
Hillingdon Local Plan Part 2 Examination in Public Hearing Statement – Brunel University London

Main Matters:

(1) An overview of the soundness of the London Borough of Hillingdon Local Plan Part 2

(2) The context for the HLLP2

(5) Site allocations and designations – Green Belt; Metropolitan Open Land; Areas forming links in Green Chains; Nature Conservation Sites

(6) Site Allocations and Designations – Transport, Community Infrastructure and Mineral Safeguarding

(7) Economy

(11) Development Management Policies – chapter 6: Environmental Protection and Enhancements

(12) Development management Policies – Chapter 7: Community Infrastructure

July 2018

Contact
Nick Alston



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1. Introduction

- 1.1 This statement has been prepared by GVA on behalf of Brunel University London (BUL), who also represent the Hillingdon Hospitals NHS Foundation Trust (HHNHSFT), and the Central and North West London NHS Foundation Trust (CNWLNHSFT).
- 1.2 BUL has made representations to the following formal public consultations for Hillingdon Local Plan Part 2 (LPP2):
- Regulation 18 consultation: 31st May 2013;
 - Regulation 19 consultation: 3rd November 2014; and
 - Regulation 19 consultation (revised draft LPP2): 8th December 2015 (comprising a 'main' representation and a separate representation in respect to Site 6 only).
- 1.3 London Borough of Hillingdon (LBH) subsequently invited BUL to make further representations jointly on behalf of the University and the NHS Trusts, which were submitted in January 2017. These are intended to replace the 'main' December 2015 representations.
- 1.4 The representations identify significant issues specific to Higher Education (HE) and healthcare matters that go to the heart of the soundness of the submission draft LPP2¹. This statement seeks to highlight certain matters to assist the Inspector and update the representations where necessary. We consider that the matters raised would best be considered in a discrete hearing session (we have raised this with LBH Officers and will write to the Inspector requesting this).
- 1.5 BUL is working collaboratively with the Council on this matter and aims to supplement this Statement with a Statement of Common Ground with LBH in advance of the examination hearings.
- 1.6 Having regard to the Inspector's Briefing Note, we have kept this statement as succinct as possible however we note that it slightly exceeds the maximum of 1,500 words. Bearing in mind the important matters in hand we request that this is accepted.

2. Our Position

- 2.1 The University and Trusts consider the submission draft LPP2 to be unsound on the following grounds:
- (1) It has not been informed by an up to date objective assessment of the development needs of the HE/research and healthcare sectors (including the specific needs of BUL and the Trusts) and fails to plan positively to meet such needs in full. As a consequence the plan is:
- Not positively prepared;
 - Not justified; and
 - Not consistent with national policy (including in particular NPPF (2012) paragraphs 14, 17, 19, 20, and 182)

¹ Ref. NPPF para 182

(2) It proposes to designate land at BUL (Site 4 of the Uxbridge Campus) as a 'Nature Conservation Site of Borough Grade 2 or Local Importance'. However, there is insufficient evidence to justify the designation, consequently the Plan is not justified in this regard.²

2.2 The draft Plan could be made sound via the following Main Modifications:

(1) Add policies to meet assessed HE and healthcare needs, to include:

- The allocation of BUL's Uxbridge campus (Sites 1-7) for HE/research and healthcare uses;
- A Green Belt boundary review that removes the Green Belt designation from Sites 1, 2, 3 (northern part), 4, 6 and 7 of the University's Uxbridge campus; and
- The allocation of the existing Hillingdon Hospital site for residential and/or healthcare uses.

(2) Delete the proposed designation of Site 4 of BUL's Uxbridge campus as a Nature Conservation Site of Borough Grade 2 of Local Importance.

2.3 Furthermore, BUL considers the proposed designation of Site 6 as a Nature Conservation Site of Borough Grade II or Local Importance to be not justified and therefore not sound, and should be removed accordingly (refer to the separate 2015 representation regarding Site 6).

3. Update to January 2017 Representations

Need

3.1 The exceptional circumstances that justify the removal of the BUL campus from the Green Belt comprise the delivery of significant public benefits associated with satisfying strategically important development needs, particularly those associated with HE and healthcare³.

3.2 Adopted LPP1 covers the period to 2026. The Infrastructure Schedule set out at Appendix 2 of LPP1 identifies the need for redevelopment of Hillingdon Hospital and the expansion/improvement of BUL within this period. This links to LPP1 Policy CI1 and is based on evidence set out in the Council's Strategic Infrastructure Plan, 2012.

3.3 Our January 2017 representations⁴ made the case that in order to be sound LPP2 should be informed by an up to date objective assessment of the development needs of the HE and healthcare sectors in the borough (to include those of BUL and the NHS Trusts). In the absence of such evidence having been prepared by the Council, BUL and the Trusts submitted detailed need assessments as part of the January 2017 representations which cover the period to 2026 (i.e. consistent with the relevant plan period).

3.4 The Council published a new Strategic Infrastructure Plan in May 2017 (examination doc. Ref. EB020) which also covers the period to 2026. This confirms the needs set out in the aforementioned need assessments prepared by BUL/the Trusts.

3.5 It is clear that the Council shares our view that the above evidence base satisfies the NPPF requirement for LBH to objectively assess the development needs of the HE and healthcare sectors in the borough.

² Refer to para 7.16-19 of January 2017 representations (cover report)

³ Refer to para 1.15 of January 2017 representations (cover report)

⁴ Refer to Section 3 and para. 5.1-5.2 of January 2017 representations (cover report)

- 3.6 The key issue is that the Local Plan fails to put in place policies to meet these needs.
- 3.7 We note that since preparing these assessments, Hillingdon Hospital has been subject to a Care Quality Commission Inspection (March 2018), and has been rated as 'Inadequate'⁵. Deficiencies with the estate/buildings are referred to throughout the Inspection Report. This highlights the urgency of this matter.
- 3.8 These circumstances are genuinely exceptional. It is imperative that the Trusts and BUL are allowed to progress new development to address these needs as soon as possible, and there remain no feasible alternative sites⁶ capable of satisfying the need.

Procedural Matters

- 3.9 LPP1 para. 9.50 states that policies will be developed in subsequent LDDs (specifically in respect to BUL) to cover the period of LPP1 (i.e. to 2026). This matter is specifically referred to at s.54 of the Inspector's Report associated with the examination of LPP1, which states that the Council will 'consider the expansion needs of educational bodies such as BUL in relation to the Green Belt boundary at the more detailed stage of the Local Plan', clearly implying that this commitment was necessary to make LPP1 sound. The Hillingdon Local Development Scheme (LDS) (2016) confirms that 'subsequent LDDs' and the 'more detailed stage of the Local Plan' can only comprise LPP2 (there are no other documents).
- 3.10 Accordingly, it is clear that LPP1 intends for matters of HE and healthcare to be addressed within LPP2. To ignore such matters (as is currently the case in the submission draft LPP2) would create a policy void and make the plan unsound as a consequence (not positively prepared; not justified; and not consistent with national policy (ref. NPPF para 182)). The important HE and healthcare needs identified by the Council and ourselves would not be addressed.
- 3.11 LBH Officers advised at a meeting dated 12/05/17 that they had sought legal advice and consulted with the Planning Inspectorate regarding the procedural acceptability of the policy position being sought by BUL and the Trusts. Officers agreed that LPP2 would be capable of establishing an appropriate policy position via modifications to the 2015 draft, although at that time they expressed a preference for a policy position to be taken forward in a forthcoming review of LPP1.
- 3.12 There is considerable uncertainty regarding the timescales for the preparation of the LPP1 review (which poses risks to delivery – see below) and there is no need to defer to this to establish the necessary policy basis. Indeed, it would be to subvert the stated intention in LPP1 to do so.

Deliverability

- 3.13 BUL has been engaged in extensive discussions with LBH in respect to this matter since December 2015. It has made it clear to LBH that in order to mitigate the risk of the University and Trusts' growth plans, it is essential that a policy position is established in the Local Plan that supports the principle of development at BUL's Uxbridge campus and existing hospital site.

⁵ Refer to <https://www.cqc.org.uk/location/RAS01>

⁶ Refer to para. 6.2-6.24 of January 2017 representations (cover report)

- 3.14 In order to progress matters, BUL entered into a Planning Performance Agreement with LBH in 2017 to fund the appointment of consultants to prepare independent evidence regarding transport, Green Belt and environmental matters. The intention was that this would inform the content of any potential LPP2 policy. Unfortunately, the Council has not yet commissioned this work. Notwithstanding this, BUL's representations include comprehensive evidence to support the requested modifications to the draft Plan.
- 3.15 A Business Case is enclosed as part of the 2017 representations to demonstrate the deliverability of the expansion of BUL.
- 3.16 Under the terms of the Healthcare Act 2006 the NHS is required to undertake formal consultation on plans to revise service provision and must follow an investment justification process which consists of producing a Pre-Strategic Outline, Strategic Outline, Outline, then Full Business Case. The Trusts are currently preparing the Pre-Strategic Outline case. Upon approval of the Full Business Case, the Trusts anticipate commencing construction works in 2022 with completion in 2025.

Strategic Planning Policy Basis

- 3.17 The revised National Planning Policy Framework (NPPF) has been published and a review of the London Plan has commenced since the submission of our 2017 representations. These continue (and strengthen) the existing in-principle strategic policy support for HE and healthcare development. While the draft LPP2 will continue to be assessed against the 2012 NPPF, we note the relevance of para 20/21 of the 2018 NPPF. Draft London Plan Policies E8, S1, S2, S3, and G2 are of note, however should be afforded limited weight at this point in time.

Supporting Evidence

- 3.18 The 2017 representations are supported by a number of supporting documents. A brief update to each of these to account for the passage of time since their preparation is provided in the table below:

Report	July 2018 Position Update
Brunel University Development Need Assessment (January 2017 Update)	Up to date
HHNHSFT Need Assessment (January 2017)	Up to date
CNWLNHSFT Need Assessment (January 2016)	Up to date
BUL Site Capacity Assessment and Concept Masterplan (January 2017)	Up to date
BUL Business Case (March 2016)	Up to date
Economic Impact Assessment (BUL) (September 2015)	The key conclusions are still applicable. Refer to update note at Appendix 1
Green Belt Assessment (December 2015)	Conclusions remain valid Refer to update note at Appendix 1
Transport Feasibility Report (January 2017)	The conclusions are still valid
Brunel University Alternative Site Assessment (December 2015)	Up to date We are not aware of any significant change to land supply in the catchment area since the assessment in December 2015.

Comparables	Up to date
Historical Land Use Report (Site 4) (December 2014)	Up to date
Ecological Appraisal (March 2015)	The comments regarding the Council's evidence base remain valid (refer to Sections 4 and 5). No up to date evidence to support the site's inclusion within the SINC designation.
Site 4 Asbestos Survey	Up to date

Public Benefits

3.19 The ambition of the University and Trusts is significant. The proposed education/healthcare facilities are intended to be transformative and of genuine international calibre (a prospectus of the proposed 'Healthcare Campus' on Site 4 is enclosed at Appendix 2). They are expected to generate very significant public benefits which will be lost if development does not proceed⁷, which include the following:

- Economic benefits:
 - Improvements to higher education which will translate into improved capability and productivity of the UK, London, and local workforce (focussed on STEM subjects);
 - Improvements to research capability, translating into an increased rate and number of business start-ups;
 - Increase in UK exports earning associated with increase in student places (overseas students);
 - Increased local expenditure associated with increase in student numbers;
 - Construction stage temporary direct and indirect job generation;
 - Operational stage permanent direct and indirect job generation; and
 - Reduced operating running costs for the public sector estate due to more efficient fit-for-purpose buildings).
- Social benefits (particularly those linked to human health and wellbeing outcomes):
 - Improved acute and mental health care services (better facilities, research, education/training of healthcare professionals);
 - Delivery of an estimated 880 homes (including affordable housing) on the Hillingdon Hospital site;
 - Provision of public access to the River Pinn corridor;
 - Provision of public access to improved University sports and recreation facilities;
 - Improved social mobility as a consequence of improved Higher Education offer; and
 - Improved wellbeing as a consequence of improved economic conditions.
- Environmental benefits:
 - Remediation of a contaminated site (Site 4);
 - Removal of existing buildings from the floodplain of the River Pinn, which will increase floodplain capacity and reduce downstream flood risk;
 - Reduced energy consumption associated with the replacement of out-dated building stock with new efficient buildings;
 - Carbon savings associated with the opportunity for a decentralised energy network; and
 - Reduced water consumption associated with more water efficient buildings.

⁷ Refer to Appendix B of 2017 representations, para 7.1

4. Main Matters

4.1 LPP2 fails fundamentally to consider, address, or plan for HE and healthcare needs in the borough which are important issues. We set out below key points that we would wish to highlight to the Inspector in respect to each of the Main Matters (paragraph references relate to this Statement). These comments will be amplified at the hearings.

(1) An overview of the soundness of the London Borough of Hillingdon Local Plan Part 2

- Hillingdon Hospital provides services to residents of LBH and increasingly to residents of Ealing, Harrow, Buckinghamshire and Hertfordshire. Accordingly this is a cross-boundary issue with Duty to Cooperate implications.
- The draft LPP2 is not consistent with LPP1 (see para. 3.9-3.12).
- It fails to contribute to the achievement of the economic and social dimensions of sustainable development in respect to Higher Education and Healthcare (see para. 3.1-3.8).
- It is not consistent with the NPPF, including in particular paragraphs 14, 17, 19, and 20 (see para 2.1).
- Draft LPP2 does not provide a clear indication of how a decision maker should react to anticipated planning applications for higher education and healthcare development (noting that UDP Policy PR22 is to be cancelled).

(2) The context for the HLLP2

- The draft LPP2 does not take account of assessed needs for Higher Education and healthcare development and therefore is not based on a sound assessment of the socioeconomic characteristics of the borough (see para. 3.1-3.8).
- The development objectives are not appropriate as they fail to address Higher Education and healthcare needs identified in evidence (see para. 3.1-3.12).

(5) Site allocations and designations – Green Belt; Metropolitan Open Land; Areas forming links in Green Chains; Nature Conservation Sites

- Maintaining the Green Belt designation of BUL's Uxbridge campus conflicts with available evidence that confirms: (1) a location-specific need for Higher Education and healthcare development on this site; (2) the exceptional circumstances that warrant the removal of this land from the Green Belt; (3) the requirement of national policy to plan positively to meet such needs; and (4) the requirements of LPP1 for these needs to be addressed in LPP2 (refer to paras. 2.1-3.12)

(6) Site Allocations and Designations – Transport, Community Infrastructure and Mineral Safeguarding

- The absence of a site specific policy supporting significant HE and healthcare development at BUL's Uxbridge campus is not justified on the basis that it fails to respond to the available evidence having regard to the NPPF and LPP1 (see paras 2.1-3.12).

(7) Economy

- The absence of a development management policy for HE development is not justified on the basis that it fails to respond to the available evidence having regard to the NPPF and LPP1 (see paras 2.1-3.12).

(11) Development Management Policies – chapter 6: Environmental Protection and Enhancements

- Policy DMEI4 is not consistent with National Policy in respect to the Very Special Circumstances test.

(12) Development management Policies – Chapter 7: Community Infrastructure

- The absence of a development management policy for HE and healthcare development is not justified on the basis that it fails to respond to the available evidence having regard to the NPPF and LPP1 (see paras 2.1-3.12).

Appendix 1

Evidence Base Updates

NOTE ON THE ECONOMIC IMPACT OF BRUNEL UNIVERSITY LONDON 2016/17

This is a note on the economic impact of Brunel University London, with respect to the changes since the period covered in the 2015 study, attached as Appendix F. In particular, this note considers:

- whether the quantifiable economic impact of the University has changed over this period; and
- whether the role of Brunel University London has changed.

Quantifiable Impact

The quantifiable economic impact of Brunel University London in 2013/14 was calculated to be:

- **£212.6 million GVA** and **2,512 jobs** in the Borough of Hillingdon;
- **£504.5 million GVA** and **5,908 jobs** in London; and
- **£785.4 million GVA** and **10,407 jobs** in the UK.

The quantifiable economic impact of Brunel University London was driven by a number of key assumptions and activities associated with the University. The Financial Accounts¹ of the University have shown that some of these key metrics associated with the University have changed in the three year period between 2013/14 and 2016/17. Notably:

- income **increased by 4%**, from £192.4 million to £200.6 million;
- staff numbers **decreased by 5%**, from 1,965 to 1,870;
- student numbers **decreased by 7%**, from 13,504 to 12,552;
- staff costs **increased by 8%**, from £101.7 million to £109.6 million;
- income from 'Research Grants and Contracts' **decreased by 5%**, from £21.6 million to £20.6 million; and
- the 'Other Operating Expenditure' of the University **increased by 2%**, from £67.0 million to £68.4 million.

These metrics are the important variables in calculating the different sources of impact. If the underlying economic assumptions are constant, then it can be estimated that the quantifiable economic impact of Brunel University London in 2016/17 was approximately:

- **£212.6 million GVA** and **2,387 jobs** in the Borough of Hillingdon;

¹ Brunel University London (2017) Financial Statements 2016/17

- **£490.5 million GVA and 5,727 jobs** in London; and
- **£762.8 million GVA and 10,172 jobs** in the UK.

Table 1 shows the estimated impact by source for each of the three geographies, using this approach². Overall, it is estimated that the scale of the economic impact in each area has not changed significantly since 2013/14. The University continues to contribute over £210 million GVA to the Borough of Hillingdon and supports almost 2,400 jobs.

Table 1 - Estimated Economic Impact of Brunel University London 2016/17

	Hillingdon		London		UK	
	GVA (£m)	Jobs	GVA (£m)	Jobs	GVA (£m)	Jobs
Core Impact	134.4	939	190.6	3,087	281.3	5,784
Student Impact	44.8	1,237	90.6	2,260	152.2	3,710
Business Support	6.1	110	18.9	296	35.8	563
Tourism Impact	2.6	101	2.4	84	3.4	116
Graduate Productivity Impact	24.5	-	185.3	-	269.7	-
Returns to Medical Research	0.1	-	2.7	-	20.4	-
Total Impact	212.6	2,387	490.5	5,727	762.8	10,172

Source: BiGGAR Economics Analysis

Although the magnitude of the impact has not changed significantly, this approach estimates that there has been a slight decrease in the economic impact of Brunel University London, primarily as a result of the decrease in the number of students at the University. In the medium to long term, Brunel University London has ambitions to increase the number of students, to over 33,500 students by 2034/35. An analysis by BiGGAR Economics³ found that in achieving this objective, the University could generate up to £2.1 billion GVA for the UK economy and support over 27,000 jobs. The underlying assumptions that were used in that analysis are still credible and therefore the economic impacts described in the projection analysis are still valid.

Role of the University

The economic impact assessment in 2015 found that:

“Brunel University London is an “anchor institution” within its community. It is delivering on the needs of the regional economy and for local people, at the same time as providing world leading research, delivering innovative and meaningful business collaborations with multi-nationals and

² It should be noted that the revised analysis does not take into account developments in programmes and initiatives within the University that may have an impact on the economy. However it does give an overview of the scale of the impact and where changes may have occurred.

³ BiGGAR Economics (2016) Economic Impact of Growth in Student Numbers at Brunel University London

local small and medium sized enterprises alike, and providing focused employability experiences to its students”

This conclusion was reached through considering both the current actions and long term strategies of the University. As the University has continued to focus on meaningful business collaborations and the employability of its students, it remains an anchor institution in the community. In addition, as shown above, the University remains a significant contributor to the local economy both in terms of jobs supported and GVA generated. Therefore the key conclusions reached in the 2015 study are still applicable.

1 Green Belt Study – Review July 2018

Brunel University London, Uxbridge Campus

1.1 INTRODUCTION

1.1.1 In July 2018 Gillespies LLP were instructed by Brunel University London (BUL) to review the Green Belt study produced by Gillespies in 2015. The purpose of the desk based review is to determine whether the approach utilised for the Green Belt study and the conclusions reached remained valid. The purpose of the 2015 Green Belt study was to support representations to the emerging Hillingdon Local Plan – Part 2.

1.2 2015 GREEN BELT STUDY METHODOLOGY

1.2.1 The study set out the planning context in terms of adopted national and local policy, and where appropriate illustrating potential changes arising as part of the preparation of the new Hillingdon Local Plan – Part 2.

1.2.2 The study considered seven land areas on the BUL Uxbridge campus which are currently within the Green Belt. They were assessed against the five purposes of Green Belts, as set out in the, as then current, 2012 National Planning Policy Framework. Paragraph 80 describes the five purposes of Green Belt;

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

1.2.3 The methodology utilised by Gillespies for the Green Belt study followed contemporary good practice for England, namely;

- Assessment criteria 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 was applied in this assessment.
- The assessment focussed on the purposes of Green Belt. While important to consider the wider benefits of Green Belt as *countryside*, these benefits are not an explicit policy

objective of the designation so the relative value of the land areas as ecological or landscape assets was excluded from this assessment.

1.2.4 The assessed criteria utilised a numerical scoring system accompanied with a description of how the judgements associated with each criteria were derived. The scores against the criteria were then combined, the higher the score, the greater the land area's contribution to the purposes of Green Belt.

1.3 CONCLUSIONS

1.3.1 An approach to standardise the assessment of Green Belt and its purposes as set out in NPPF has not been devised to date. The methodology used for the Green Belt study drew together good practice from across England to deliver an objective, simple, and focussed study tailored to the BUL Uxbridge campus sites.

1.3.2 In July 2018 the Ministry of Housing, Communities and Local Government released the revised National Planning Policy Framework. Chapter 13 Protecting Green Belt land sets out the Governments approach to Green Belt policy, paragraph 134 describes the five purposes of Green Belts;

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

1.3.3 As such, the assessment criteria based on national planning policy identified in the 2015 Green Belt study (as described in paragraph 1.2.2) remains consistent with the purposes of the Green Belt as set out in paragraph 134 of the NPPF (2018).

1.3.4 Since the production of the Green Belt study in December 2015 there has been no change in the adopted local planning policy regarding the protections afforded to the Green Belt or its fundamental purpose.

1.3.5 It is conceivable however, that through natural or man-made interventions the condition and extent (through an increase, decrease or alteration in structure) of vegetation illustrated in the viewpoints that accompany the study may now differ from 2015. A deviation from the baseline in terms of built form through its dereliction, removal or addition of may also be applicable to the assessed land areas, actions conducted by either BUL or other parties. These differences alone are not considered to materially alter the conclusions regarding the fulfilment of Green Belt policy.

1.3.6 In summary, it is considered that the methodology used in the 2015 study is a robust, systematic and repeatable assessment of the contribution the seven land areas of BUL Uxbridge campus make to the purposes of national planning policy relating to Green Belt and its conclusions remain valid.



Nick Alston
GVA

[Redacted]

26 July 2018

Dear Nick,

Brunel

WSP can confirm that although the surveys within the report were undertaken in 2015, the conclusions of the Transport Feasibility Report are still valid.

Surveys were undertaken on Kingston Lane/ Hillingdon Hill/ Hillingdon Road in 2017 for the Sports Facility at Brunel University which demonstrated a net reduction in AM and PM traffic flows and surveys were also undertaken at Kingston Lane/ Church Road/ Pield Heath Road in 2017 which demonstrated a net increase in the AM peak and net reduction in the PM peak, of less than 1%.

Yours sincerely

Bryony Vaughan
Principal Engineer

WSP House

[Redacted]

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Appendix 2

Health Campus Prospectus

Developing a New Academic Health Campus

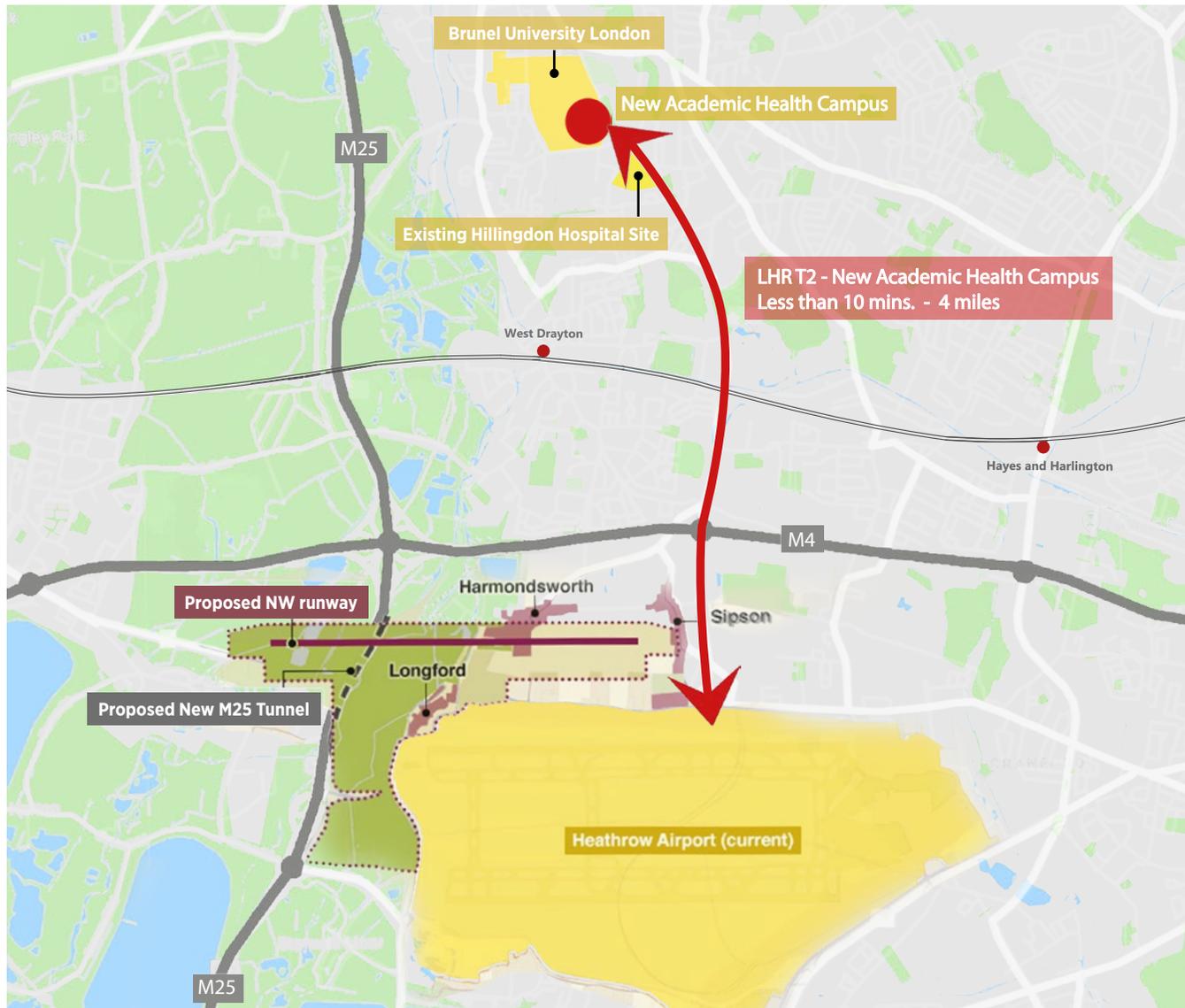
Briefing Document January 2018



Academic Health Campus

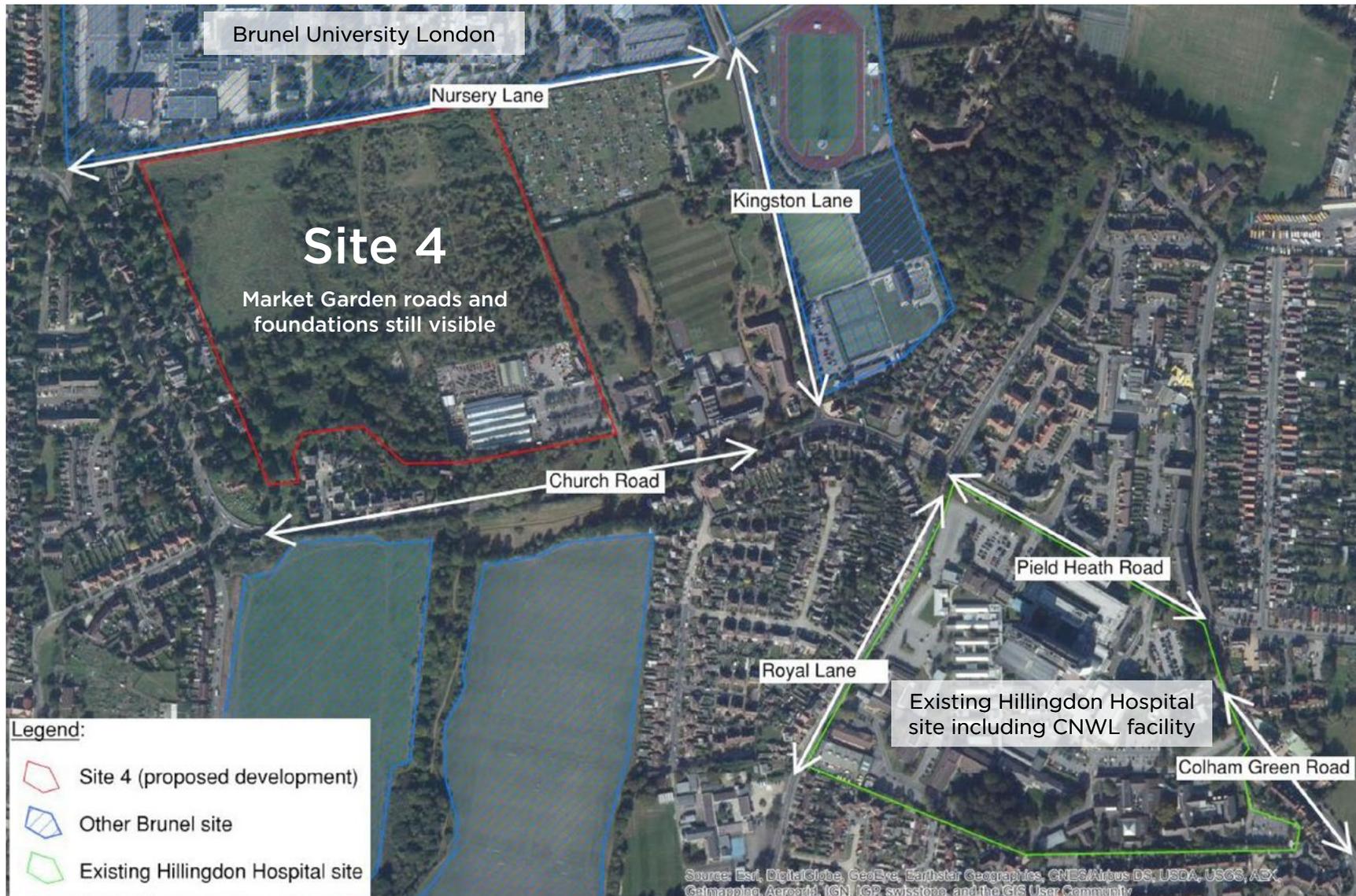
Brunel University London Campus

Regional Perspective



Hillingdon Hospital and Brunel University London are located between the M25 to the West and M4 motorway to the South with the new Crossrail link passing within 2 miles of both establishments. The M40 lies less than 2 miles to the North. The hospital services the medical needs of some 75 million passengers who pass through the airport each year and Heathrow's 75,000 staff, with Terminal 2 situated only some 4 miles away. If the proposed new runway is constructed at Heathrow not only will passenger numbers increase towards 100 million per annum but it is estimated that an additional 75,000 people are likely to be involved in its construction.

Overview of Existing Hospital, Proposed Site and Brunel University London Campus



The Existing Hillingdon Hospital Main Building and CNWL's Woodlands Centre on the NHS Site

Most of the existing buildings at the Hillingdon Hospital site were developed in the 1960's but some temporary wards built in the 1940's are still in use today for inpatients. The majority of the hospital estate is in a serious state of disrepair; parts are not fit for purpose and the condition of some areas (A&E, Operating Theatres, High Dependency Units and inpatient wards) are unsustainable in the medium term, threatening the ability of the hospital to function properly. The hospital has the 2nd highest level of backlog maintenance in the country and the investment required to address this backlog will still not deliver a fit for purpose modern major acute hospital. There is an urgent need for significant new investment in clinical facilities in Hillingdon. Hillingdon Hospital is one of the five designated major acute hospital sites in North West London.

Hillingdon Hospital is also the major receiving hospital for patients arriving in the United Kingdom at the world's third busiest airport, London Heathrow and the hospital also plays a major role in the airport's emergency preparedness plan which emphasises the need to provide a hospital which is easily accessible from the airport. The existing facilities must be replaced in the next few years.



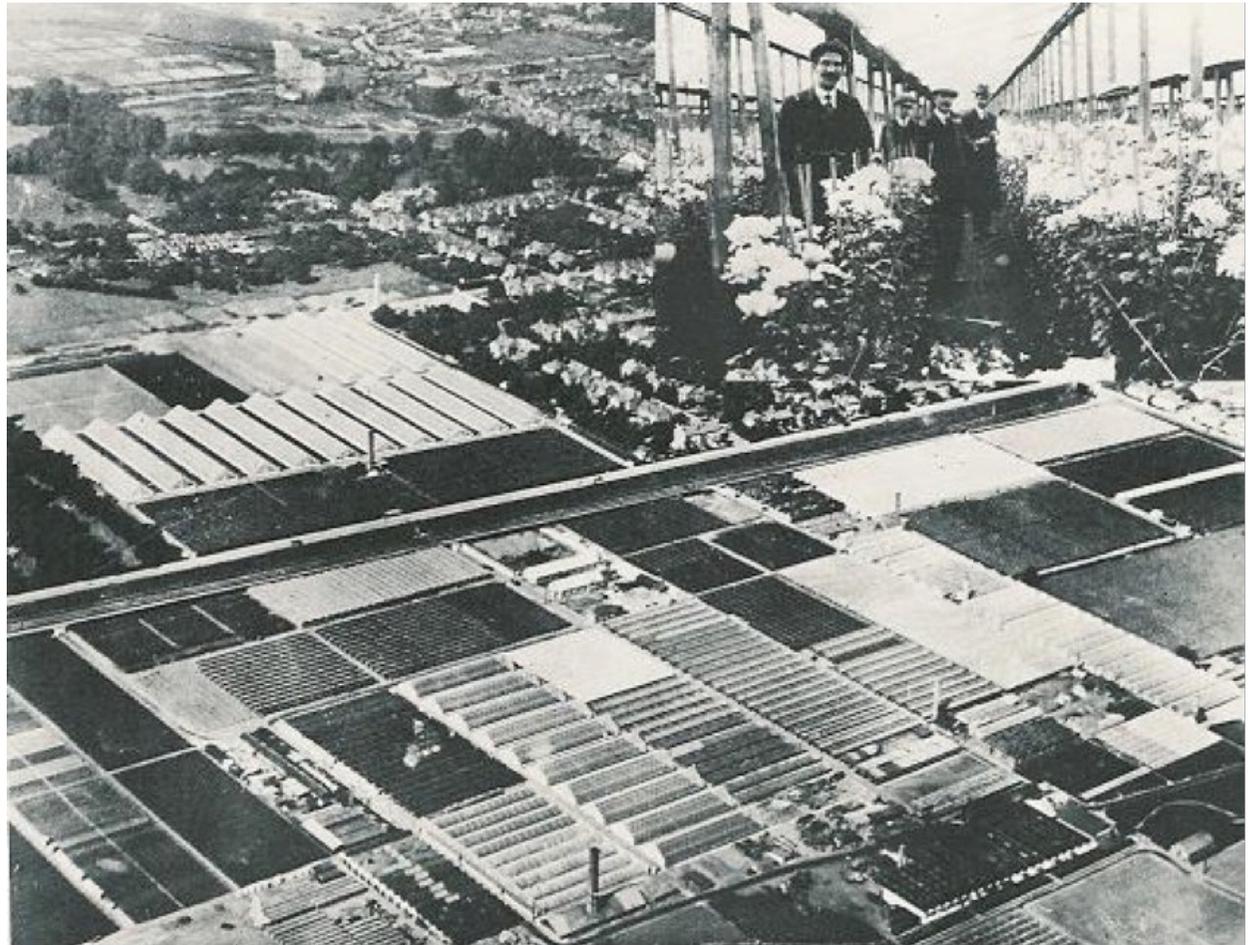
However, the future model of an academic health campus offers tremendous opportunities to improve population health by integrating acute, primary and community physical and mental health care in one centre and across the borough, educating and training a workforce of the 21st century, and engaging in research to be on the leading edge of health care with a state of the art infrastructure. For these reasons the relocation of the CNWL facilities currently on the Hillingdon Hospital site onto the new Health Campus forms a key part of the vision.



History of the Brunel Site

The University's site 4 was formerly part of the Lowe and Shawyer nursery and Market Garden. The history of market gardening began in 1868 when Joseph Lowe started a cut flower nursery in Kingston Lane. The business grew and the nursery expanded such that by 1914 George Shawyer was taken into partnership and there were 6 nurseries covering 71 acres in an area bounded by Cowley Road, Hillingdon Road and Royal Lane. By the mid 1930's the acreage was 200 and the labour force approached 1000. Fourteen boiler houses consuming 6000 tons of fuel per year were needed to heat 35 acres of greenhouses and Artesian wells were bored to boost the water supply. The nursery kept going until 1958 when the company went into voluntary liquidation.

During the years following the closure of the market garden, the buildings have been progressively demolished and the area absorbed within the Green Belt. However, extensive roadworks and foundations remain across the site along with residual materials, some of which are hazardous.



The Need for a New Academic Health Campus

Ambitions are high to radically transform the way that healthcare is delivered. But seldom do we have the opportunity to fundamentally think, and more importantly, do differently. Too often, health systems are restricted by archaic systems, processes and structures, meaning innovation can be stifled and radical change, sadly, is a rare occurrence. Hopes of building a state-of the art healthcare system remain just that; a vision of the future.

Until now.

In the North London borough of Hillingdon, close by Heathrow airport, there lies a rare and exciting opportunity to radically rethink, redesign and rebuild (literally) the future of healthcare for over 300,000 people. Imagine a place where acute and mental health services are seamlessly integrated with community and social care. A place where care is personalised, where cutting edge technology is embraced, and where health and academia combine their expertise to ensure evidence based healthcare for all patients.





The Hillingdon Hospitals NHS Foundation Trust, Central and Northwest London NHS Foundation Trust and Brunel University London have come together to transform health and social care for the next generation of patients. An integrated higher education and healthcare campus offers the opportunity to realise transformational public benefits particularly in respect to quality of healthcare, sustainability, research, and healthcare professional education. Their vision is to create a unique system of integrated health and social care. One where innovation can thrive, where ground-breaking research is undertaken and rapid testing and prototyping is enabled. Here services are genuinely wrapped around the patient.

A brand new University Health Campus will sit at the heart of the system and will make prevention, wellness and self-care, the new primary care. This will include a pioneering next generation acute medical centre, with flexibility embedded in the design and maximising the use of new technologies, replacing the current hospital, and an integrated academic centre which will work in partnership with GPs and other community-based health and social care professionals. Brunel Partners Academic Centre for Health Sciences will drive improvements in population health and patient care through education, research and innovation.

The partnership seeks innovative partners to co-create this vision and make it a reality; harnessing the very best expertise and knowledge in design, technology and citizen engagement to deliver a healthier Hillingdon. This is a rare opportunity for joint working with NHS and academic partners to re-invent a healthcare ecosystem that delivers the next generation of healthcare, preventing avoidable diseases and providing high quality care through a seamless system of patient engagement, diagnosis and treatment.

The Vision

Our ambition – creating a better future for the NHS combines the power of education and research, evidence-based treatments, therapies and digital technology, to accelerate innovation and transform health and social care for the next generation of patients and professionals.

Our goal is to create a unique system of integrated health and social care in the London Borough of Hillingdon with a University health campus including a next generation acute medical centre replacing the current hospital, and an integrated academic centre which will work in partnership with GPs and other community-based health and social care professionals.

An Academic Health Campus will provide the co-location of appropriate activities currently provided by THH and CNWL together on one site in a next generation acute medical centre replacing the current Hillingdon Hospital, which will be designed to support health and social care in the 21st century.

The acute medical centre would: include emergency services including A&E, theatres, critical care facilities, in-patient beds, paediatrics, maternity and key diagnostics. Have flexible space to support the needs of day care and ambulatory patients (e.g. day surgery, other one-stop treatments, end-to-end diagnostics) to maximise patient flow over the 7-day week; rehabilitation facilities in which patients (and their families) are supported to transition to independent living in their own homes;

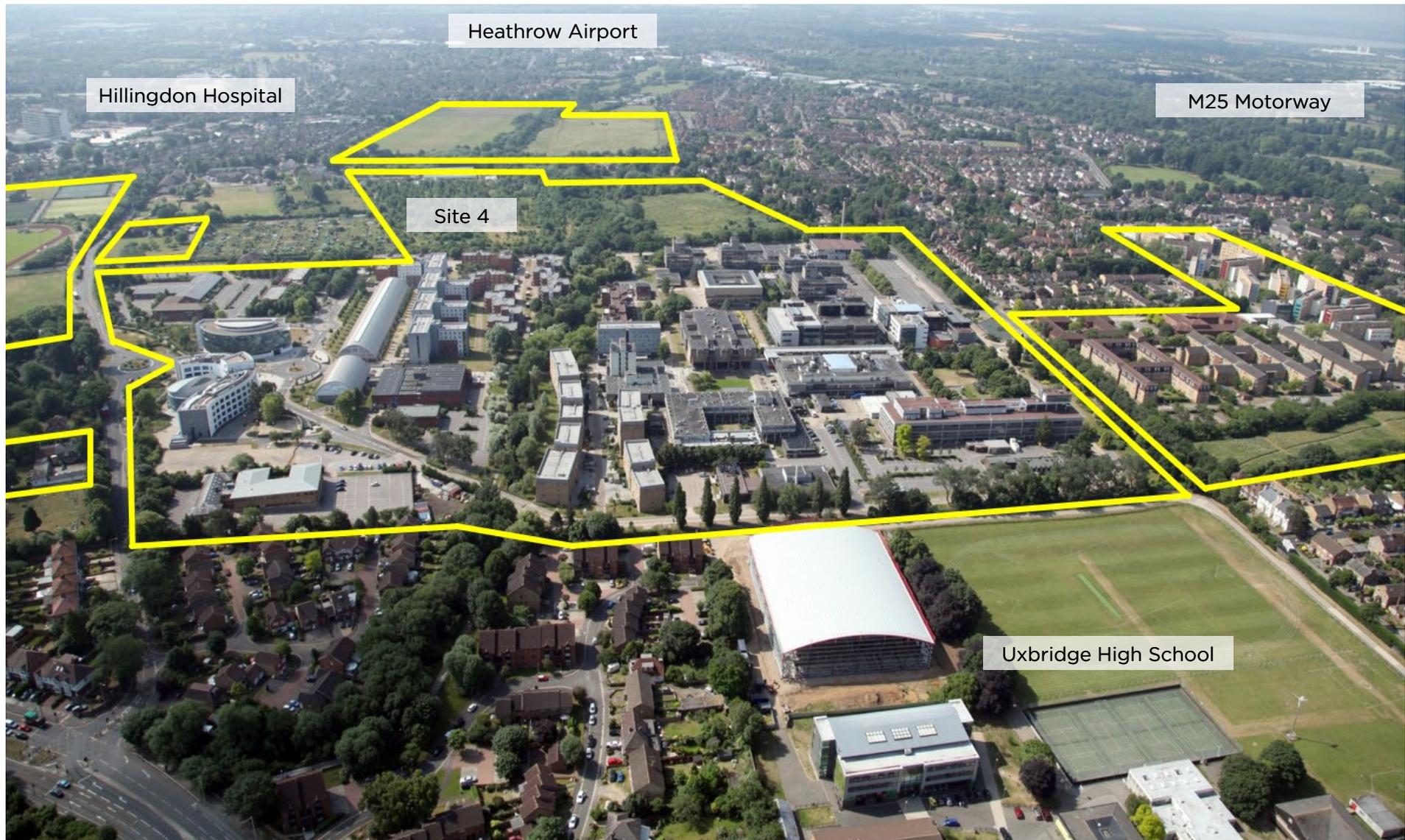
- work with, support and be supported by primary care in the wider community in a network of health and social care clinical community surgeries;

- be integrated with the Academic Centre for Health Sciences, providing a hub for on-site education and research.
- be supported by the latest advances in technology, working for example with Brunel academics, to model patient flows and optimise the use of space and other resources in the clinical facilities and the community.
- Have spaces that are well supported, digitally enabled and sustainably designed to enhance patient, staff student and visitor experience.





Today's University Campus Boundary and Nearby Locations



Development Land



Brunel University London has agreed in principle to provide the land on its site for the Academic Health Campus. This would facilitate the release of the existing hospital site, which could be developed for residential or mixed use accommodation with any proceeds used to offset the capital costs of new construction.

The Benefits of Co-Location

The prospect of the new healthcare facilities co-locating with an expanded Brunel University London in an integrated higher education and healthcare campus offers the opportunity to integrate teaching and education with front line health service delivery realise transformational public benefits particularly in respect to the quality of healthcare, research, and healthcare professional education. The correlation of the timing and location of the University and Trust's development needs mean that this could be a once in a generation opportunity. Additional operational benefits, include:

- Ability to share spaces, services, and estate management (resulting in more efficient operation);
- Efficient decentralised energy generation potential;
- Shared services (e.g. catering); and
 - Integrated car parking and public transport solutions.

Transformation from the Existing to the New



New Infrastructure, Environment and Transport



Brunel Gateway marks the East entrance into the new Health Campus. A mix of existing buildings will remain, with significant new development located within the quarter. It will be landscaped to form a new and easily recognisable point of entry, preserving and strengthening key routes and building entrances.



Within the Pioneer Quarter the zone around buildings will be re-established reflecting the original grid. A series of existing spaces will be enhanced and new spaces created forming key civic public environments for recreation. The main route through the quarter will become the main axis, a social street, linking the different areas of the campus together.



The Arrival Square will provide a new key transport interchange into the campus. Located at a pivotal section, it will strengthen the existing gateway into the Pioneer Quarter and the Student Village. A feature sheltered canopy will be positioned and shared surface will provide an inviting and welcoming nodal point to the campus visitors.



The Student Village will continue to provide a green lush setting for the buildings which integrates into the existing greenbelt and surrounding tree buffer.



The Waterside, originating from the central River Pinn will be turned into an ecological haven for both recreation and educational purposes. The proposed development will be soft in its form to reflect the river and natural setting. Boardwalks will lead off the central axial boulevard and span across the new lake to encourage interaction with the River Pinn and its landscape.



The Sports Park will remain as existing, with the support of a new building.

Green Belt Considerations

The necessary exceptional circumstances exist to justify the revision to the Green Belt, on the following grounds:

- There is a significant economic (education) and social need for the expansion of the University.
- This is a location specific need that can only be satisfied on the Brunel University London Uxbridge Campus;
 - There is a significant social (healthcare) need for the Trusts to provide new healthcare facilities.
- This is a location specific need that can only be met in the local area with significant benefits of co-locating with an expanded Brunel University London;
 - There is an environmental need to remediate Site 4 (of the University's Uxbridge Campus)
 - There is a broader strategic need to increase the supply of land for housing.



As key stakeholders, landowners and public service providers within the LB Hillingdon, the University and Trusts are keen to work closely with the LPA to bring forward a sound Local Plan that plans positively to meet the borough's needs and enables the delivery of substantive economic, social and environmental public benefits.

Re-purposing the Existing Hillingdon Hospital Site

One consequence of the successful construction of a new Health Campus on Brunel University London's land is that the current Hillingdon Hospital site could be freed up for development. At this point in time it is anticipated that the existing Hillingdon Hospital site will be surplus to the Trusts' needs either in part or full following the completion of new facilities at Site 4. This will free up the existing site for redevelopment. It is our view that the site is suitable for

residential development (including dwellings, student housing, co-living or other residential products) on the following grounds:

- It is previously developed;
- It is located in a predominantly residential area, with no conflicting neighbouring uses;
- It is located in a sustainable location, served by public transport and accessible to key services;
- It is located in close proximity to Brunel University London (a major generator of housing demand); and
- There are no known physical or environmental constraints to residential use.



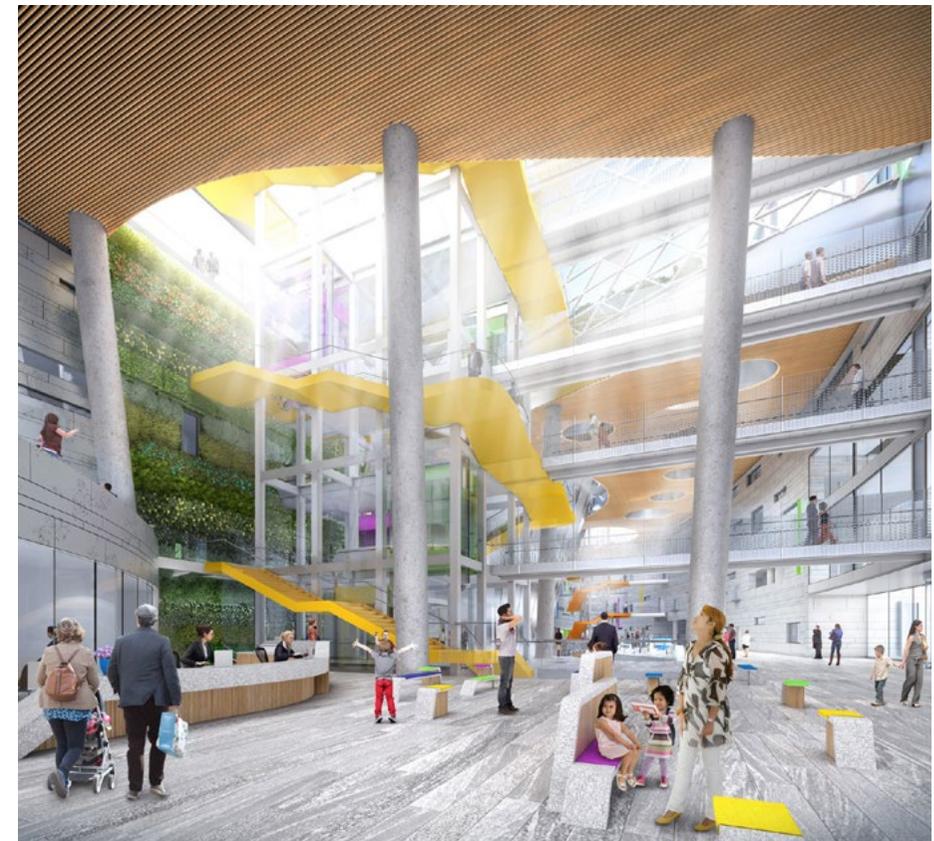
On the basis of the London Plan Density Matrix, we estimate that the site has potential to accommodate up to around 611 new homes, making a significant contribution to London's housing needs. This is firmly in line with national and London-wide planning policy to significantly boost housing supply and Government policy to make redundant public sector land available for housing development. Bringing the current Hillingdon Hospital site forward for residential development will help mitigate the impact on the existing housing stock. Given the scale of the potential development it is likely that, following London-wide planning policy, part of the site would be expected to include a social amenity, such as a new school, and a proportion of the homes would be social or key worker housing.

This is a rare opportunity for joint working with NHS and academic partners to re-invent a healthcare ecosystem that delivers the next generation of healthcare, preventing avoidable diseases and providing high quality care through a seamless system of patient - engagement, diagnosis and treatment.

Further Information

For more information please see the Academic Health Campus Vision document at:

www.healthcampusbrunelsite4.co.uk/downloads/ahc-vision.pdf



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