

Car Park Site Selection Report

Assessment III Appendix

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1. Site 1 – Land Adjacent to Brunel Running Track (Asset Title - MX404685, AGL142220)



Above – Parcel of land opposite the Brunel University Running Track aerial view

1.1 Site description

- 1.2 This site is located on a parcel of land bordered by Kingston Lane and Nursery Lane, postcode UB8 3PQ.
- 1.3 It is owned by Brunel University London and sits opposite the Brunel University Running Track. Allotments are located to west of the site and a residential dwelling to the south.

1.4 Access is available coming off the intersection of Nursery Lane and Kingston Lane.



Above – Access to Land Adjacent to Brunel Running Track



Above – Existing trees on Site 1

Development required

1.5 This site would have to be cleared for development which would include the removal of any trees/shrubs. It will require the construction of a surface car park with grasscrete and tarmac surface.

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Criteria	RAG Rating	Reasoning
Transport and Access	Yellow	There is an existing access point at this site suitable for vehicle access. Despite being a short walk of 8 minutes from the hospital, the journey from Kingston Lane would be unsuitable at night due to the lack of overlooking which would create safety concerns.
Trees and Ecology	Red	There are trees present on this site that would need to be removed to accommodate for the temporary car park.
Heritage and Conservation Areas	Green	The site does not fall within a Conservation Area, nor are there heritage assets or listed buildings present. Minimal harm to heritage will occur from development.
Flood risk	Green	This site is Flood Risk 1, meaning there is a low risk of flooding.
Previously developed land/ Contamination	Green	This is an undeveloped, green field site which is unlikely to have contamination issues.
Amenity	Yellow	There is an existing dwelling to the south of this site, although it is screened by trees, there would be additional noise pollution created.
Green Belt	Red	To the site's east is the Brunel University Running Track, which although the land is developed, it is within a use defined as suitable within the Green Belt. To the west are allotments which also are not viewed as a "built up area". To the north of the site is Brunel University which is a built up area, and there is a dwelling to the south. However, these are to the north of the road, and the proposed car park would contribute to a perceived sprawl of development. Whilst the development of a temporary car park would not constitute the merging of neighbouring towns. This site does contribute to the green spaces present in the local area. However, due to its screening its use as a car park would not be highly visible from street level and its impact on the character of the area would not be significant.

Summary

1.6 The Green Belt status of this site, its ownership by the University and the tree removal that would be required means this is an unsuitable parcel of land for the temporary car park.

2. Site 2 – Wyevale Garden Centre - UB8 3NP (Asset Title – AGL5633, MX143129, NGL560630)

1.7 Site Description

1.8 The Wyevale Garden Centre is permanently closed and has been highlighted in written Pre-Application advice received on 18th August 2022 as a site that should be explored as a temporary car park for hospital workers.

1.9 The site is located on Pield Heath Road, Uxbridge, UB8 3NP and is approximately an 8 minute walk from the hospital. It is served by a vehicular access from Pield Heath Road and an entrance roadway connecting to the south east corner of the site.

1.10 The selected site is made up of the former garden centre building this includes a large single storey building along the southern end of the site and a number of smaller buildings. The site also contains an existing car park and to the north established woodland.



Above – Aerial view of former garden centre and surrounding land

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- 1.11 The Garden Centre ceased use on 31/01/2017 and has since been unused, providing an opportunity for an alternative use.
- 1.12 The site is not constrained by a Conservation Zone designation or listed buildings.
- 1.13 Beyond the woodland to the north of the site, Brunel University is located.



Above – Car park in use for the former garden centre

- 1.14 This parcel of land is covered by the Green Belt, however, the southern side of the site has already been developed. Therefore, locating the temporary car park in this area would not necessarily require further development on Green Belt land, if current car parking and brownfield land could meet parking demand.

Relevant planning history:

Reference	Description	Decision	Year
13831/APP/2021/2233	Change of use of existing buildings to commercial filming and erection of 5no. temporary workshops	Refusal	2021
13831/APP/2020/2469	Variation of Condition 1 of planning permission Ref: 13831/APP/2017/1217 dated 18/09/2018 (Temporary change of use from garden centre to parking for Hillingdon Hospital staff) to allow an additional period of five years	Approval	2020
13831/APP/2017/1217	Temporary change of use from garden centre to parking for Hillingdon Hospital staff for a period of two years	Approval	2017
13831/APP/2017/1216	Change of use from garden centre to university use.	Withdrawn	2017
13831/APP/2009/207	Change of use of part of car park to non - mechanical car wash to include canopy (Retrospective application).	Refusal	2009

1.15 There has been relevant planning history for the temporary use of a car park for hospital staff at this site. In 2020, a five year extension of temporary planning permission (ref. 13831/APP/2020/2469) for a temporary change of use of the site to parking for hospital staff. However, as highlighted above, this is not adequate for the hospitals needs due to the lack of existing spaces.

1.16 The west of the site is in Flood Level 3, however, this does not encroach on a large proportion of the site, and would not be required for development for adequate levels of parking.

1.17 The surrounding vegetation greatly screens the site from being visible in the surrounding area, with deciduous woodland to the south that would be retained. There are traditional orchards on the north of the site, in order to accommodate enough parking, some of this forestry may have to be removed.



Above – Existing forestry to the north of the former garden centre

1.18 The Trust has made contact with the owners of the land. It was noted that the leaseholder still has significant time left on their lease, so the existing car park would not be available for the Trust to use as a temporary car park. Regardless of this, there is not sufficient capacity in the existing car park to meet the number of spaces required.

1.19 **Development Required**

1.20 The temporary car park could not rely on the existing car park alone. Currently the main car park comprises of 142 spaces and a further 46 spaces located to the north. For all the parking to be located on one site, this would require either the removal of existing buildings and/or the removal of trees and shrub land to the north of the Garden Centre and Car Park.

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Criteria	RAG Rating	Reasoning
Transport and Access	Green	There is existing access to the site as it was previously used as a car park. The site is a short walk of 8 minutes from the hospital and the journey has overlooking from existing dwellings. As part of this land is previously developed, the impact of development on existing road networks would be limited.
Trees and Ecology	Red	The existing car park is currently disused, however, the removal of forestry would likely be required to accommodate a sufficient number of parking spaces for hospital staff. This would not comply with national and local policy including Policy DHMB 14 of the Local Plan which states that existing trees and landscaping should be retained or enhanced. As a large proportion of this site is covered by dense forestry, the level of tree removal would be deemed unacceptable and render this site unsuitable to accommodate for 350-450 parking spaces.
Heritage and Conservation Areas	Yellow	The site is currently unused, and the existing buildings and car park hold little heritage value. However, the removal of forestry would likely have an impact on the character of the local area.
Flooding risk	Yellow	Parts of the site are covered by Flood Risk 3 and as set out in the methodology, as the car park will be a vital piece of infrastructure in the running of the hospital, flood risk should be a significant consideration. However, as this only encroaches on part of the site, and does not impact the existing car park this could be mitigated by not including this part of the site for car parking.
Previously developed land/ Contamination	Yellow	This site has been previously developed and therefore there are concerns related to contamination. The presence of contamination would incur additional costs to constructions to the trust and would be deem the site undesirable.
Amenity	Red	There would be impact on visual amenity, with development taking place on established forestry. This would conflict with Policy DMEI 4, which notes that development in the Green Belt will only be permitted if the visual amenity and character of the Green Belt is not impacted.
Green Belt	Red	The site is broadly surrounded by forestry, with existing buildings present on the site and to the west (Pield Heath House School). The car park would not result in an increase in "built up areas". Although the site is surrounded by forestry, and open spaces to the south, the development of a car park would not lead to the merger of neighbouring towns. Some of this site is already developed, however, the surrounding forestry contributes to the natural spaces present in the local area. The removal of trees that would be replaced by the car park would encroach into green field land.

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The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font inside a yellow square.

As part of this site is derelict brownfield land, the temporary car park would contribute to providing urban land with a use, however, this is unlikely to assist in "urban regeneration". The use of the existing car park, and where developed land is present on the site would meet paragraph 150 of the NPPF which outlines "forms of development that are not inappropriate in the Green Belt" as part d includes the "re-use of buildings provided that the buildings are of permanent and substantial constructions". This would only apply to the already developed land on the site, which as highlighted above, would not be adequate in fulfilling the required amount of car parking spaces.

Summary

1.21 This site has potential to accommodate some of the staff during the works. However, it has been established with the landowner that the site is currently leased and this is set to be the case in the coming years. This means that it is unfeasible for the existing car park to be used as a temporary solution.

1.22 Regardless of this, to provide for the numbers required significant works would have to take place which could have negative impacts on existing trees and ecology. This would not comply with national or local policy, as existing trees and landscape would not be retained or enhanced through development. Using this site as a temporary car park would result in negative impacts on the Green Belt, particularly on the impacting the visual amenity and character of the local area.

3. Site 3 – Moorcroft Lane



Above – Aerial view of Moorcroft Lane site

- 1.23 The Moorcroft Lane site is located approximately a 9 minute walk and a 2 minute drive from the hospital. The site is currently grassland that is used for grazing horses under an agricultural licence. It is generally flat with well-established tree belts around all of its borders. These screen the site and create a sense of enclosure.
- 1.24 To the north and east of the site is a highway (A437), and beyond this is mainly two storey dwellings. To the west is Moorcroft Lane which contains residential homes. The trees which are located along the borders of the site create screening, meaning views into the site are limited.
- 1.25 There is an existing entrance point to the site as shown in the image below. This would require some alterations to fully access the site, with the removal of some shrubs and trees potentially required.



Above – Existing entrance to Moorcroft Lane site

- 1.26 The walk to the hospital is short, and the journey is considered safe due to the overlooking from adjacent dwellings. The walk is flat, well-lit and uses existing pavements.
- 1.27 The site is located within the Green Belt, however, the site is well screened so temporary changes to this parcel of land will not be highly visible to neighbouring properties. In addition a car park is not a building or structure and so the “openness” of the Green Belt will be maintained.

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Criteria	RAG Rating	Reasoning
Transport and Access	Yellow	There is existing access, however, this may need to be modified to enable vehicle access to the site. This site is close to the hospital, with a walking distance of approximately 9 minutes and the journey is assessed as safe. The introduction of a car park could contribute to additional pressure on the local road network, particularly as this site is currently undeveloped.
Trees and Ecology	Yellow	Some trees may need to be removed for access. An ecological survey has been conducted which found that there are no protected species at this site.
Heritage and Conservation Areas	Green	There are no buildings classed as "heritage assets" in this site or in the local vicinity. The site does not fall within a Conservation Area. Therefore, the development of this site would not cause harm to heritage or conservation considerations.
Flooding risk	Green	This site is located in Flood Zone 1, meaning that flooding is unlikely to occur.
Previously developed land/ Contamination	Green	This site is previously undeveloped so there is a low risk of contamination.
Amenity	Yellow	The site is currently used for horse grazing and is not used by the public. The screening of the site also means that amenity impact will be limited. As this site is currently not developed, there would be an increase in traffic and light pollution which could have an impact on neighbouring properties.
Green Belt	Yellow	<p>There is existing development surrounding the site, and the use of this land as a car park would not contribute to an increased sprawl of large built-up areas.</p> <p>The level of existing development in the local area means that developing this site would not lead to neighbouring towns merging into one another.</p> <p>As the local area being surrounded by residential development, the development of this land would not lead to an encroachment on the countryside.</p> <p>The site is not previously developed and therefore development would not assist in urban regeneration as set out in the tests for Green Belt development.</p>

Summary

1.28 Despite the Green Belt covering this site, there is a positive case for this site accommodating hospital staff parking for the duration of works. The site currently has a limited amenity offering, is well screened and has few trees. This means the car park would not be widely visible from street level, and restoration would be more practical compared to sites with a higher density of trees.

4. Site 4 - Uxbridge Grove Nature Reserve (Asset Title - AGL57782)



Above - Uxbridge Grove Nature Reserve aerial view

1.29 **Site description**

1.30 This site is a 10 minute walking distance from the hospital. It is the Uxbridge Grove Nature Reserve, Robinwood Grove, Uxbridge UB8 3TW. The Nature Reserve is owned by the London Borough of Hillingdon.

1.31 This area is covered by the Hillingdon Village Conservation Area.

1.32 As there are other options for the location of the temporary car park, this site is viewed as unviable due to the harm that would be caused to the conservation area and the existing nature reserve.

1.33 This site is has Deciduous and Broadleaved Woodland and is within the Forestry Commission Legal Boundary.

1.34 Developing this land would not meet the Council's strategic policies as outlined in the Adopted Strategic Policies (November 2012). It wouldn't comply with policy SO3, which aims to improve the quality, and accessibility to, the heritage value of the borough's open spaces. It would also compromise the Local Plan's aim to promote healthier and more active lifestyles through the provision of access to recreation.

1.35 Despite being within a reasonable walking distance from the hospital (10 minutes), depending on where the access point would be located, there could be concerns about safety. On the northern end of the site, Royal Lane is made up of forestry, and there is an absence of buildings on the road which would provide overlooking. This is demonstrated in the image below.



Above – Street view of Royal Lane

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Criteria	RAG Rating	Reasoning
Transport and Access	Red	There is no existing vehicle access, and the removal of forestry would be required. Despite being a reasonable walk of 10 minutes, there are concerns about the journey due to their being no overlooking.
Trees and Ecology	Red	This is designated as a Nature Reserve and the removal of this habitat would be highly damaging. Deciduous and Broadleaved Woodland are present and would have to be removed for the temporary car park. Developing a car park on this land would conflict with Policy DHMB 14 in the Local Plan, which states that "all development should retain or enhance existing landscaping, trees, biodiversity or other natural features of merit". Policy DMEI 7 notes that where significant harm cannot be avoided, development proposals will in most cases be refused. The presence of the Nature Reserve makes this site unsuitable for development.
Heritage and Conservation Areas	Yellow	This site is located within Hillingdon Village Conservation Area.
Flooding risk	Green	This is a Flood Risk 1 zone, meaning there is a low chance of flooding.
Previously Developed Land/ Contamination	Green	This site is previously undeveloped, so there is a low risk of contamination.
Amenity	Red	This would remove a Nature Reserve which would cause significant harm.
Green Belt	Red	This is Green Belt land and would be challenging to restore to its original state as forestry. Development on this site would lead to the merger of developed land with the residential dwellings on the east side and the Brunel Universities Sports Facilities to the west. This would also have a material impact on the character of the area.

Summary and recommendations

1.36 It is deemed unsuitable to remove forestry from this Nature Reserve to accommodate for a temporary car park. Developing a car park on this site would conflict with national and local policy which seeks to retain biodiversity. It would significantly conflict with Policy DMEI 7 which states that where loss of biodiversity is avoidable, replacement is required on site or via offsite contributions. This policy notes that where significant harm can be avoided, development proposals will usually be refused.

5. Site 5 - Land on the south side of Church Road – (Asset Title - MX407295)



Above – Aerial view of land on the south side of Church Road, Uxbridge

1.37 Site description

1.38 This site is located on the south side of Church Road, postcode UB8 3RZ. This land is under ownership by Brunel University. It is a 13 minute walk from the hospital and a 3 minute drive.

1.39 South of the site designated as Deciduous Forest and Broadleaved which may have to be removed to accommodate for the car park.



Above – Potential access point

1.40 **Development required**

1.41 As this land is previously undeveloped, it will require the construction of a surface car park with grasscrete and tarmac surface.

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Criteria	RAG Rating	Reasoning
Transport and Access	Red	There is no existing access. Above shows where an entrance point could be established. The site is a longer walk from the hospital of 13 minutes.
Trees and Ecology	Red	Trees are present on this site, however, they are located on the perimeter of the site, and due to the existing access tree removal is unlikely to be required. There are no ecological designations, however, as a green open space, the temporary use of a car park would likely bring harm to the local environment.
Heritage and Conservation Areas	Yellow	The site is covered by the Cowley Church (St. Laurence) Conservation Area, however, no listed buildings are present on this site.
Flooding risk	Red	A significant proportion of the site is classed as Flood Zone 3, which means that flooding is likely and this makes the site unsuitable for development.
Previously developed land/ Contamination	Green	As there is no previous development on this site, the risk of contamination is low.
Amenity	Red	The use of this open space which functions as a green chain would cause significant amenity harm. According to Policy DMEI 5 development in Green Chains is only supported if it conserves and enhances the visual amenity and nature conservation of the landscape. The removal of green space and the replacement with tarmac would not comply with this policy.
Green Belt	Red	This parcel of land forms a large open space between residential areas to the west. The development of this site would visibly increase the urban area. There is a lack of screening and the openness of the land would be somewhat impacted. Although this development wouldn't lead to neighbouring towns merging with each other, it would decrease the open space between residential dwellings that begin at St Peters Road in the west and Peel Way to the east. Due to the size of this open space in the site and its surroundings, development on this site could be viewed as encroaching the countryside.

1.42 **Summary and recommendations**

1.43 The land is covered by the Green Belt, Nature Conservation Sites of local importance and forms links in Green Chains. Development at this site would be in conflict with national and local policy, with the degradation of a public open space causing significant harm. It is not deemed suitable to be used as a temporary car park.

6. Site 6 - Land to the east side of Chapel Lane - UB8 3DR – (Asset Title - NGL498799)



Above – Land to the east side of Chapel Lane

1.44 Site description

1.45 This parcel of land is located north of the Stillwell Roundabout, with the B465 to the east and Chapel Lane to the west Uxbridge.

1.46 The site is owned by AG Estates Limited.

1.47 There are trees and shrubs that border the site to both Chapel Lane on the west and the B465. This will reduce the impact of the temporary car park, as the current green field site is not obvious from street view.

1.48 The site is a 15 minute walk from the hospital and approximately a 4 minute drive. There is currently no apparent road access to the site, and this would need to be created to accommodate the temporary car park. Creating access may be problematic, due to the high density of trees surrounds the sites perimeter. There is, however, an existing gate on Chapel Lane that could be expanded to accommodate vehicle access.



Above – Current access

1.49 Access onto Chapel Lane could lead to an increase in traffic which may be notable due to the limited width of the road. This is also a residential area, and the 24 hour use of the car park would create noise during unsociable hours. There are four driveways for existing dwellings on this road as shown in figure x, however, residents also use on street parking which could cause difficulties for vehicles accessing the car park and would mean increased traffic on the street.



Above – Chapel Lane



Above – On street parking reducing road width

1.50 From Google Earth satellite view, it appears that the topography of the land would be challenging for the creation of a flat car park.



Above – View to the north east showing unlevel surface

1.51 This means that further remedial works would need to be implemented to level out the site, and this would increase cost and time. There would need to be efforts to level the land which would result in the loss of top soil. This could create challenges for re-growth which would be essential due to the Green Belt designation of this land.

1.52 The Trust has attempted to make contact with the landowners, however, they did not respond. No evidence was found that the land was for sale.

1.53 **Development required**

1.54 As this land is previously undeveloped, it will require the construction of a surface car park with grasscrete and tarmac surface.

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Criteria	RAG Rating	Reasoning
Transport and Access	Yellow	There is potential for using existing access, however, this will involve the removal of forestry. The site is a significant walking distance from the hospital, however, the journey has overlooking from existing dwellings. As the site is undeveloped, there could be additional pressure on the local transport network with the development of a temporary car park. This is at the upper end of walking distance at 15 minutes.
Trees and Ecology	Yellow	Trees are present on the site and some may need to be removed to create sufficient access. However, within the site it appears there are few trees present that would require removal for the car park.
Heritage and Conservation Areas	Green	This site has no Conservation designations, nor are there any listed buildings or heritage assets present.
Flooding risk	Green	It is located in Flood Zone 1 meaning that the risk of flooding is low.
Previously developed land/ Contamination	Green	This is a previously undeveloped green field site, therefore, it is unlikely that there is contamination.
Amenity	Yellow	Reduction in green space (although not accessible for public). There are also concerns with the increase in noise/light pollution for nearby dwelling. However, this is mitigated by the screening from trees that surround the site and the dwelling that abuts the site.
Green Belt	Yellow	The site abuts existing residential homes to the west and a road to the east with further green space on the other side. This development would not contribute to the sprawl of "built up areas". As there is green field land to the east of the site, the change of use to a car park would not lead to "built up areas" merging with one another. Despite the Green Belt designation, this site is well screened by trees, so changes are not likely to be visible from street level.

Summary

1.55 The site is screened by trees and shrubs, which are present around the border of the site to the surrounding roads. These also screen the two dwellings located on this land (77-79 Chapel Lane). Despite this, the constant use of the car park would likely create light pollution during the night, as well as noise pollution that would be unfavourable for existing residents.

1.56 As this site is covered by the Green Belt, is undeveloped and has issues associated with access, it is deemed unsuitable for use as a temporary car park. The impact on amenity of existing residents, mean that it would likely receive local opposition for development.

1.57 Although the site is within walking distance, the walk is at the upper end of the limit at 15 minutes. This would not be preferable, particularly for those working during the night who would have to walk to and from the site in the dark.

1.58 It is also important to note that the Trust has been unable to gain a response from the landowners and the land does not appeal to be available for use. This means that even if this option was perceived as desirable and a planning application was submitted / approved, it may not be possible for it to be realised due to ownership constraints.

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