

Enclosure D

Green Belt Study



Green Belt Study

Brunel University London Uxbridge Campus

Prepared on behalf of:

Brunel University London

Date:

December 2015

GILLESPIES

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GLOSSARY AND ABBREVIATIONS

REFERENCES

APPENDICES

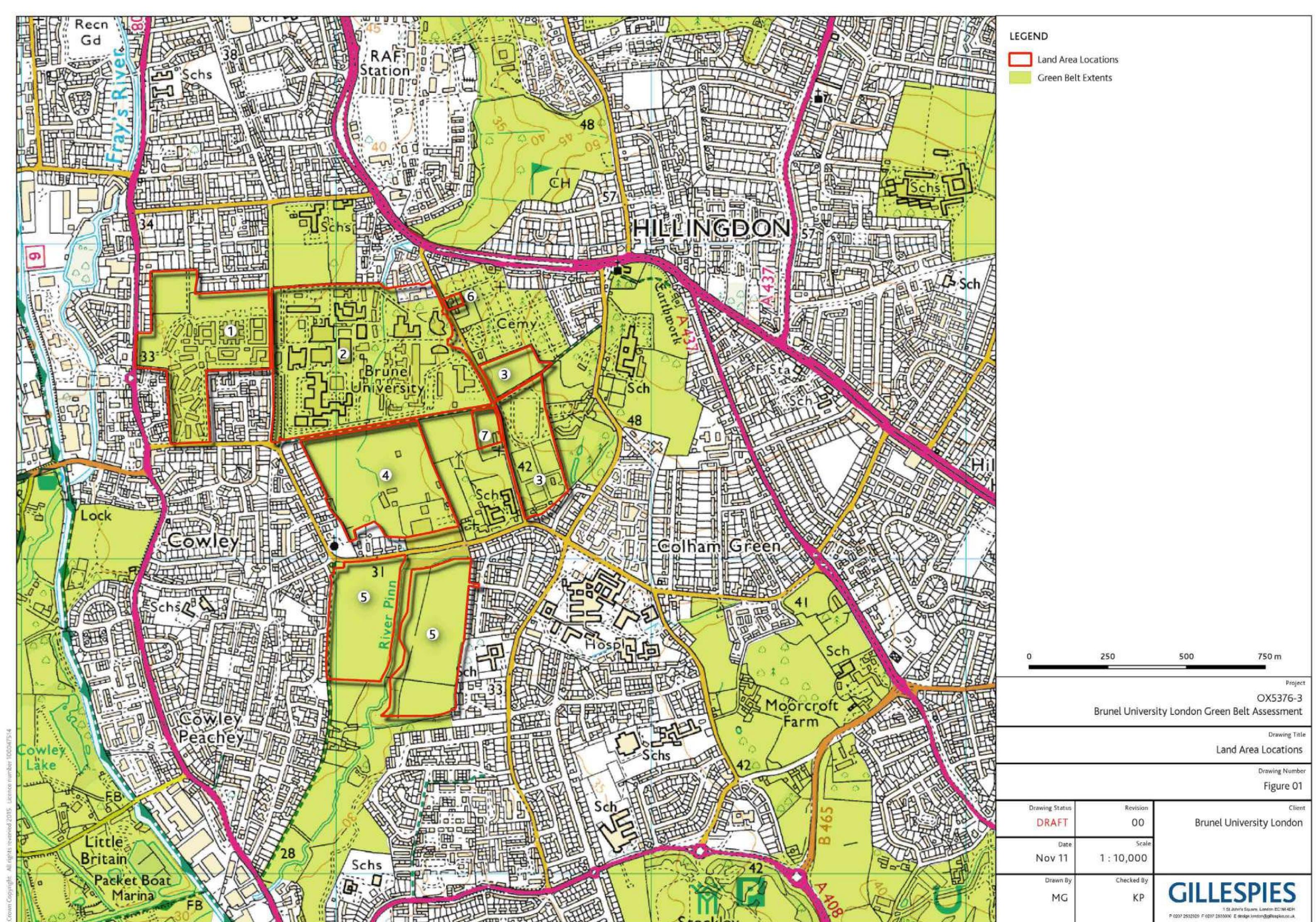
Appendix 1 Figures

1 Introduction

1.1 The purpose of the study

1.1.1 In October 2015, Gillespies was instructed by Brunel University London (BUL) to prepare a Green Belt Study for seven land areas which form part of the Uxbridge campus of BUL. BUL operates from a 78 ha campus located approximately 1km to the south of Uxbridge town centre, within the London Borough of Hillingdon (LBH).

1.1.2 The study assessed these land areas against the five purposes of Green Belts, as set out in the National Planning Policy Framework (NPPF). The report sets out the context for the study in terms of national and local policy context and the landscape character of the assessment areas and their wider context. The seven land areas assessed are shown on **OX3476/3 Figure 01 Land Areas for Assessment**. The report sets out the study findings for each land area.



2 Context

2.1 Introduction

2.1.1 This section identifies and describes legislation, policy and guidance of relevance to the assessment.

2.2 National Green Belt policy

2.2.1 The National Planning Policy Framework (NPPF) takes forward previous national Green Belt policy set out in PPG2 (Green Belts).

Paragraph 79 of the NPPF states that;

'...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'.

2.2.2 This is elaborated in NPPF paragraph 80, which states that Green Belts should serve five purposes, as set out in below:

- To check the unrestricted sprawl of large built-up areas.
- To prevent neighbouring towns merging into one another.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.2.3 In paragraph 83 of the NPPF states that local planning authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy.

'Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period'.

2.2.4 Paragraph 84 of the NPPF states:

'When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary'.

2.3 Paragraph 85 of the NPPF says that Local Planning Authorities should ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; not include land which it is unnecessary to keep permanently open; may wish to identify areas of 'safeguarded land' between the urban area and the Green Belt to accommodate long-term development needs well beyond the plan period. New boundaries must have regard for the permanence of the designation by redefining boundaries which endure beyond the Local Plan period. New boundaries should be defined clearly, using readily recognisable, permanent physical features.

2.4 Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. As a result, land should be designated because of its position, rather than its landscape quality or recreational use. However, Paragraph 81 of the NPPF states:

"Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land."

2.5 **London Green Belt**

2.5.1 The Green Belt which covers the BUL Uxbridge Campus is part of the larger London Green Belt. The London Green Belt covers 514,080 square hectares. The purpose of the London Green Belt was to prevent the sprawl of London merging with surrounding towns and

encroachment in to the surrounding countryside. It also helped to preserve the setting and character of the main urban areas. The Green Belt helped to encourage regeneration by directing development to brownfield sites within major urban areas.

2.5.2 On 10 March 2015, the Mayor adopted the Further Alterations to the London Plan (FALP). Policy 7.16 Green Belt of the London Plan states '*The Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development*'.

2.5.3 '*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*'.

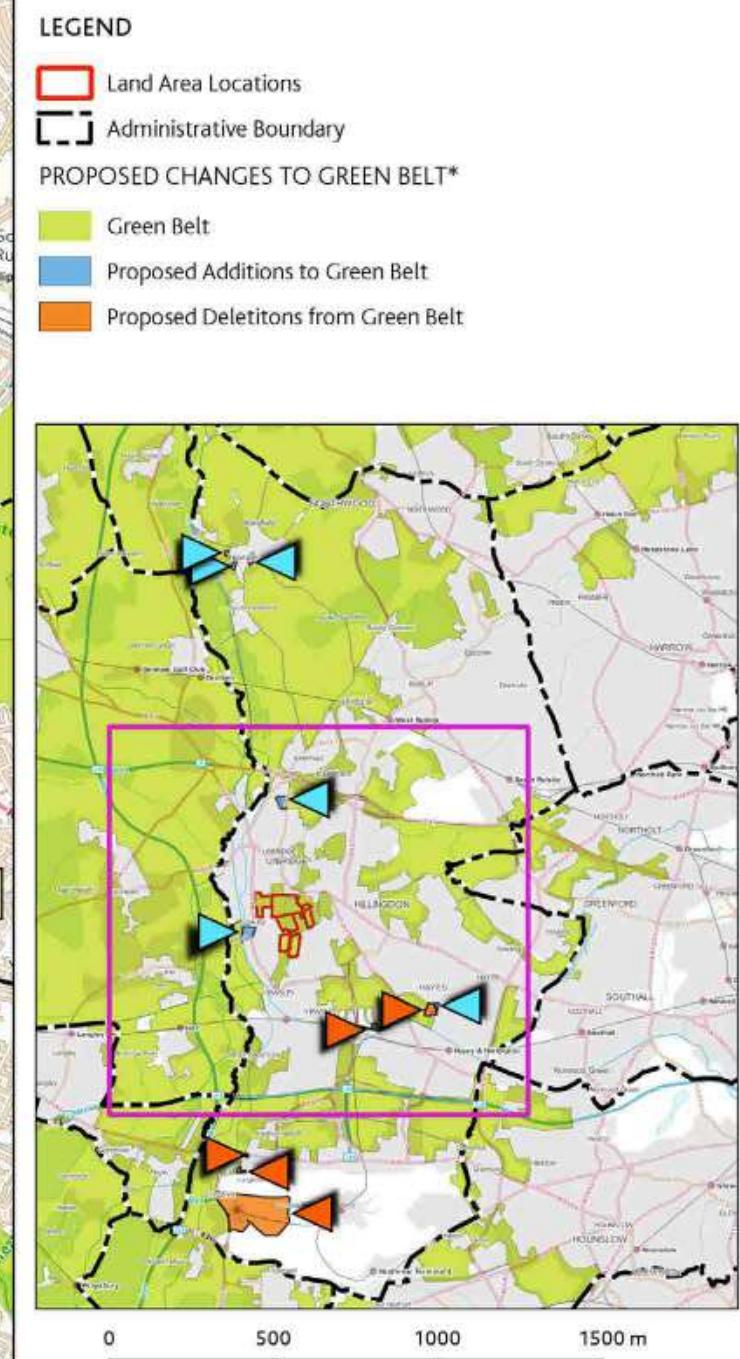
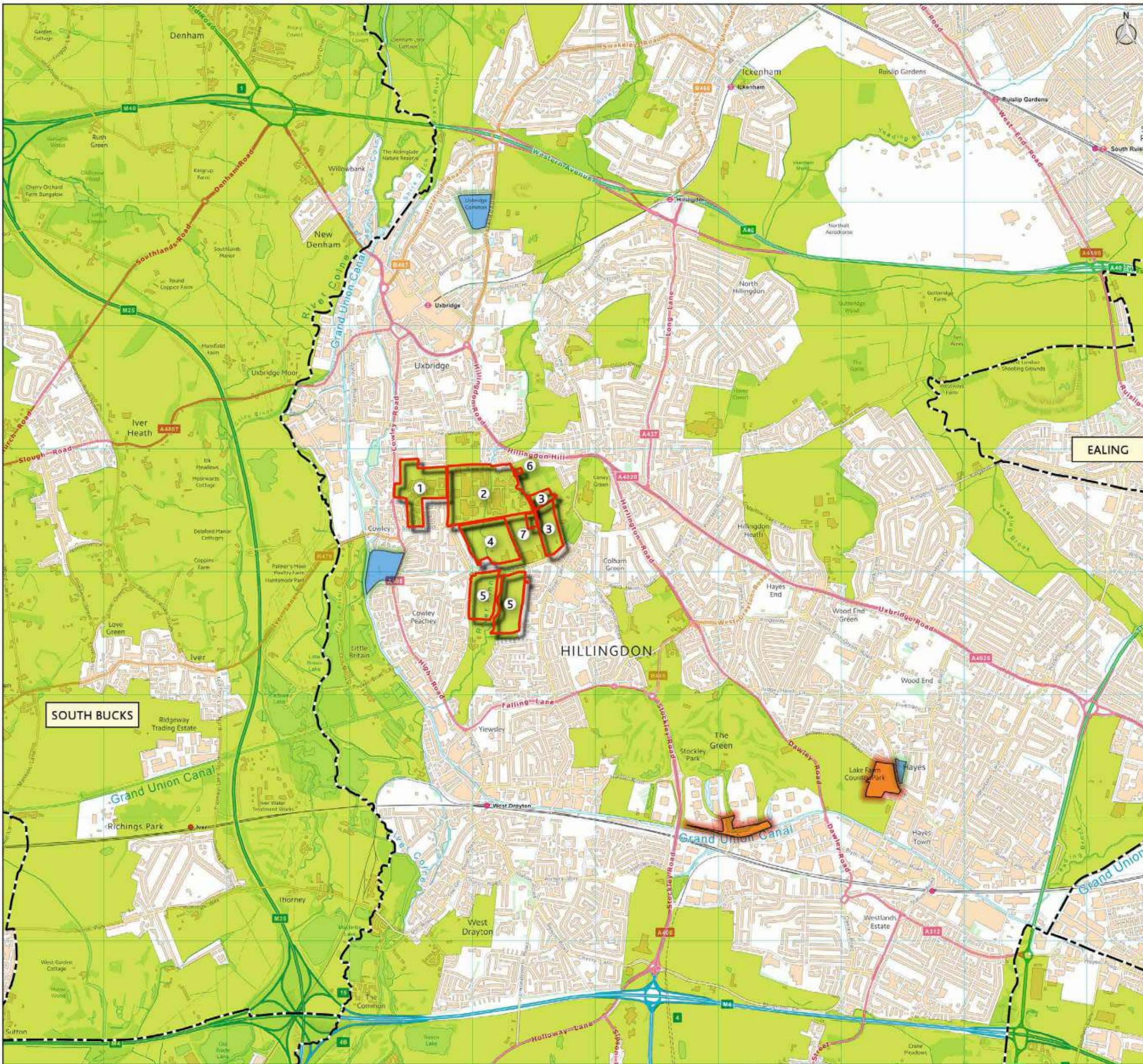
2.6 Green Belt in the London Borough of Hillingdon

2.6.1 The study area is located within the London Borough of Hillingdon (LBH). The Development Plan for the borough comprises the Unitary Development Plan (UDP 1995, saved policies 2007) and Hillingdon Local Plan: Part 1 - Strategic Policies, adopted in November 2012. Consultation is currently being undertaken on site specific allocations development management policies and a policies map which will be adopted as Hillingdon Local Plan: Part 2. Consultation ends on the 8th December 2015. The plan will play a key role in shaping the future of the borough up to 2026. It will influence what development will take place, how much and where within the Borough it will be located.

2.6.2 The purposes of the Green Belt are set out within the Paragraph 8.20 of the Hillingdon Local Plan Part 1- Strategic Policies:
"The most important attribute of Green Belts is their openness. The main purpose of Hillingdon's Green Belt is to keep land open and free from development, to maintain the character and identity of individual settlements and to make a clear distinction between rural and urban environments, in support of strategic objective SO3. The Hillingdon Local Plan: Part 1- Strategic Policies aims to create sustainable communities by concentrating new development in urban areas and local town centres. The Green Belt's role is to help reinforce this strategy by strictly controlling development in the open countryside."

2.6.3 The current extent of the London Green Belt within Hillingdon is 4,970 square hectares and is shown in **OX5376-3 Figure 02** Green Belt Extents 1 and **OX5376-3 Figure 03** Green Belt Extents 2 shows the context of the Hillingdon Green Belt in the wider landscape.

2.6.4 The national and local policies which apply to the BUL Uxbridge Campus are shown on **OX3476-3 Figure 04 National Designations** and **OX3476-3 Figure 05 Local Plan Policies**. LBH's UDP was adopted in 1998 and is now out of date, as the policies contained in the Plan are under review as part of the preparation of the new Hillingdon Local Plan – Part 2. The proposed policies that apply to the land areas are shown on **OX3476-3 Figure 06 Draft Local Policies**. For the purposes of context is noted that Saved UDP Policy PR22 related specifically to BUL and Table 3.3 originally identified Brunel University as a '*Major Development Site in the Green Belt*'. It was under this policy that much of the recent redevelopment of the University took place.



NOTES:

Green Belt changes are derived from the Hillingdon Local Plan Part 2: Policies Map - Atlas of Changes (Revised Proposed Submission Version, October 2015)

Project

OX5376-3
Brunel University London Green Belt Assessment

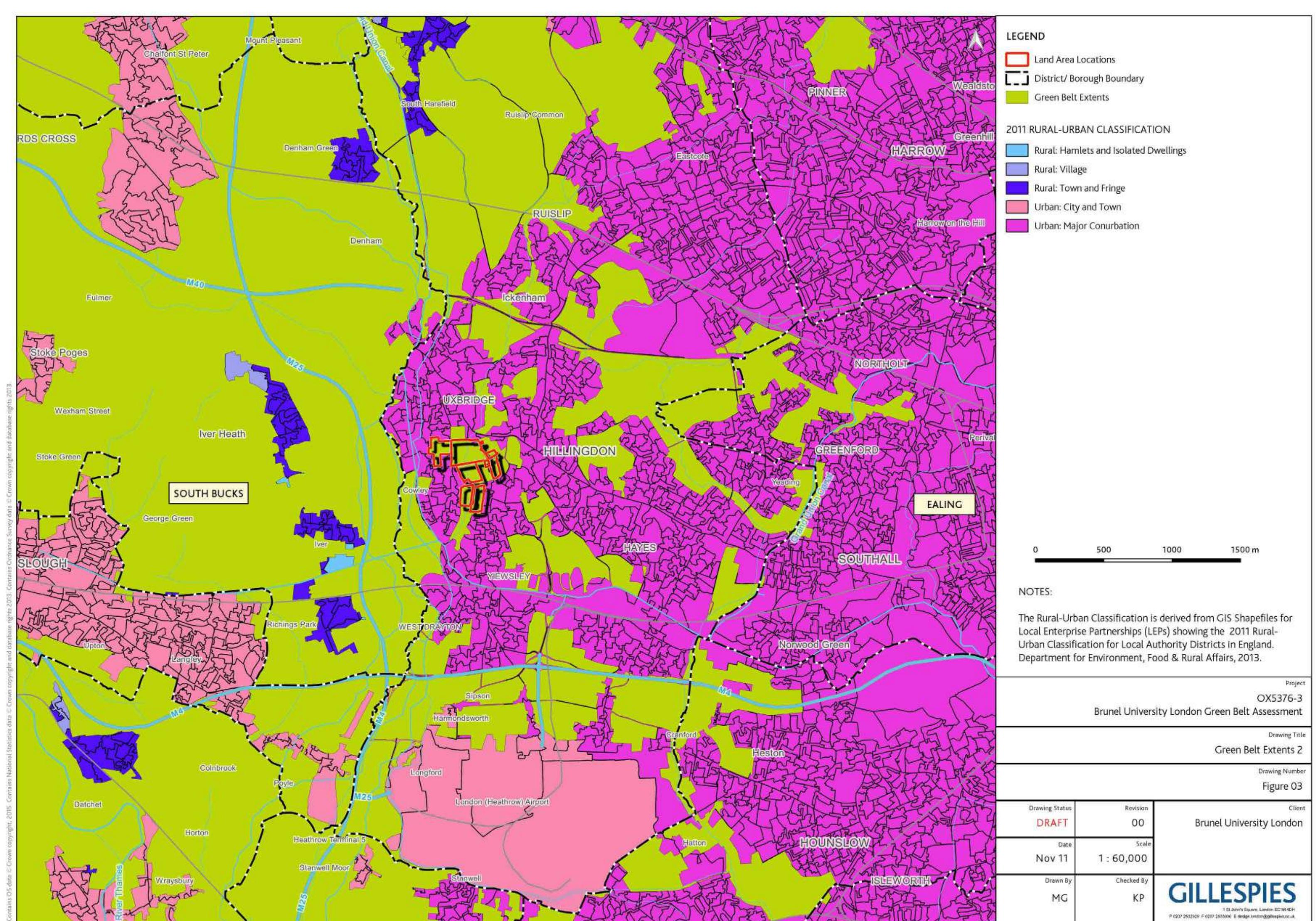
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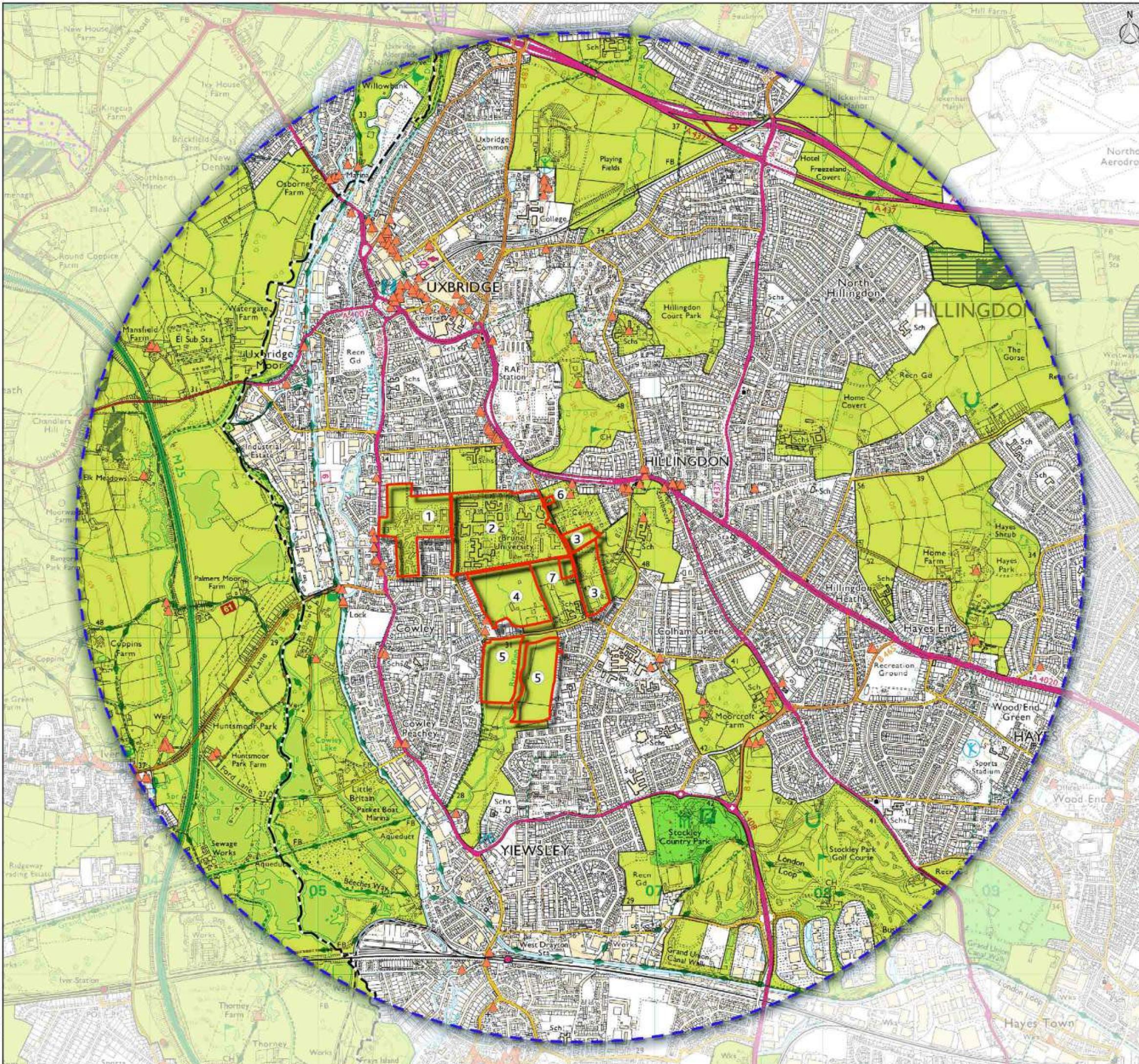
Green Belt Extents

Drawing Number

Figure 02

Drawing Status	Revision	Client
DRAFT	00	Brunel University London
Date	Scale	
Nov 11	1 : 30,000	
Drawn By	Checked By	
MG	KP	GILLESPIES





LEGEND

- Land Area Locations
- Study Area (3km radius from site location)
- Administrative Boundary

NATIONAL DESIGNATIONS

- Listed Building
- Scheduled Ancient Monument
- Site of Special Scientific Interest
- Local Nature Reserve
- Ancient Woodland
- Country Parks
- Green Belt

NOTES:

Natural Designations are derived from GIS Datasets compiled by Natural England and Historic England.

Project	OX5376-3
Drawing Title	Brunel University London Green Belt Assessment
National Designations	
Drawing Number	Figure 04
Drawing Status	DRAFT
Revision	00
Client	Brunel University London
Date	Nov 11
Scale	1 : 22,000
Drawn By	MG
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LEGEND

- Land Area Locations
- Administrative Boundary
- Study Area

LOCAL POLICIES

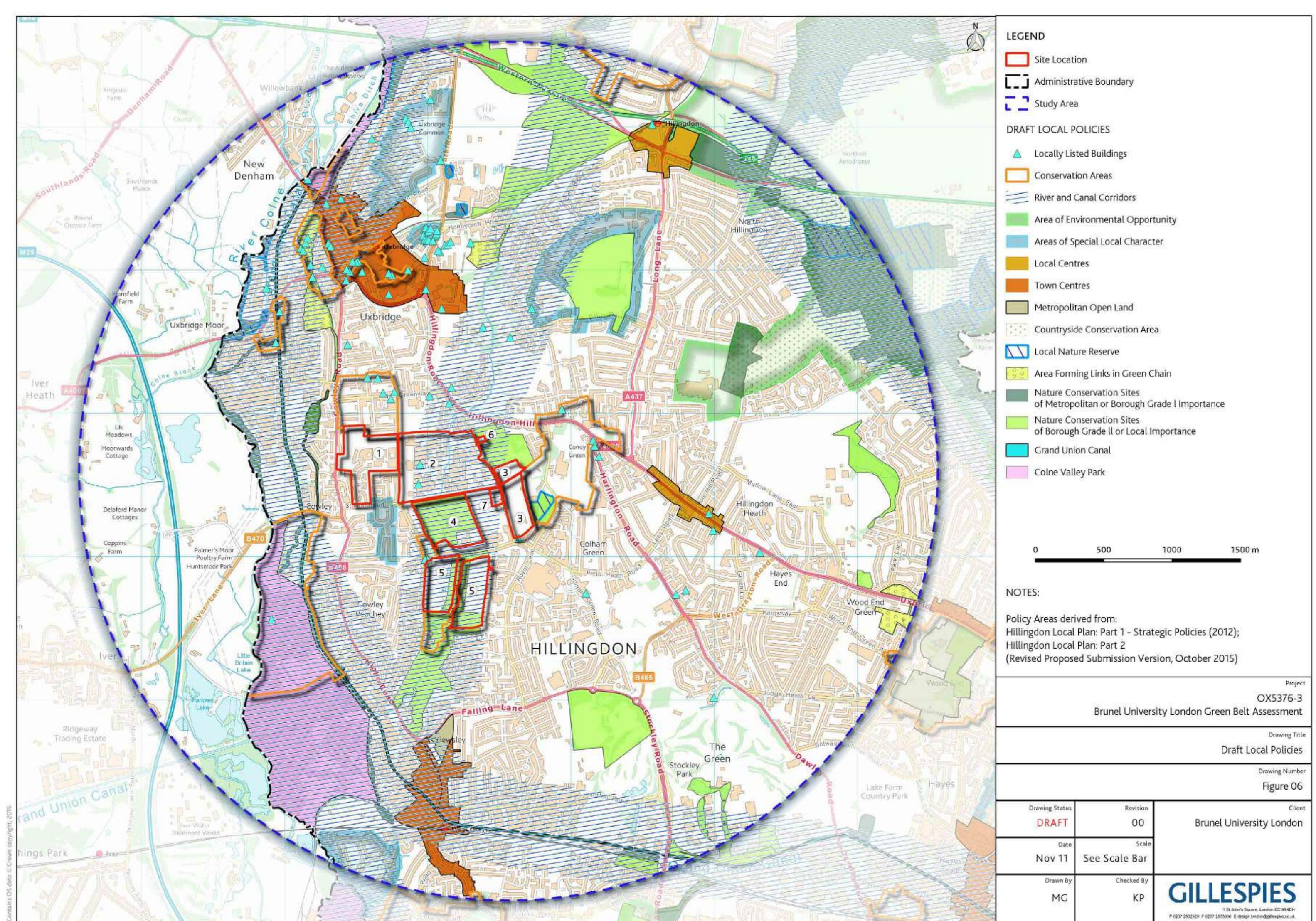
- Locally Listed Buildings
- River and Canal Corridors
- Conservation Areas
- Area of Environmental Opportunity
- Areas of Special Local Character
- Local Centres
- Town Centres
- Metropolitan Open Land
- Countryside Conservation Area
- Local Nature Reserve
- Area Forming Links in Green Chain
- Nature Conservation Sites of Borough Grade II or Local Importance
- Nature Conservation Sites of Metropolitan or Borough Grade I Importance
- Grand Union Canal (also Nature Conservation Site of Metropolitan Importance)
- Colne Valley Park (Area of Environmental Opportunity)

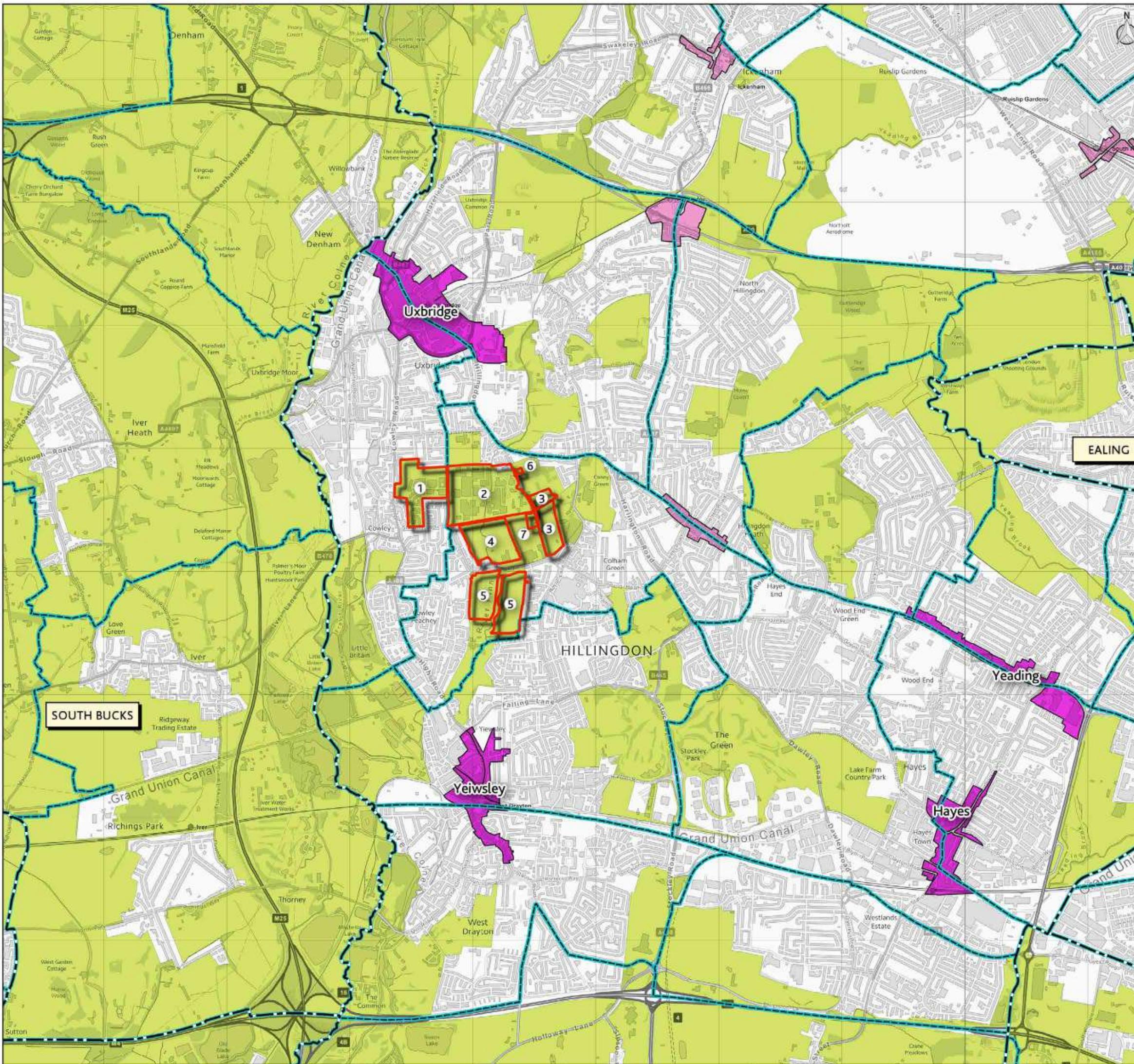
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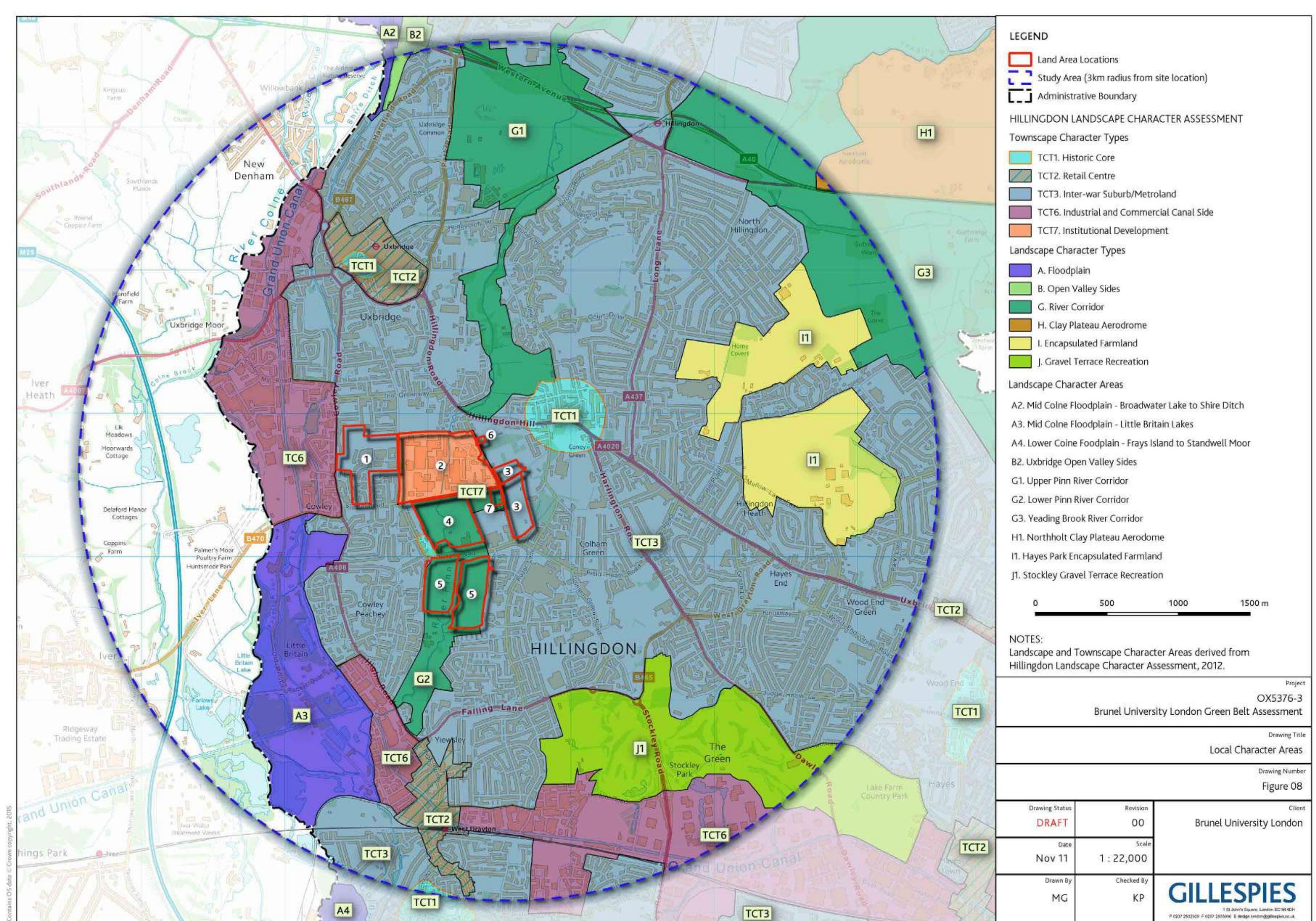
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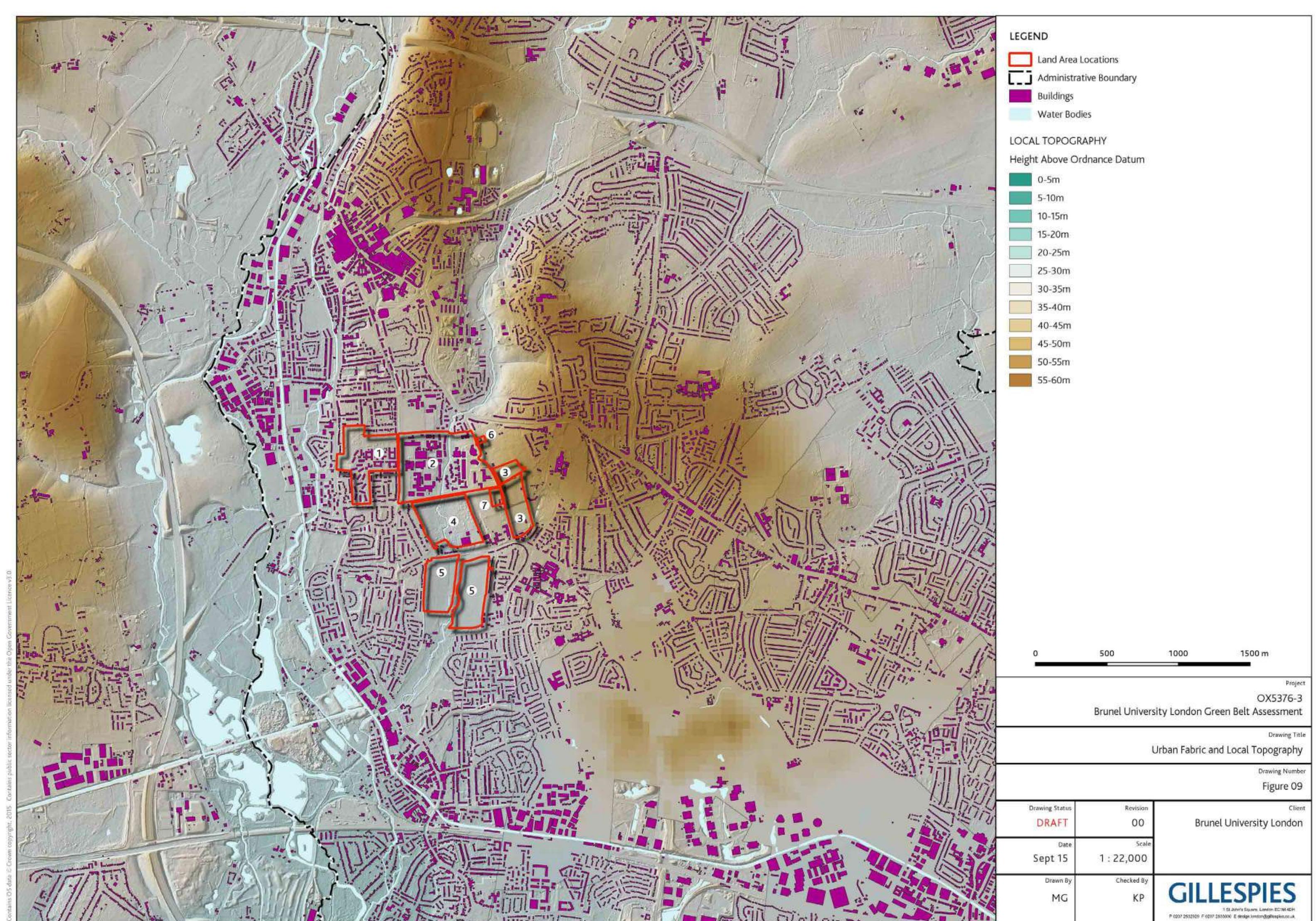
Policy Areas derived from: London Borough of Hillingdon Unitary Development Plan (adopted 1998) - Saved Policies; Hillingdon Local Plan: Part 1 - Strategic Policies (2012)

Project	OX5376-3	
Drawing Title	Brunel University London Green Belt Assessment	
Local Plan Policies		
Drawing Number		
Figure 05		
Drawing Status	DRAFT	Revision
Date	Sept 15	Scale
Drawn By	MG	Checked By
Client	Brunel University London	
GILLESPIES		









3 Methodology

3.1.1 The study considers the seven land areas on the BUL Uxbridge Campus which are currently within the Green Belt.

3.1.2 The Green Belt study draws on current good practice in England.

- Assessment criteria are based on national planning policy and the performance of land areas against these criteria is assessed, ensuring that the justification of each score is clear and as free from value judgements as possible.
- No Green Belt purpose is considered more important than any other in the NPPF so no weighting has been applied in the method.
- The assessment is focussed on the purposes of Green Belt. While it is important to consider the wider benefits of Green Belt as countryside, these benefits are not an explicit policy objective of Green Belt designation so the relative value of the land areas as ecological or landscape assets is not considered.

3.2 Constraints

3.2.1 The presence of significant constraints have been mapped using GIS data and shown within each land area. Their presence is acknowledged in the assessments and reflected in the judgements so far as they are relevant to the Green Belt purposes.

4

Assessment Criteria

4.1.1 Table 1 sets out the five Green Belt purposes and the criteria used to assess the land areas against each purpose and the potential scores that can be assigned to each criteria along with notes on how the judgements associated with each criteria were made.

4.1.2 The minimum and maximum scores for any purpose are the same (between 0 and 4). All land areas score 4 for Purpose 5 (to assist in urban regeneration by encouraging the recycling of derelict and other urban land) as all Green Belt makes a strategic contribution to urban regeneration by restricting the land available for development.

4.1.3 Other studies have used criteria to assess the contribution of land areas to Purpose 3 of the Green Belt by examining the strength or otherwise of the natural or man-made features/boundaries that would prevent encroachment of the countryside within the Green Belt land area. However, given the fragmented nature of the Green Belt and the urban setting of the BUL land areas, it was considered that all seven areas had equally weak boundaries and played an equivalent role in preventing encroachment from urban development.

Table 1: Green Belt Study Criteria

NPPF Green Belt Purposes	Criteria	Score		Assessment Method Notes
1 Check the unrestricted sprawl of large built up areas	a. Does the land area play a role in stopping the spread of urban areas into the countryside by preventing ribbon development and/or has the Green Belt in the land area already been compromised by ribbon development?	2	strong role (land area inhibits development along 2 or more sides of a road corridor so restricting the spread of urban areas into the countryside)	Sprawl is the outward spread of urban areas into the neighbouring countryside in an irregular way i.e. the expansion of settlements into the neighbouring countryside Ribbon development is linear development along any route ways where direct access from a development to the road would be possible.
		1	Some role (land area inhibits development along one side of a road corridor and plays some role in restricting the spread of urban areas into the countryside)	
		0	No role	
	b. Is the land area free from development? Does the land area have a sense of openness?	2	Land area contains no development and a strong sense of openness	Development means any built structure
		1	Land area has limited development and relatively strong sense of openness	
		0	Land area contains development compromising sense of openness	
2 To prevent neighbouring towns merging into one another	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	4	Land area is less than 0.5km away from a neighbouring settlement and so play a strong role preventing settlements merging	Merging is the joining of blurring of boundaries between two settlements. A straight line is measured at the narrowest point between settlements. The line must pass through the land area being assessed.
		2	Land area is between 0.5km and 2.5km away from a neighbouring settlement and so plays some role in preventing settlements merging.	
		0	Within an existing settlement or more than 2.5km away from a neighbouring settlement and so play no role in preventing settlements merging.	

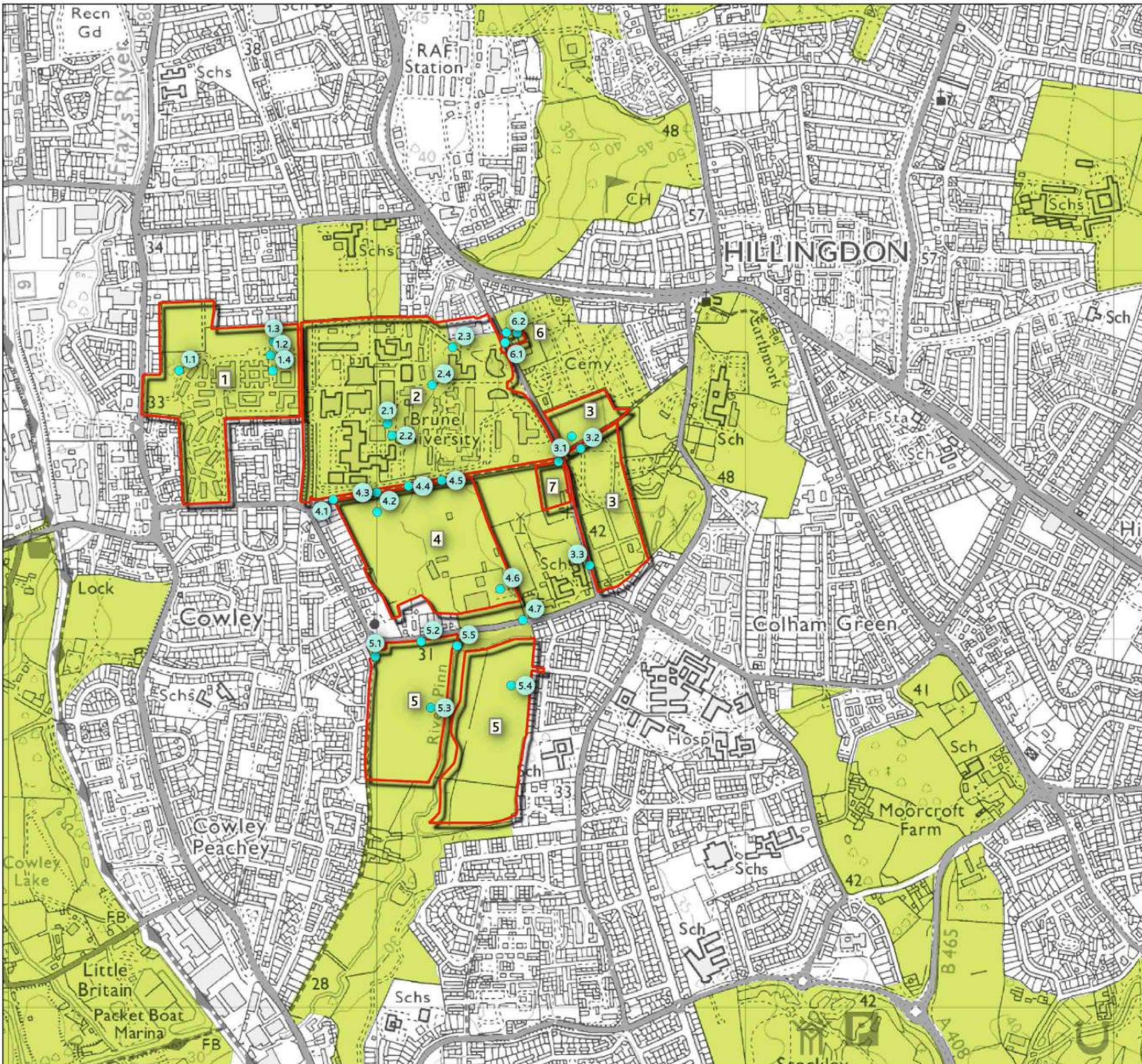
3	To assist in safeguarding the countryside from encroachment	<p>Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside?</p> <p>Has the land area already been affected by encroachment of urbanised built development?</p>	4	Land area contains the characteristics of countryside and has no urbanizing development and is open.	<p>Encroachment from urbanising influences is the intrusion/gradual advance of buildings and urbanised land beyond an established limit.</p> <p>Urbanising influences include features such as roads lined with street lighting and pavements, large areas of hardstanding, floodlit sports fields etc.</p> <p>Urbanising built development does not include development which is in keeping with the countryside e.g. agriculture or forestry related development, isolated dwellings, historic schools and churches.</p> <p>Countryside is land/scenery which is rural in character i.e. a relatively open, natural, semi-natural or farmed landscape with an absence of built development.</p>
			2	Land area contains the characteristics of countryside has limited urbanising development and is relatively open	
			0	Land area does not contain the characteristics and /or is not connected to land with the characteristics of countryside. Contains urban development that compromises openness.	
4	To preserve the setting and special character of historic towns	<p>Is the land area partially or wholly within or adjacent to a Conservation Area (CA) <u>within a historic town</u>?</p> <p>Does the land area have good intervisibility with the historic core of an historic town?</p>	4	If land area is partially or wholly within or adjacent to a Conservation Area (CA) within an historic town and has good intervisibility with the historic core of the town	<p>Site visits and topographic maps are used to inform judgements as to whether land areas have good intervisibility with the historic core of a historic town.</p>
			2	Land area is partially or wholly within or adjacent to a Conservation Area (CA) within an historic town or has good intervisibility with the historic core of the town	
			0	The land area has none of these features.	
5	To assist in the urban regeneration by encouraging the recycling of derelict and other urban land	It is difficult to assess whether one individual land area considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. So it is considered that all land areas make an equally significant contribution to this purpose and so all land areas have been given the <u>same</u> score.			

4.2 Overall Scores

4.2.1 The scores against the criteria were combined to generate a total score for each land area. The higher the score, the greater the land area's overall contribution to the Green Belt purposes. The scores for each land area are presented below.

4.3 Site Visits

4.3.1 The land areas were assessed through desk study using GIS mapping, OS maps and aerial images. All seven land areas were then visited to assess their performance against the purposes of the Green Belt. Views of the land areas were documented and viewpoint locations are listed in **OX3476-3 Figure 10 Viewpoint Locations**.



Project OX5376-3
Brunel University London Green Belt Assessment

Drawing Title
Viewpoint locations

Drawing Number
Figure 10

Drawing Status DRAFT Revision 00
Client Brunel University London

Date Nov 15 Scale 1 : 10,000

Drawn By MG Checked By KP

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5

Findings Summary

5.1 Land Area 1

5.1.1 Land Area 1 comprises the western half of the BUL campus which lies to the west of Cleveland Road.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	Urban Development Does the land area play a role in preventing the spread of urban areas? Does the land area stop ribbon development?	0	The land areas plays no role in preventing the spread of urban areas into the countryside. Firstly the land area is largely developed itself. Secondly it is surrounded on all sides by large areas of urban development. The Cowley Road to the west of the land parcel has residential development on both sides of the road in this area.
1b	Openness Is the land area free from development? Does the land area have a sense of openness?	1	This land area accommodates the majority of the University's student housing as well as some teaching blocks and research facilities. This existing development compromises the sense of openness of the land area. A smaller area to the north of the land parcel is made up of undeveloped land comprising rough unmanaged grassland crossed by informal paths. There is a relic pattern of overgrown field hedges. Areas of self-seeded woodland mark the northern and western boundaries of the land area with some small patches within the area create a sense of containment.
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	0	The land areas cannot prevent neighbouring towns merging into one another as it is located within an urban area and dense urban development surrounds and contains it. The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements. The land area adjoins existing residential area of Uxbridge known as the Greenway to the north, to the south and west the land area adjoins the residential areas of Cowley and to the east is the existing university campus.

Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	0	The land area does not contain the characteristics of the countryside but is located within a major urban conurbation. It contains features such as roads lined with street lighting and pavements, large areas of car parking and is surrounded on all sides by residential development. Only a small area to the north of the land area has degraded countryside characteristics of a formally farmed landscape.
Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	0	The land area is adjacent to the Greenway CA and has limited intervisibility with the CA. However The Greenway CA is not within a historic town but an area of middle to late Victorian housing on a rectangular grid street pattern to the south of the town centre of Uxbridge.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		5 / 20	



Viewpoint 1.1.



Viewpoint 1.2.



Viewpoint 1.3.



Viewpoint 1.4.

Notes:



project	OX5376-3	
Brunel University London Green Belt Assessment		
drawing title	Land Area 1	
drawing number	Figure 11	
drawing status	DRAFT	revision 00
date	scale Not To Scale	
drawn	MG	checked KP
client	Brunel University London	
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5.2 Land Area 2

5.2.1 Land Area 2 comprises the central area BUL campus which lies to the east of Cleveland Road.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	Urban Development Does the land area play a role in preventing the spread of urban areas? Does the land area stop ribbon development?	0	The land areas plays no role in preventing the spread of urban areas into the countryside. As a fully developed urban site, the land area cannot be assessed for its role in preventing the spread of urban development. The land area is surrounded on three sides by large areas of urban development, to the west by the BUL campus, and to the north by Uxbridge High School and residential development. To the east of Kingston Lane is the Hillingdon and Uxbridge Cemetery and the BUL sports grounds.
1b	Openness Is the land area free from development? Does the land area have a sense of openness?	0	This land area is dominated by the university campus including teaching blocks and research facilities. The land area has no sense of openness.
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	0	The land areas cannot prevent neighbouring towns merging into one another as it is located within an urban area and dense urban development surrounds and contains it. The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .The land area adjoins existing residential area of Uxbridge to the north, and residential areas of Cowley to the west and Hillingdon to the east.
Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	0	The land area does not contain the characteristics of the countryside but is a fully developed urban site. It contains features such large institutional buildings, roads lined with street lighting and pavements and large areas of car parking The land areas is not connected to land with the characteristics of countryside but is located within an urban area. It is surrounded on three sides by residential development and the BUL sports facilities and a cemetery to the east. The land area is connected to the south with the River Pinn river corridor.

Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	0	The land area is not within or adjacent to a CA within a historic town.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		4 / 20	



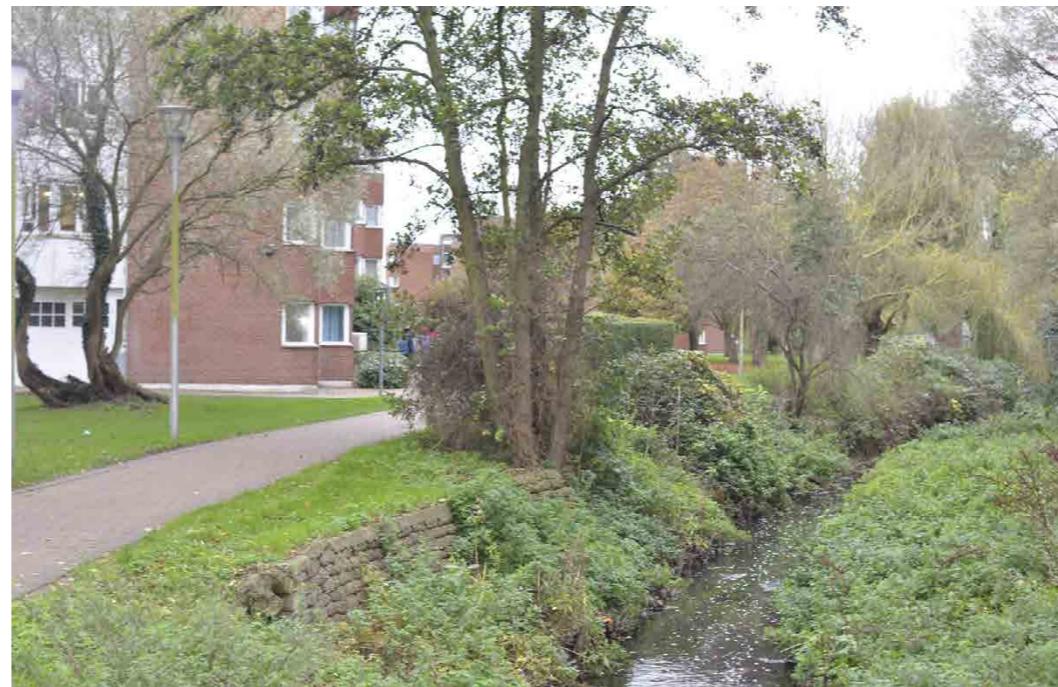
Viewpoint 2.1.



Viewpoint 2.2.

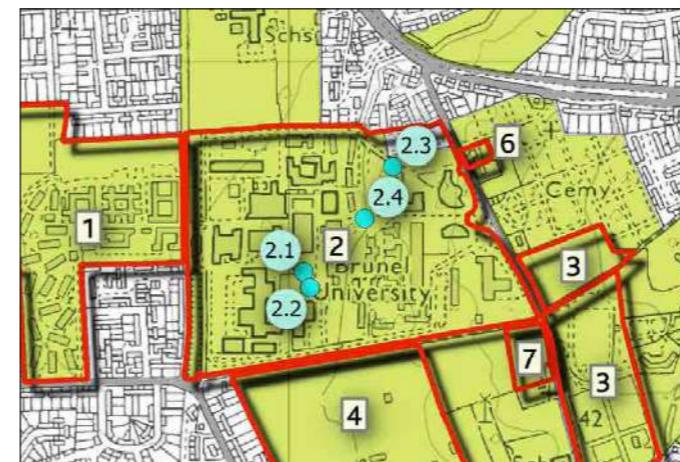


Viewpoint 2.3.



Viewpoint 2.4.

Notes:



project	OX5376-3	
drawing title	Brunel University London Green Belt Assessment	
drawing number	Land Area 2	
client	Figure 12	
drawing status	DRAFT	revision 00
date	Nov 15	scale Not To Scale
drawn	MG	checked KP
GILLESPIES		1 St John's Square, London, EC1M 4DH P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk

5.3 Land Area 3

5.3.1 Land Area 3 is situated to the east of Kingston Lane and accommodates the BUL outdoor sports facilities.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	<p>Urban Development</p> <p>Does the land area play a role in preventing the spread of urban areas?</p> <p>Does the land area stop ribbon development?</p>	0	<p>The land areas plays no role in preventing the spread of urban areas into the countryside.</p> <p>The land area is adjacent to the BUL campus and is contained to the south by residential areas of Hillingdon. However to the north and west of the land area, are open areas associated with Hillingdon and Uxbridge Cemetery and a small area of woodland, beyond which is Coney Green</p> <p>As a result the land area does not play a role in stopping the spread of urban areas into the countryside as it is an area surrounded by associated with a large urban conurbation.</p>
1b	<p>Openness</p> <p>Is the land area free from development?</p> <p>Does the land area have a sense of openness?</p>	1	<p>This land area is dominated by the university outdoor sports facilities, with all-weather sports pitches, a running track and associated facilities. There is a sense of openness although it is compromised by the high fencing, hedges, paved areas and overhead lighting.</p>
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	<p>Is the land area located within an existing settlement?</p> <p>If not what is the width of the gap between the settlements at the point that the land area is intersected?</p>	0	<p>The land areas cannot prevent neighbouring towns merging into one another as it is located within an urban area and dense urban and peri-urban development surrounds and contains it.</p> <p>The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .The land area adjoins existing residential area of South Hillingdon to the south, To the north and east is the Hillingdon and Uxbridge Cemetery with Hillingdon Village beyond it. To west is the BUL campus.</p>

Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	1	The land area does not contain the characteristics of the countryside but is fully developed as a sports ground. It contains features such as flood lit sports fields, all weather courts and large areas of car parking. However it does retain its openness. The land area is located within an urban area. It is surrounded on two sides by residential or institutional development and on the other two sides by a cemetery and a small area of land to the east where there is an area of isolated woodland which is designated as a Nature Conversation Site of Local Importance.
Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	0	The land area is located within 0.2 km of the Hillingdon Village CA but has <u>no intervisibility</u> with the historic core of the village. Under the proposed Local Plan Part 2 it is proposed to extend the CA to cover the Hillingdon and Uxbridge Cemetery which will mean that the CA is adjacent to Land Area 3. However, the land area will still play a limited role in preserving the setting of the CA.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose.
Total Score		6/ 20	



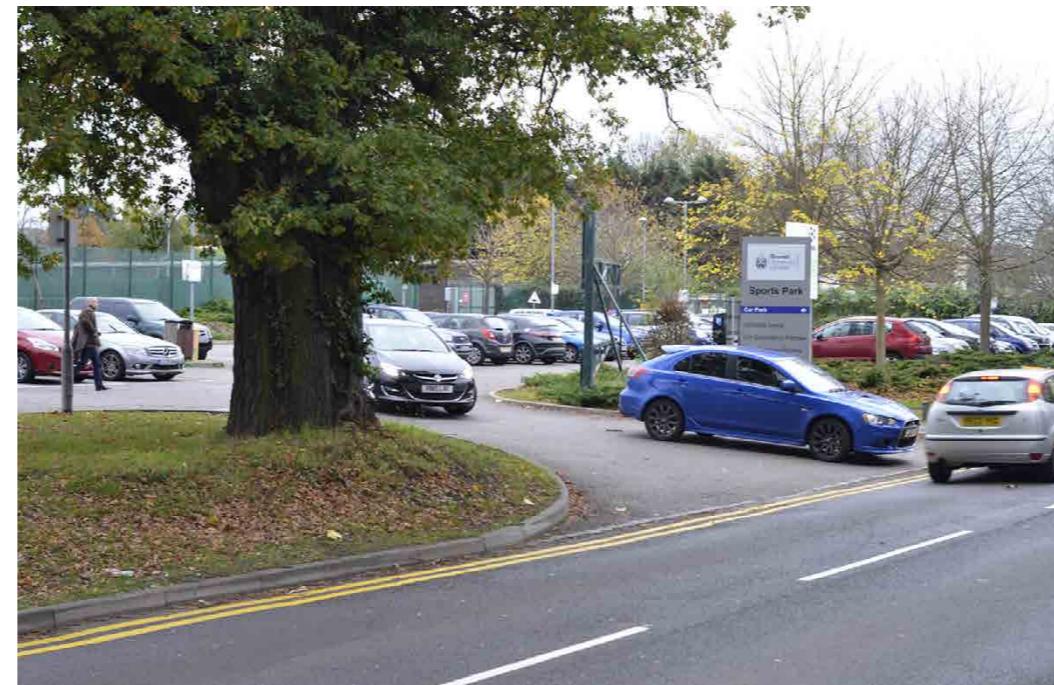
Viewpoint 3.1. - Looking northwest



Viewpoint 3.1. Looking northeast

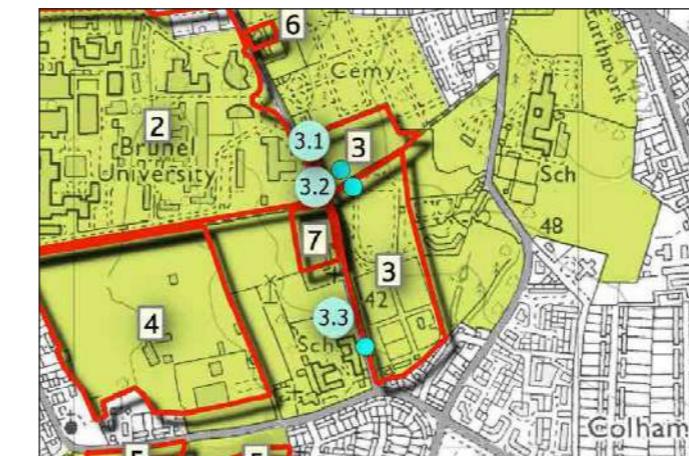


Viewpoint 3.2.



Viewpoint 3.3.

Notes:



project	OX5376-3	
drawing title	Brunel University London Green Belt Assessment	
Land Area 3		
drawing number	Figure 13	
client		
drawing status	DRAFT	revision 00
date	Nov 15	scale Not To Scale
drawn	MG	checked KP
client	Brunel University London	
project	GILLESPIES	
drawing title	1 St John's Square, London, EC1M 4DH	
Land Area 3	P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk	
client		

5.4 Land Area 4

5.4.1 Land Area 4 is located to the south the BUL campus, south of Nursery Lane.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	<p>Urban Development</p> <p>Does the land area play a role in preventing the spread of urban areas?</p> <p>Does the land area stop ribbon development?</p>	0	<p>The land areas plays no role in preventing the spread of urban areas into the countryside as it is an area surrounded by a large urban conurbation.</p> <p>The land area is a low flat floodplain on either side of the small River Pinn, a tributary of the River Colne. The majority of the land area was formerly used as a market gardens. The land has been vacant for some time and is fenced off from public access due to the dangers posed by the remaining structures, asbestos pollution and disused underground services. The land area contains open areas of scrubby grassland to the west of the River Pinn but dense regenerated woodland to the east of the river. Part of the land area to the south contain a series of single storey buildings and associated car parking currently used as a garden centre.</p> <p>The land area is surrounded and contained by urban settlement. To the north is the BUL campus and to the west and south are residential areas along Church Road. To the east of the land area, are open areas associated with the Nursery Road allotments and the grounds associated with Pield Heath House School.</p> <p>The land area form part of LCA G2 Lower Pinn River Corridor in the Hillingdon Landscape Character Assessment (2012).</p>
1b	<p>Openness</p> <p>Is the land area free from development?</p> <p>Does the land area have a sense of openness?</p>	2	<p>This land area contains a small area of development to the south of the land area associated with the existing garden centre and ground level structures associated with its former use as market gardens.</p> <p>Although it is contained by urban development on three sides and enclosed by high hedgerows to the east. Despite this close proximity to urban development, the land area retains an open character.</p>

Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	0	The land areas cannot prevent neighbouring towns merging into one another as it is located within an urban area and dense urban and peri-urban development surrounds and contains it. The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .This land area adjoins existing residential area of Hillingdon to the south and east and Cowley to the west,. The BUL campus lies to the north beyond which is residential areas associated with Uxbridge.
Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	1	The land area was previously the site of a commercial market garden. It contains features such as concrete blocks and disused services from its previous use as a commercial market garden. To the south are, commercial buildings and areas of car parking. Land Area 4 is located within the Pinn River Corridor and retain its openness in parts, particularly to the west of the River Pinn. Although it cannot be classified as countryside it does contain some semi-natural characteristics and it is proposed in the Draft Local Plan Part 2 to designate the land area as a Nature Conservation Site of Local Importance. The land area is located within an urban area. It is surrounded on three sides by residential, commercial or institutional development and on the other side by peri-urban development in the form of allotments. Any potential connection along the the River Pinn Corridor is separated by residential and institutional development along Church Road.
Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	1	The land area is located adjacent to the Cowley Church CA. There is some intervisibility with the historic core of this hamlet and the land area plays some part in the preserving the special character of the CA although it is softened by the intervening tree line and the wooded edge to the area.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		8/ 20	



Viewpoint 4.1.



Viewpoint 4.2.



Viewpoint 4.3.

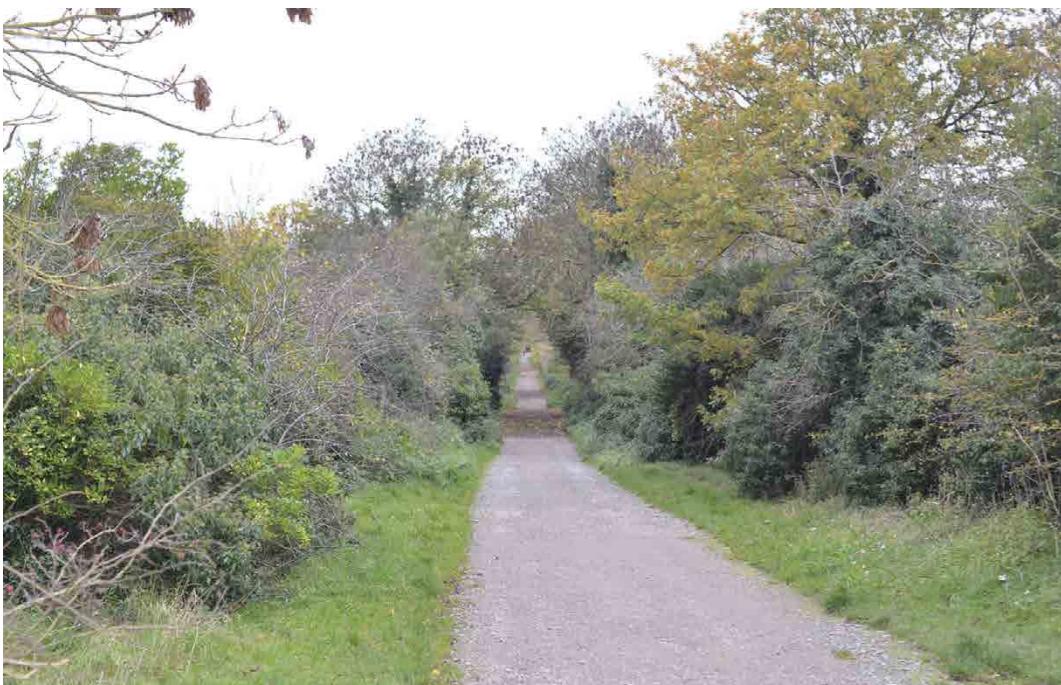


Viewpoint 4.4.

Notes:



project OX5376-3		client
Brunel University London Green Belt Assessment		
drawing title Land Area 4. - 1.		
drawing number Figure 14		
drawing status DRAFT	revision 00	
date Nov 15	scale Not To Scale	
drawn MG	checked KP	
GILLESPIES <small>1 St John's Square, London, EC1M 4DH P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk</small>		



Viewpoint 4.5.



Viewpoint 4.6.



Viewpoint 4.7. Looking northwest



Viewpoint 4.7. Looking east

Notes:



project OX5376-3		client
Brunel University London Green Belt Assessment		
drawing title Land Area 4. - 2.		
drawing number Figure 15		
drawing status DRAFT	revision 00	Brunel University London
date Nov 15	scale Not To Scale	
drawn MG	checked KP	GILLESPIES
		1 St John's Square, London, EC1M 4DH P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk

5.5 Land Area 5

5.5.1 Land Area 5 is located south of Church Road either side of the River Pinn.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	<p>Urban Development Does the land area play a role in preventing the spread of urban areas? Does the land area stop ribbon development?</p>	0	<p>The land areas plays no role in preventing the spread of urban areas into the countryside as it is an area contained and surrounded by a large urban conurbation.</p> <p>The land area is a low flat floodplain bisected by the River Pinn (a tributary of the River Colne). This small river is enclosed by dense tree cover and is largely hidden within the wider landscape.</p> <p>Meadow grassland occupies the area to the west of the river which is crossed by local footpaths which provide informal access to the area. A marked local trail runs along the east bank of the River Pinn.</p> <p>East of the river, are extensive playing fields which are fenced and provide no public access.</p> <p>The land area form part of LCA G2 Lower Pinn River Corridor in the Hillingdon Landscape Character Assessment (May 2012).</p>
1b	<p>Openness Is the land area free from development? Does the land area have a sense of openness?</p>	2	<p>This land area contains no development although it is surrounded by urban settlement. Despite the close proximity of this dense urban development it has an open character with views across the fields.</p>
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	<p>Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?</p>	0	<p>The land area is located within an urban area and dense urban development surrounds and contains it.</p> <p>The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .The land area adjoins existing residential area of Yiewsley to the south, Cowley to the west, Hillingdon to the east .Scattered residential development and a garden centre along Church Road separates this land area from Area 4 beyond which the taller buildings within the BUL campus are visible.</p>

Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	3	To the east of the River Pinn, the land area is fully utilised as sports fields. The land area to the west of the River Pinn and along the river corridor contains natural landscape characteristics and it is designated as a Nature Conservation Site of Local Importance. There are long open views across the field. However the prominent settlement edge imparts a strong urban character to the land area and there is constant aural intrusion from the busy road network in the vicinity and flights from Heathrow. The land area is located within an urban area. It is surrounded on three sides by dense residential development and to the north by scattered properties along Church Road. Residential development is prominent along the edges of the land area and there are views to tall buildings such as Hillingdon Hospital although enclosure is provided by tree cover.
Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	2	The land area is located adjacent to the Cowley Church CA. Under the proposed Local Plan Part 2 it is proposed to extend the CA to cover the majority of the western half of the land area and the river corridor. There is some intervisibility with the historic core of this hamlet, particularly the church tower of St Laurence, although it is softened by the intervening tree line. A number of listed buildings sit on the north western edge of the land area including two manor lodges, the Bell House and the Church. The open land around the River Pinn plays some role in preserving the setting of the CA.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		11 / 20	



Viewpoint 5.1. Looking south



Viewpoint 5.1. Looking east



Viewpoint 5.2.



Viewpoint 5.3.

Notes:



project	OX5376-3
drawing title	Brunel University London Green Belt Assessment
drawing number	Land Area 5. - 1.
Figure 16	
drawing status	DRAFT
revision	00
client	Brunel University London
date	Nov 15
scale	Not To Scale
drawn	MG
checked	KP
GILLESPIES	
	1 St John's Square, London, EC1M 4DH
	P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk



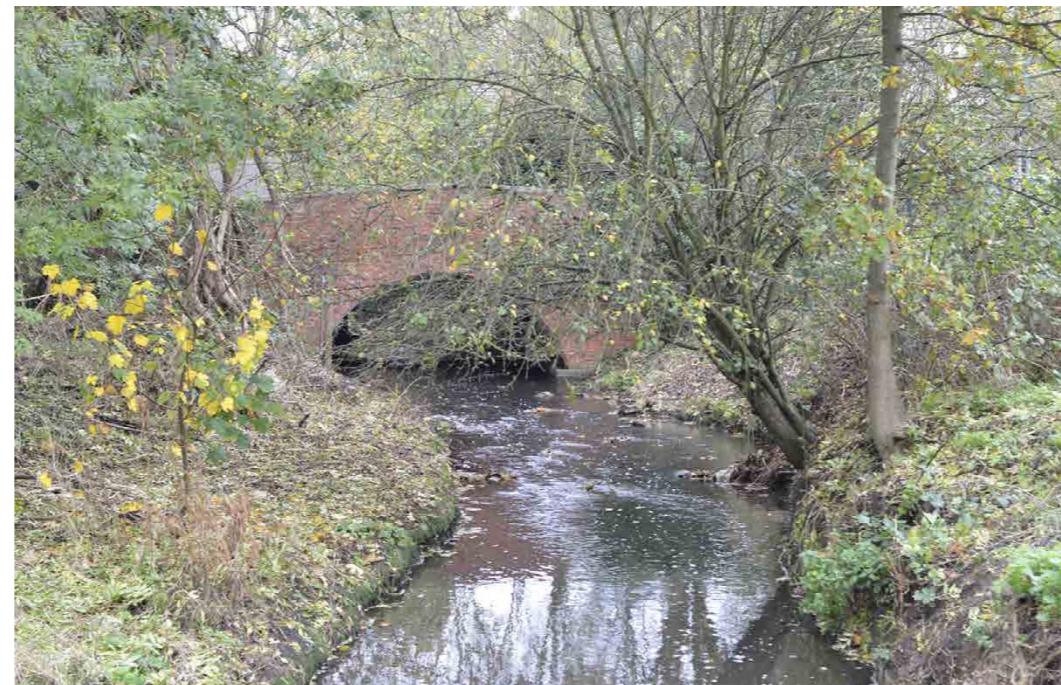
Viewpoint 5.4. Looking north



Viewpoint 5.4. Looking southwest



Viewpoint 5.4. Looking southeast



Viewpoint 5.5.

Notes:



project	OX5376-3	
drawing title	Brunel University London Green Belt Assessment	
drawing number	Land Area 5. - 2.	
Figure 17		
drawing status	revision	client
DRAFT	00	Brunel University London
date	scale	
Nov 15	Not To Scale	
drawn	checked	
MG	KP	GILLESPIES
		1 St John's Square, London, EC1M 4DH
		P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk

5.6 Land Area 6

5.6.1 Land Area 6 is a small plot located on Kingstone Lane opposite the entrance to the BUL campus.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	Urban Development Does the land area play a role in preventing the spread of urban areas? Does the land area stop ribbon development?	0	The land areas plays no role in preventing the spread of urban areas into the countryside as it is an area surrounded by a large urban conurbation.
1b	Openness Is the land area free from development? Does the land area have a sense of openness?	1	This small land area contains two houses and their gardens. It is not publically accessible and has a limited sense of openness.
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	0	The land area is located within an urban area and dense urban development surrounds and contains it. The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .The land area adjoins existing ribbon development along Kingstone Lane and is surrounded on three sides by the Hillingdon and Uxbridge Cemetery. Kingstone Lane separates this land area from the BUL campus.
Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	0	The land area does not have the characteristics of countryside and is not connected to land with the characteristics of countryside. It is surrounded on three sides by the Hillingdon and Uxbridge Cemetery. Under the proposed Local Plan Part 2 it is proposed to extend the Nature Conservation Site of Local Importance to include the cemetery and the woodland within it which back onto the land area.

Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	0	The land area is not located within or adjacent to a CA.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		5/ 20	



Viewpoint 6.1. Looking northwest



Viewpoint 6.1. Looking northeast



Viewpoint 6.2.



Viewpoint 6.3.

Notes:



project	OX5376-3	
drawing title	Brunel University London Green Belt Assessment	
drawing number	Land Area 6.	
client	Figure 18	
drawing status	revision	
DRAFT	00	Brunel University London
date	scale	
Nov 15	Not To Scale	
drawn	checked	
MG	KP	GILLESPIES

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5.7 Land Area 7

5.7.1 Land Area 7 is located to the west of Kingston Lane on the south east corner of the BUL campus.

Green Belt Purpose 1 : To check the unrestricted sprawl of large built-up areas			
Issue No.	Issue	Score	Notes
1a	Urban Development Does the land area play a role in preventing the spread of urban areas? Does the land area stop ribbon development?	0	The land areas plays no role in preventing the spread of urban areas into the countryside as it is an area surrounded by a large urban conurbation. The land area is a house and garden located on Kingston Lane.
1b	Openness Is the land area free from development? Does the land area have a sense of openness?	1	This land area consists of a private house and garden enclosed by high hedges on the edge of a busy road. The small garden has a sense of openness,
Green Belt Purpose 2 : To prevent neighbouring towns merging into one another			
2	Is the land area located within an existing settlement? If not what is the width of the gap between the settlements at the point that the land area is intersected?	0	The land area is located within an urban area and dense urban development surrounds and contains it. The original settlements surrounding the BUL campus have coalesced over time leaving no gap between settlements .The land area adjoins existing residential and institutional development along Kingston Lane and is opposite the BUL sports ground on the opposite side of Kingston Lane. Nursery Lane separates this land area from the BUL campus to the north. Nursery Allotments lie to the west of the land area.
Green Belt Purpose 3 : To assist in safeguarding the countryside from encroachment			
3	Does the land area have the characteristics of countryside and/or connect to land with the characteristics of countryside? Has the land area already been affected by encroachment of urbanised built development?	0	The land area does not have the characteristics of countryside and is not connected to land with the characteristics of countryside.

Green Belt Purpose 4 : To preserve the setting and special character of historic towns			
4	Is the land area partially or wholly within or adjacent to a Conservation Area within a historic town? Does the land area have good intervisibility with the historic core of an historic town?	0	The land area is not located within or adjacent to a CA.
Green Belt Purpose 5 : To assist in the urban regeneration by encouraging the recycling of derelict and other urban land			
5	Does the land area incentivize development on derelict and other urban land within settlements	4	All land areas make a contribution to this purpose
Total Score		5/ 20	

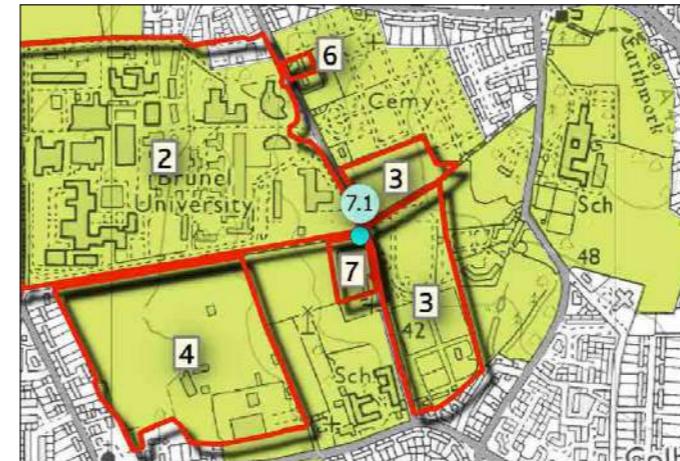


Viewpoint 7.1.



Viewpoint 7.1.

Notes:



project	OX5376-3	
drawing title	Brunel University London Green Belt Assessment	
drawing number	Land Area 7.	
client	Figure 19	
drawing status	DRAFT	revision 00
date	Nov 15	scale Not To Scale
drawn	MG	checked KP
GILLESPIES <small>1 St John's Square, London, EC1M 4DH P 0207 253 2929 F 0207 253 3900 E design.london@gillespies.co.uk</small>		

6

Conclusion

6.1.1 A significant proportion of LBH comprises countryside and open space. The Green Belt covers much of the northern third of the borough and is semi-rural in character (**OX5376-3 Figure 02** Green Belt Extents 1). The Colne Valley corridor which defines the western edge to the borough is also designated as Green Belt. This area links with the extensive areas of Green Belt in South Buckinghamshire including the Colne Valley Regional Park which is located either side of the M25 corridor. The Colne Valley Regional Park is the first real countryside to the west of London and hosts a mosaic of farmland, woodland, rivers and canals.

6.1.2 Elsewhere in the borough, including the area around the BUL campus, the Green Belt land is heavily fragmented. The BUL land areas assessed in this study are all contained and surrounded by extensive areas of urban development. They are not contiguous with the countryside and as such can play no role in Purpose 1 of the Green Belt by checking the spread of large built up areas into the countryside. Land Areas 1 and 2 (the BUL Campus) are already heavily developed and so their sense of openness is compromised. The remaining open land areas are small landscape remnants with little or no development and so still retain some sense of openness. However, their close proximity to dense urban development and the prominent settlement edge imparts a strong urban character to these land areas.

6.1.3 The London Borough of Hillingdon has evolved from a collection of villages which have grown and coalesced over time. The definition between these places is no longer geographically clear, even if each place retains its own identity (see **OX5376-3 Figure 07** Local and Town Centres). Waves of development over the last two centuries, along transport corridors (industrial development along the Grand Union Canal in the late 18th century followed by extensive interwar suburban development along the Metropolitan and Piccadilly tube lines and along the Uxbridge Road corridor between London and Oxford) have transformed the area into an suburban borough which is an integral part of the wider conurbation of London. In the 2012 *Hillingdon Landscape Character Assessment* the townscape character type (TCT) surrounding all seven land areas is classified as TCT 3 Suburb/Metroland (see **OX5376-3 Figure 08** Landscape and Townscape Character Areas). As classified in the 2011 DEFRA Rural Urban Classification study, the area is within a Major Conurbation (see **OX5376-3 Figure 03 Green Belt Extents 2**) which sits on the western edge of greater London. Due to the historic coalescence of the original Hillingdon villages through

suburban development and their position within the wider London conurbation, all seven of the BUL land areas cannot perform Purpose 2 of the Green Belt which is to prevent neighbouring towns merging with one another.

6.1.4 None of the BUL land areas are connected to land that can be characterised as countryside. The nearest open countryside to the BUL campus is the Colne Valley Park to the west or the area of Green Belt to the north of the Borough. Land Areas 1 and 2 contain extensive institutional development and Land Area 3 is fully developed as the university sports ground. Both Land Area 4 and 5 are located within the Pinn River Corridor and although they cannot be classified as countryside, they both contain semi-natural characteristics. However, Land Area 4 contains a commercial development to the south and other urbanising features from its previous use as a commercial market garden. Land Area 5 is the only land area that is publically accessible and the PRoW along the river is promoted as the Celandine Route. However it cannot be described as a rural landscape as it is surrounded and contained by dense urban development (see **OX5376-3 Figure 09** Urban Fabric and Topography). As a result none of the land areas fully assist in Purpose 3 of the Green Belt which is to assist in safeguarding the countryside from encroachment.

6.1.5 Three of the BUL land areas make some contribution to purpose 4 of the Green Belt, to preserve the setting and special character of historic towns. Land Area 1 is adjacent to the Greenway CA, although this does not form part of a town centre and there is limited intervisibility with the CA. Under the proposed Local Plan Part 2 it is proposed to extend the Hillingdon Village CA to cover the Hillingdon and Uxbridge Cemetery which will mean that the CA is adjacent to Land Area 3. However, there is no intervisibility with the historic core of the Hillingdon village. Land Area 4 is located adjacent to and has some intervisibility with the historic hamlet of Cowley Church CA.

6.1.6 As described above it is difficult to assess whether one individual land area considered in isolation makes a more significant contribution than another to incentivising development on previously developed land. So it is considered that all the BUL land areas make an equally significant contribution to Purpose 5 of the Green Belt.

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11. London Borough of Hillingdon, (2013) Green Belt Assessment Update.