

# PLANNING STATEMENT

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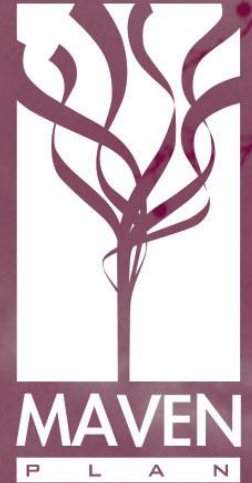
RESERVED MATTERS SUBMISSION (LANDSCAPING)

PROPOSED 237 BEDROOM HOTEL

1 & 1A BATH ROAD, HARLINGTON, TW6 2AA

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OCTOBER 2025



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## 1.0 INTRODUCTION

- 1.1. This planning statement has been prepared in support of a reserved matters application relating to the “landscaping” in respect of matter for the demolition of the existing buildings and erection of a six storey, 237-bedroom hotel (Use Class C1).
- 1.2. The outline planning permission for the 237 bedroom hotel scheme was granted on 1<sup>st</sup> November 2022 under reference: 35805/APP/2020/3289. Condition 2 requires the application for approval of the “landscaping” reserved matter to be made to the LPA before the expiry of three years from the date of the permission (i.e. by 1<sup>st</sup> November 2025). This application is submitted to satisfy that condition.
- 1.3. The scheme should be read in conjunction with the following drawings and reports by Hyland Edgar Driver Ltd:
  - Landscape Statement 1346-HED-SW-XX-RP-L-9001 P1;
  - Tree Removal Plan 1346-HED-SW-XX-DR-L-1001 P2;
  - Landscape Masterplan 1346-HED-SW-XX-DR-L-1002 P4;
  - Planting Plan 1346-HED-SW-XX-DR-L-1005 P3;
  - Terrace Planting Details 1346-HED-SW-XX-DR-L-1019 P2;
  - Urban Greening Factor Plan 1346-HED-SW-XX-DR-L-1030 P1;
  - Section & Elevation- Living Wall 1346-HED-SW-XX-DR-L-1031 P1; and
  - Urban Greening Factor Calculations 1346-HED-SW-XX-UGF-001 P2.

## 2.0 SITE DESCRIPTION

- 2.1. The site comprises an irregular shaped plot of approximately 0.97 hectares on the southern side of the A4 Bath Road in Harlington. It currently accommodates two x 2 storey commercial units. Unit 1 is a warehouse/office (Class E/B8) and Unit 1A is a banqueting/conference hall (Class F2).
- 2.2. The site also comprises an area of hard standing to the rear of the buildings, used for car parking and storage. There is also a parking area in front of the buildings. To the east of the site is a landscaped area which extends to the eastern boundary where it adjoins the River Crane. Vehicular access is via an existing crossover from the westbound carriageway of Bath Road.
- 2.3. The site is surrounded by:
  - The A4 Bath Road dual carriageway to the north;
  - The River Crane to the east;
  - A two storey office building to the west, beyond which is a drive-thru Starbucks and KFC; and
  - Courtlands airport car parking to the south which shares the same access with the application site.
- 2.4. The site has a Public Transport Accessibility Level of 2, with 0 being the lowest and 6 the highest. A total of four bus stops are located within a short walk of the site (100m-400m) which Hounslow West Underground Station is 1.2km to the west and 1 Hatton Cross Underground station is 1.6km north, both on the Piccadilly Line.

## 3.0 LOCAL PLAN DESIGNATIONS

- 3.1 The site carries the following designations on the Hillingdon Local Plan Part 2 Policies Map (2020):
  - Air Quality Management Area;
  - Nature Conservation Site of Metropolitan or Borough Grade I Importance; and
  - Green Belt (the eastern and southern part of the site only).

#### 4.0 RELEVANT PLANNING HISTORY

4.1 In November 2022, outline planning permission was granted following completion of a S106 agreement for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) under planning reference: 35805/APP/2020/3289. The permission was “outline” only with landscaping the only matter reserved for subsequent approval. Condition 2 requires the reserved matter relating to landscaping to be submitted to the Local Planning Authority before the expiry of three years from the date of the permission (i.e. by 1<sup>st</sup> November 2025).

4.2 Notwithstanding that the application was an outline application with landscaping reserved for subsequent approval, the outline application was submitted with detailed landscaping information to enable the Council to assess the initial landscaping strategy for the site.

4.3 Condition 3 of the decision notice lists out the approved documents including the following landscaping drawings and report:

- Tree Removal Plan 1346-HED-SW-XX-DR-L-1001 Rev. P1 ;
- Landscape Masterplan 1346-HED-SW-XX-DR-L-1002 Rev. P3;
- Planting Plan 1346-HED-SW-XX-DR-L-1005 Rev. P2; and
- Landscape and Visual Appraisal 1346-HED-SW-XX-DR-RP-1001 Rev. P03;

4.4 The following comments were provided on the proposed landscaping scheme:

- This is an outline planning application which is supported by some detailed landscape information despite reserving landscaping as a matter for subsequent approval.
- A landscape masterplan proposes the re-arrangement of the front and rear car parks which will be enhanced with soft landscape. The open space will be enhanced with native planting including a palette of trees, shrubs, wildflower meadows and swathes of bulbs.
- The east elevation of the building, facing the open space will be part covered with a green wall. A detailed planting plan has been prepared based on the new proposed site layout. The plan proposes approximately 30No. new trees, formal hedging, native planting and wildflower grassland supplemented with native bulbs.
- As stated by the Council's Trees and Landscaping Officer, the landscape plans indicate an intention to provide landscape enhancement and future management. If recommended for approval, a comprehensive package of hard and soft landscape proposals, including management and maintenance proposals, are to be secured by condition.
- The proposed development would exceed the 0.3 Urban Greening Factor (UGF) target score for commercial development. If recommended for approval, the landscape scheme shall ensure that this is achieved.
- The inclusion of a green wall is supported in line with Policy DME1 of the Local Plan : Part 2 (2020).
- The proposed landscaping measures would enhance the value of the site and improve its visual amenity.

#### 5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 The proposal is for a 6 storey 237 bedroom hotel which was approved under outline planning permission reference: 35805/APP/2020/3289. The reserved matters application relates to the landscaping details which was the only matter reserved at the outline application stage.

5.2 The scheme incorporates proposals for both formal and informal landscaping. These include an external courtyard at the eastern side of the building, enhanced planting around the site boundaries and in the car

parking area, and the improvement and enhancement of the wider landscaped area to the east of the site along the River Crane. A green wall and stepped terraces are also proposed on the east elevation and a bio solar green roof will be constructed at roof level.

5.3 Details of landscaping proposal is explained in the submitted Landscape Statement by HED.

## 6.0 RELEVANT PLANNING POLICIES

6.1 The Development Plan for Hillingdon comprises the London Plan 2021, the Hillingdon Local Plan Part 1 adopted in 2012 and the Hillingdon Local Plan Part 2 adopted in 2020.

6.2 The relevant policies are listed below:

### The London Plan (2021)

|           |                                   |
|-----------|-----------------------------------|
| Policy G1 | Green Infrastructure              |
| Policy G2 | Green Belt                        |
| Policy G5 | Urban Greening                    |
| Policy G6 | Biodiversity and Access to Nature |
| Policy G7 | Trees and Woodlands               |

### Hillingdon Local Plan Part 1 – Strategic Policies (2012)

|            |                                                     |
|------------|-----------------------------------------------------|
| Policy EM2 | Green Belt, Metropolitan Open Land and Green Chains |
| Policy EM7 | Biodiversity and Geological Conservation            |

### Hillingdon Local Plan Part 2 – Development Management Policies (2020)

|                |                                                            |
|----------------|------------------------------------------------------------|
| Policy DMHB11  | Design of New Development                                  |
| Policy DMHB 14 | Trees and Landscaping                                      |
| Policy DMEI 1  | Living Walls and Roof and Onsite Vegetations               |
| Policy DMEI 4  | Development in the Green Belt or on Metropolitan Open Land |
| Policy DMEI 7  | Biodiversity Protection and Enhancement                    |

## 7.0 PLANNING CONSIDERATIONS

### 7.1 Landscaping

7.1.1 The principle of a hotel on this site has already been approved through the grant of outline planning permission 35805/APP/2020/3289 in November 2022.

7.1.2 The current reserved matters application relates to the sole matter of landscaping which was reserved for subsequent approval at the outline application stage.

7.1.3 Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

7.1.4 Policy DMHB11 of the Hillingdon Local Plan Part 2 (2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

7.1.5 Policy DMHB14 of the Hillingdon Local Plan Part 2 (2020) states that (A) all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit and (B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

7.1.6 Policy DMEI 1 of the Hillingdon Local Plan Part 2 states that all development proposals are required to comply with the following: (i) All major development should incorporate living roofs and/or walls into the development. Suitable justification should be provided where living walls and roofs cannot be provided; and

(ii) Major development in Air Quality Management Areas must provide onsite provision of living roofs and/or walls.

- 7.1.7 The site forms part of a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance and the eastern part of the site falls within the Green Belt.
- 7.1.8 At the outline application stage, detailed landscaping information was submitted although landscaping matters was reserved for subsequent approval. Overall, positive feedback was received on the landscape masterplan, the green wall on the east elevation, the biodiverse green roof and the Urban Greening Factor score exceeding the target score of 0.3. All these elements are retained and set out in detail in the current reserved matters application.
- 7.1.9 The Landscape Statement explains the proposed landscaping strategy. The landscape approach seeks to integrate the development proposal into the existing landscape through a series of interventions located on the proposed building and within the local environment. The proposals includes
- A biodiverse green roof with solar panels on the roof for additional ecological and renewable energy enhancement.
  - The east facing green wall provides additional visual improvement to compliment the River Crane and the relationship with the Green Belt.
  - The stepped terraces on the 1<sup>st</sup>, 3<sup>rd</sup> and 5<sup>th</sup> floor levels will have built in planter boxes which will provide attractive amenity spaces for the users and further softening of the elevation.
  - The native planting on the ground would enhance the character and appearance of the site, including diversification and protection of existing habitats benefiting both ecology and landscape amenity.
- 7.1.10 The east facing green wall brings additional visual improvement to compliment the River Crane and the relationship with the green belt. The bio solar green roof would improve energy efficiency, improve air quality and promote biodiversity. The provision of green wall and living roof are in accordance with Policy DMEI 1 of the Hillingdon Local Plan.
- 7.1.11 The updated Urban Greening Factor calculations demonstrate that the scheme would achieve an UGF of 0.38, which would exceed the London Plan 0.3 target score for commercial development.
- 7.1.12 The proposal would offer opportunities to significantly enhance the setting and appearance of the site, including diversification and protection of existing habitats benefiting both ecology and landscape amenity. It complies with Policy G1 of the London Plan, Policies DMHB11 and DMHB14 of the Hillingdon Local Plan Part 2.
- 7.1.13 In determining the outline application, the Council considered that the landscape strategy would provide landscape enhancement of the site, in accordance with the planning policies. The submitted landscaping strategy setting out how all the initiatives would be achieved. Once reserved matter landscaping details have approved, the details of landscape maintenance and schedule for implementation will be submitted to the Council prior to the commencement of above ground work as required by condition 6 of the outline permission.

**8.0 CONCLUSION**

- 8.1 Outline Planning permission was granted for the demolition of the existing buildings and erection of a six storey, 237 bedroom hotel (Use Class C1) in November 2022 under planning reference: 35805/APP/2020/3289. Landscaping was the only matter reserved for subsequent approval.
- 8.2 This reserved matter submission includes details for the biodiverse green roof, green wall and stepped terraces on the east elevation; and native planting on the ground level for the proposed hotel. The comprehensive landscaping strategy follow the initiatives submitted at outline application stage. The submission demonstrates the proposal will provide visual improvement to the site to compliment the River Crane and relationship with the Green Belt.
- 8.3 The proposal is therefore in full compliance with the National Planning Policy Framework, London Plan and local planning policies and it is therefore respectfully requested that the reserved matter application relating to landscaping be approved, subject to appropriate conditions.