides an Arboricultural Impact Assessment and Arboricultural Method Statement.
- The report concludes that there are no 'A' grade trees.
- There are 13No. 'B' grade (whose quality and value justify retention, if possible, on development sites). In this case only 5No. 'B' category trees will be retained - T6 Norway maple, T7 Norway maple (possibly), T17 lime, T27 hornbeam and T28 hornbeam.
- The remaining trees are graded 'C' grade trees, with 2No. 'U' category (whose poor quality and value justify removal on grounds of sound arboricultural management).
- A total of 22 No. trees will be directly affected and removed to facilitate the development. A further 7 No. may be affected by the construction / access arrangements.
- In addition to the retention of the 5No. 'B' grade trees, 7No. 'C' grade trees will be protected and retained (T1, T2, T3, T6, T10, T18 and T25).
- The arboricultural consultant should be retained by the developer / contractor to monitor and supervise the tree protection proposals at all key stages. Reports of site meetings and specific issues raised should be copied to the local planning authority.
- The Landscape Partnership's drawing No. 13424-TLP-001, Landscape Layout indicates that approximately 21 No. replacement trees will be planted around the site. Effective planting will be required, particularly along the southern boundary, where a landscape buffer is indicated on plan.
- A Preliminary Ecological Appraisal, by The Landscape Partnership, concludes (chapter 5) that habitats on the site are assessed as lower value at the parish / neighbourhood scale and recommends biodiversity mitigation measures in chapter 6, which should be conditioned.
- A Visual Appraisal, by the Landscape Partnership, has assessed the extent to which the development would be visible and the likely change to the character and quality of views to various visual receptors.
- Eight typical viewpoints (ref. A- H) are described and assessed.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

No objection, subject to the above observations and Levels condition (COM6), Material details (COM7), Tree Protection Measures (COM8) (to include the retention of the Arboricultural Consultant to monitor /supervise tree protection measures at key points in the development), Landscaping details (COM9 (parts 1,2,4,5, and 6)) and details of trees to be retained (COM10).

Officer Comment: All elevation plans submitted show the site levels and therefore it is not considered necessary or reasonable to impose the requested levels detail condition (COM6).

FLOOD AND DRAINAGE OFFICER

Although a Flood Risk Assessment has been submitted to demonstrate that surface water will be controlled on the site through a tank, this does not meet current London Plan requirements to reduce run off to greenfield runoff rates where possible.

It should also be noted a requirement of a previous development within the Brunel site and a commitment of the University to develop and provide a Drainage Masterplan for the site.

It is disappointing that the Brunel University chose not to take a holistic approach to the management of water across its entire campus. Although this particular development is in flood zone 1 there are a number of areas of the university which are in the floodplain which are affected by the River Pinn which responds very quickly due to the unattenuated discharge from developments like the University. All opportunities to reduce run off as much as possible should be secured to benefit the university and reduce the likelihood of flooding on the site.

A management and maintenance plan is key to the long term functioning of the drainage system to be implemented. There should also be considerations of managing the water quality of the surface water from the car park and implementing the treatment train approach. Therefore a condition is recommended to secure further details of sustainable water management at the site.

ACCESS OFFICER

Brunel University intends to construct a new centre to be used as a research laboratory. A single accessible parking space is shown on the north side of the proposed building and level access into the building achieved on the West elevation via a pair of bifold steel doors. A passenger lift would be provided to the upper floors and an accessible toilet facility located on the 2nd floor.

The following comments are provided:

1. There is an aspiration to make the facility accessible to disabled people, however, to ensure Brunel offers disabled people with complex personal care requirements with a viable place to study and reach their full potential, a 'Changing Places' cubicle should be incorporated into the scheme. This could be provided in place of the proposed large accessible toilet facility. Reference to the Council's Supplementary Planning Document 'Accessible Hillingdon' SPD (adopted 2015), is advised.

2. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include:

- a) a stay-put policy within a large fire compartment (e.g. within a classroom at first floor with suitable fire resisting compartmentalisation);
- b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Informatives are recommended to secure adequate access provision.

HIGHWAY ENGINEER

A transport assessment has been submitted to support the two planning applications on Brunel University (BU) site. It was noted that the new research building will be used by the current staff, already employed at this University. Therefore, in terms of new trip generation, the impact of this proposal is considered to be minimal.

The Masterplan for the Brunel University site was submitted under the planning proposal, ref: 532/APP/2002/2237 and approved on the 19/04/2004, subject to signing of the Section 106 (S106). The S106 includes the Travel Plan (TP) attached on Schedule 1. Several other planning applications were approved on this site since then.

The Brunel University site is large and PTAL score varies from 1A to 3. Parts of the University near Kingston Lane have PTAL score of 3. The proposed location for the research building has a PTAL 2.

Travel Plan

The Travel Plan (TP) contains targets on parking reductions with final target aimed to be achieved at year 2012, with a total of 2,088 car parking spaces. On the other hand, paragraph 4.7 of the TP highlights that 5,089 parking permits were issued and having a permit does not guarantee a car parking space. In addition, the TP contains mode split targets for students and staff. The review process of those targets and monitoring, was also included as part of the S106.

Upon request, the applicant submitted additional information, containing the Travel Planning Performance (TPP) report, on the implementation of the TP. The mode-split, travel survey comparison data for years (2008-2014), is included on this report.

Car parking

To replace the 66 lost car parking spaces which were required to build the new research building the developer has submitted a separate application for a proposed multi story car park with 284 spaces on the land currently used for parking. The applicant has included information on the redistribution of the car parking spaces and expresses its intention to comply with limitations on the car parking numbers, as approved under the Master Plan approval for the University. The restriction on the car parking spaces was 2,088.

At present, the applicant indicated that there are 1955 car parking spaces within the campus. Further, 109 car parking spaces were approved on the 27/11/2014, as part of three separate applications, with ref: 532/APP/2014/2160; 532/APP/2014/2163; 532/APP /2014/2161; The approved car parking spaces have not been implemented thus far. Therefore the total number of the car parking spaces, consisting of existing and approved is 2,064.

It is suggested that research facility to be constructed before the multi storey car park.

The following condition is recommended:

Car Parking Management Strategy (CPMS)- to include details on: how car parking will be managed during the construction period and thereafter. The strategy should include the programme of demolition and construction and timing for the removal of car parking spaces and reprovision of spaces. Development shall not begin until the CPMS is approved by the LPA.

Reason: managing the temporary period between losing and gaining the car parking spaces and thereafter.

Cycle Parking

The cycle parking standards were recently revised on the London Plan. For the land use D1 university, recommendations are: a provision of long stay 1 space per 4 staff and 1 space per 20 full time students, whereas for the short stay this provision is 1 space per 7 full time students. The LBH standards are 1 space per two students.

This proposal on itself is not going to attract new users therefore additional cycle parking spaces are not considered a requirement. Nevertheless, Travel Plan measures should provide additional facilities in order to encourage cycling as a mode of transport and possibly adjust the cycle parking provision when /if required, in accordance with the demand.

Highways recommendations

Subject to attaching conditions, this proposal is recommended for approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

Para 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

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

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

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

It should also be noted that historically, Brunel University is identified in the Local Plan as a major developed site within the Green Belt. Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt.

This was highlighted in the 1991 Planning Brief and subsequent 1992 master plan approval. This designation was rolled forward to Policy PR22 of the UDP (Nov 2012). The

proposed use of the building for research and development use is considered to comply with this site specific policy and does not constitute a departure from the development plan in this regard. In addition, it is noted that the proposed research building will be located in an area of the campus, which has already been developed (site 2) and the works are located within the developed portion of the campus.

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

On balance it is therefore considered that the proposal constitutes inappropriate development. The applicant sets out 'very special circumstances' to justify such development. These relate to the substantial employment, education, inward investment and sustainability benefits of the proposals, as set out below.

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

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

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

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

iv) The proposed research would release sustainability benefits of national and international

importance. The proposed research is aimed at producing more efficient metal alloys, leading to far less waste in terms of materials and energy.

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

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

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

7.02 Density of the proposed development

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

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

ARCHAEOLOGY

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

By way of background information, as part of the University's outline 2004 masterplan approval, a written scheme of investigation for archaeological works (method statement for an archaeological evaluation) was prepared by Gifford and Partners. English Heritage confirmed that this accords with their guidelines. The archaeological evaluation was limited to site 2, as the particulars of site 1 had not yet been progressed. These works were monitored by English Heritage (Archaeology). Due to landscaping and terracing of the site (site 2), no pre historic evidence was recovered. Wide spread truncation had occurred across the site which has removed any archaeological remains that may have been present. English Heritage therefore recommended that no further work is necessary in the site 2 area.

Notably Historic England (GLAAS) have raised no objections to the current proposals.

CONSERVATION AREA AND LISTED BUILDING CONSIDERATIONS

The Urban Design and Conservation Officer notes that the application site is not in a designated area. The nearest conservation areas are The Greenway to the north east and Hillingdon Village to the north west. These are located some distance from the application site and it is considered that neither of these areas will be affected by the proposed

development.

Within the University Campus, the nearest listed building is The Lecture Theatre building which is some distance from the application site. It is considered that the new development would have little impact on the setting of this structure. Outside the campus, the nearest listed buildings are the Gate House and Chapel at Hillingdon Cemetery, which are also set well away from the site and are screened by the mature trees that fringe the cemetery. The Conservation Officer considers that there would be no adverse impact on their setting.

It is therefore considered that the proposal would not have a detrimental impact on the setting of heritage assets, in accordance with Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

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

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

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

Overall, given that the proposal involves a building in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.06 Environmental Impact

A Ground Conditions Statement has been prepared for the proposed development. This confirms that an intrusive site investigation was carried out on the 4th of November 2013, which tested the made ground and found it to be free of contamination. However, precautionary measures are proposed in case any unforeseen issues arise in relation to ground conditions.

Because of the risk that during development works unforeseen contamination may be found, a condition is recommended, requiring a written method statement providing details of a remediation scheme and how the completion of the remedial works will be verified, along with details of a watching brief to address undiscovered contamination. In addition, the site may require imported top soil for landscaping purposes and a condition is recommended to ensure the imported soils are independently tested, to ensure they are suitable for use.

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

7.07 Impact on the character & appearance of the area

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

The proposed new building would be approximately 12m in height, slightly higher than the adjacent Russell building, but lower than the existing Gardiner building and the nearby recently completed BCAST 1 building to the east. The site appears level, however it rises 2 metres from the east towards the west. The building would be located within an area of the campus with existing institutional medium to large scale buildings and it is considered that the proposed building would be appropriate to the character and scale of the surrounding campus.

The proposed building has a simple palette of linear frame-to frame insulated composite wall panels broken by translucent panels, allowing daylight into the research laboratory space inside. The accommodation wing and plant levels are enclosed by an expanded aluminium mesh screen that wraps around the end of the building. The linear cladding panels continue up to form a perimeter parapet to the roof edge, allowing for complete safe maintenance access and offers a screen to enclose any roof mounted plant and the solar photovoltaic panels. It is considered that this design approach will complement the modern designed buildings at this end of the campus, including the two landmark buildings along Kingston Lane, the Eastern Gateway Building and Mary Seacole Building and the recently completed BCAST 1 building to the east.

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

Subject to details of external colours and finishes being secured by condition, it is

considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012), and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

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

There are no residential properties within the immediate vicinity of the proposed development. It is therefore not considered that the proposal would result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with the above mentioned policies and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012) are concerned with traffic generation, on-site parking and access to public transport.

ACCESS

In terms of access arrangements, vehicles will gain access via Kingston Lane and an existing University estate road. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

TRIP GENERATION

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

PARKING /TRAVEL PLAN

It is anticipated that there will be up to 10 staff using the facility and these staff are already working on the campus. A total of 15 car parking spaces are proposed, including one disabled parking space. Any staff and visitors who currently use the spaces where the proposed AMCC2 building is to be located will seek the use of other available spaces in or near the Science Park and this will lead to a redistribution of parking around the site.

In relation to the University's overall car parking requirements, provision is made on a campus wide basis. The current University travel plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004. The Planning Statement confirms that the existing campus wide Travel Plan will bind the

proposed development and as a result, no further conditions or agreements are required as part of this planning application.

Whilst parking will be lost as a result of the development, the University has identified how it can deliver replacement parking in order to maintain the target level of 2,088 spaces. Those spaces lost through the development could be replaced elsewhere on the campus, as and when the need arises. An application for a multi storey car park has been submitted and is currently under consideration. However, the applicants state that there is spare parking capacity at present and the campus will be able to accommodate current parking demand without the proposed multi storey car park in the short term, while the AMCC2 research building is under construction and student numbers remain below 15,000. The latest available student population count is 12,000 for the 2013/14 academic year which is less than the 2009/10 figure of 15,000. This means that not all parking spaces are occupied currently at peak times. The multi storey car park is therefore not required before the proposed AMCC2 construction commences, but will be required subsequently if and when student numbers increase to the 15,000 capacity level. Therefore because the University is actively marketing for increased student numbers, the applicant states that it is important to retain parking spaces on site.

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

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

7.11 Urban design, access and security

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

7.12 Disabled access

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

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

The Design and Access Statement also confirms that the proposals will comply with Part M of the Building Regulations and the requirements of the Council's Supplementary Planning Document: Accessible Hillingdon. The facility includes a accessible toilet and combined showering facility. The internal layout of the proposed research facility is considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the proposals.

The scheme is therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 (March

2015) and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

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

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

The Design & Access Statement recognises the need to protect and enhance the vegetation along the existing site boundaries

The Arboricultural Method Statement provides brief guidance regarding good practice near trees and recommends that an arboriculturalist is retained to supervise excavation and any work which may affect trees. This would be secured by condition.

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

The development proposals will result in a total of 22 trees being directly affected and removed to facilitate the development. A further 7 trees may be affected by the construction / access arrangements. In addition to the retention of the 5 grade 'B' trees, 7 'C' grade trees will be protected and retained. The tree and Landscape officer recommends that an arboricultural consultant should be retained by the developer / contractor to monitor and supervise the tree protection proposals at all key stages. Reports of site meetings and specific issues raised should be copied to the local planning authority. This is secured by condition.

Approximately 21 replacement trees will be planted around the site and native shrub planting, which would provide significant screening of views once established. There are some close proximity views, particularly from the south, that would result in a long term visual effect, although this would reduce over time, as new vegetation and trees become established.

The Tree and Landscape Officer raises no objections, subject to relevant landscape conditions to ensure that the proposals preserve and enhance the character and

appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

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

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

The impact of the development is considered to be neutral, providing any development includes the outline mitigation measures and suggested enhancement measures recommended in the Ecology Assessment can be implemented. The recommended mitigation and enhancement includes a precautionary 2 metre buffer from the hedgerow to the south during works, erection of 4 No. bird boxes, attention to detail of site clearance and the prevention of light pollution. In addition, new planting should include species of known value to wildlife, such as species which produce berries and / or nectar.

Subject to the above mentioned mitigation and enhancements, which can be secured by condition, it is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2 and EC5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19[c] (March 2015).

7.15 Sustainable waste management

Refuse arrangements will be dealt with as part of the wider campus arrangements. This would be secured by condition.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (March 2015) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 35% target reduction in carbon dioxide emissions against 2013 Building Regulations requirements will be achieved, where feasible.

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

In relation to the energy credentials of the proposed building, details are set out within the submitted Energy Strategy, which indicates that a 35% carbon reduction improvement over 2013 Building Regulations requirements will be achieved, in compliance with current requirements, through the following:

- Increased thermal performance of fabric elements.
- Increased air tightness.

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

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

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

In order to achieve a 35% CO₂ emission reduction over the 2013 Building Regulation's Emission rate, 110m² of the roof mounted photovoltaic panels will need to be incorporated, resulting in a 25.4% reduction in CO₂ emissions. The combination of passive and energy measures and the PVs will deliver a 35% improvement over the Building Regulations CO₂ emission target. Subject to compliance with conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.11, 5.13 and 5.15 of the London Plan (March 2015), Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

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

A Flood Risk Assessment has been submitted as part of this application. To provide improved grainage, it is proposed to limit the rate of flow into the existing site drainage system to 50% of the existing flow for a 1 year storm event. This will require an attenuation tank upstream of the connection point to the existing system, with the flow through the connection being limited by a flow control device such as a Hydrobrake.

The Council's Flood Risk/Drainage Officer has raised no objections, subject to conditions requiring details of sustainable water management.

Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

NOISE

A Noise Assessment has been carried out in relation to the proposed development. The building is to be similar in nature to the recently built BCAST Unit, with similar sources of noise, and design of the building. Therefore it is reasonable to assume that the nature of noise break-out are taken to be the same.

The noise assessment has indicated that the rating level of noise associated with plant for the proposed development will be 10 dB below background noise level at the nearest residential dwelling. In terms of general activity, since there are no residential properties within the immediate vicinity of the site, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance. As such, it is considered that the proposed development accords with national, London Plan and the Local Plan policies, as outlined above.

AIR QUALITY

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

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

The Air Quality Appraisal has assessed the air quality impacts from the proposed development for construction and operation of the building. The site is located approximately 100m from sensitive receptors and therefore impacts from dust emissions due to construction activities are considered to be of low risk. During the operation of the proposed development, the expected changes in traffic are considered to be too low to cause any significant impacts on local air quality.

Although details of the proposed plant have not been submitted with this application, in the event that gas fired boilers or furnaces are to be employed, it is recommended that similar conditions imposed on the recently approved BCAST 1 building be reproduced for this building requiring that the air inlets or openable windows into the building for ventilation purposes to be located away from flues and air extraction from the building. In addition, a condition is recommended, requiring details of any plant, machinery and fuel burnt, as part of the energy provision and for the furnaces if applicable. This should include the number of plants and its size, pollutant emission rates with and without mitigation technologies for each plant, and the maintenance regime to ensure all pollutant emissions are kept to a minimum.

Subject to compliance with these conditions, the impacts to local air quality from the construction and operation of the proposed BCAST 2 development are likely to be negligible. As such, it is considered that the development accords with policy requirements of the NPPF, London Plan and the Local Plan as outlined above.

7.19 Comments on Public Consultations

One response to the public consultation has been received. The issues raised have been

dealt with in the main body of the report.

7.20 Planning obligations

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

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

1. The restriction of use of the building to scientific research associated with or ancillary to industrial production or manufacture and/or light industrial production or manufacture of a nature which is dependent upon research development. This restriction will ensure that the site cannot be used for general industrial purposes within class B1 of the Town & Country Planning Use Classes Order 1987 (as amended).
2. A Construction Training contribution or an 'in kind' construction training provision to be provided by Brunel University during the construction period for the BCAST 2 development trainees.

The applicant has agreed to these proposed Heads of Terms, which are proposed to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.21 Expediency of enforcement action

Not relevant in this case.

7.22 Other Issues

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

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

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

of significant detriment to the character and openness of this part of the Green Belt.

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

The BCAST 2 development would result in the loss of 66 car parking spaces. However, this reduction does not conflict with the aims of the Travel Plan and the applicants at this moment in time consider these spaces to be surplus to their requirements. The surrounding streets are in a controlled parking management area and such, a reduction in parking is unlikely to have a detrimental impact on the adjoining highway network. The proposal does not give rise at present to a campus wide car parking shortfall and the application can be approved on that basis. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

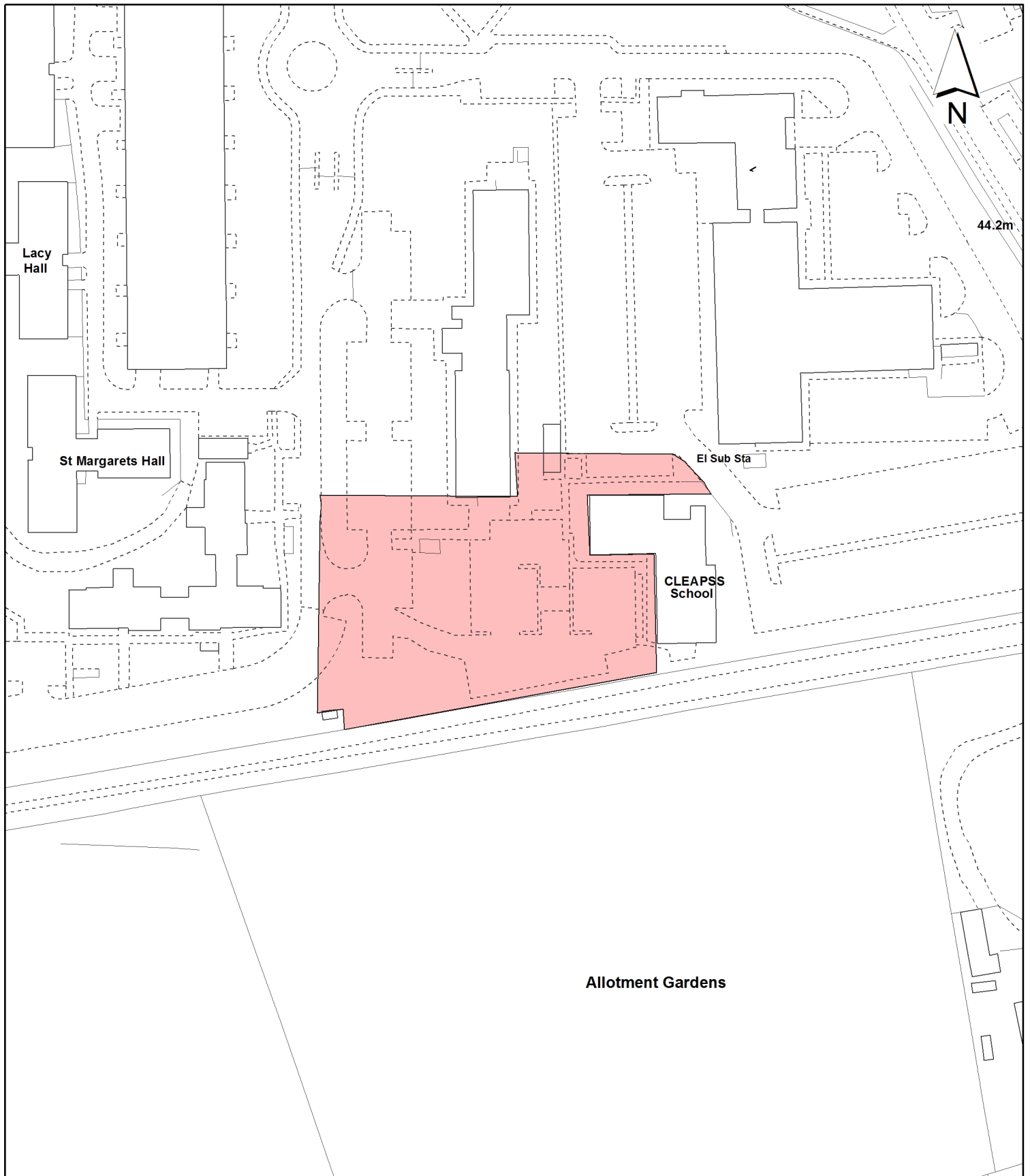
Approval is therefore recommended subject to a S106 agreement and conditions.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan March 2015
National Planning Policy Framework (NPPF)
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon (January 2010)

Contact Officer: Karl Dafe

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Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane
 (Research Building)**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
532/APP/2015/3350

Scale:
1:1,250

Planning Committee:
Major

Date:
January 2016



HILLINGDON
 LONDON