



LANDSCAPE STATEMENT

**PROLOGIS STOCKLEY PARK WEST,
IRON BRIDGE ROAD NORTH, WEST DRAYTON, UXBRIDGE, UB11 1BT**

APRIL 2026

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Introduction

Purpose of the Document

The Landscape Statement has been prepared by Macfarlane + Associates Ltd. on behalf of the Prologis UK CCCXXXVIII S.à r.l.. It illustrates the landscape proposals for the Land at Prologis West, Units DC5 and DC6, Iron Bridge Road North, West Drayton, Uxbridge, UB11 1BT in support of a full planning permission for the Proposed Development.

The Landscape Statement aims to outline the design principles resulting from the design process and site analysis, paying consideration to the new constraints and opportunities of the Proposed Development. It also aims to support the Prologis UK CCCXXXVIII S.à r.l. to achieve the statutory Biodiversity Net Gain (BNG) targets for the Proposed Development.

Attention has been paid to the strategic location of the Proposed Development, and the wider context of existing Business Parks and Data Centres. The objectives of the resulting Landscape Strategy are to integrate the Proposed Development within its setting whilst enhancing biodiversity and maximising the greening to match the Proposed Development's character and aesthetics.

The external landscape design includes private amenity and circulation areas with enhanced landscape buffers and amenity planting surrounding the Data Centre proposals.

This chapter of the document consists of four parts:

1. **Landscape Studies:** An assessment of the Proposed Development conditions and the potential areas of existing Green and Blue Infrastructure that might be at risk due to the impact of the architectural layout and massing;
2. **Review of Layout Proposals:** An assessment of the actual impact of the new layouts and massing to the existing Green and Blue Infrastructure;
3. **Landscape Strategies:** This Part sets out the sitewide Landscape Strategies and overarching design principles and;
4. **Appendices.**

Part 1: Landscape Studies

Part 1: Landscape Studies

Existing Context

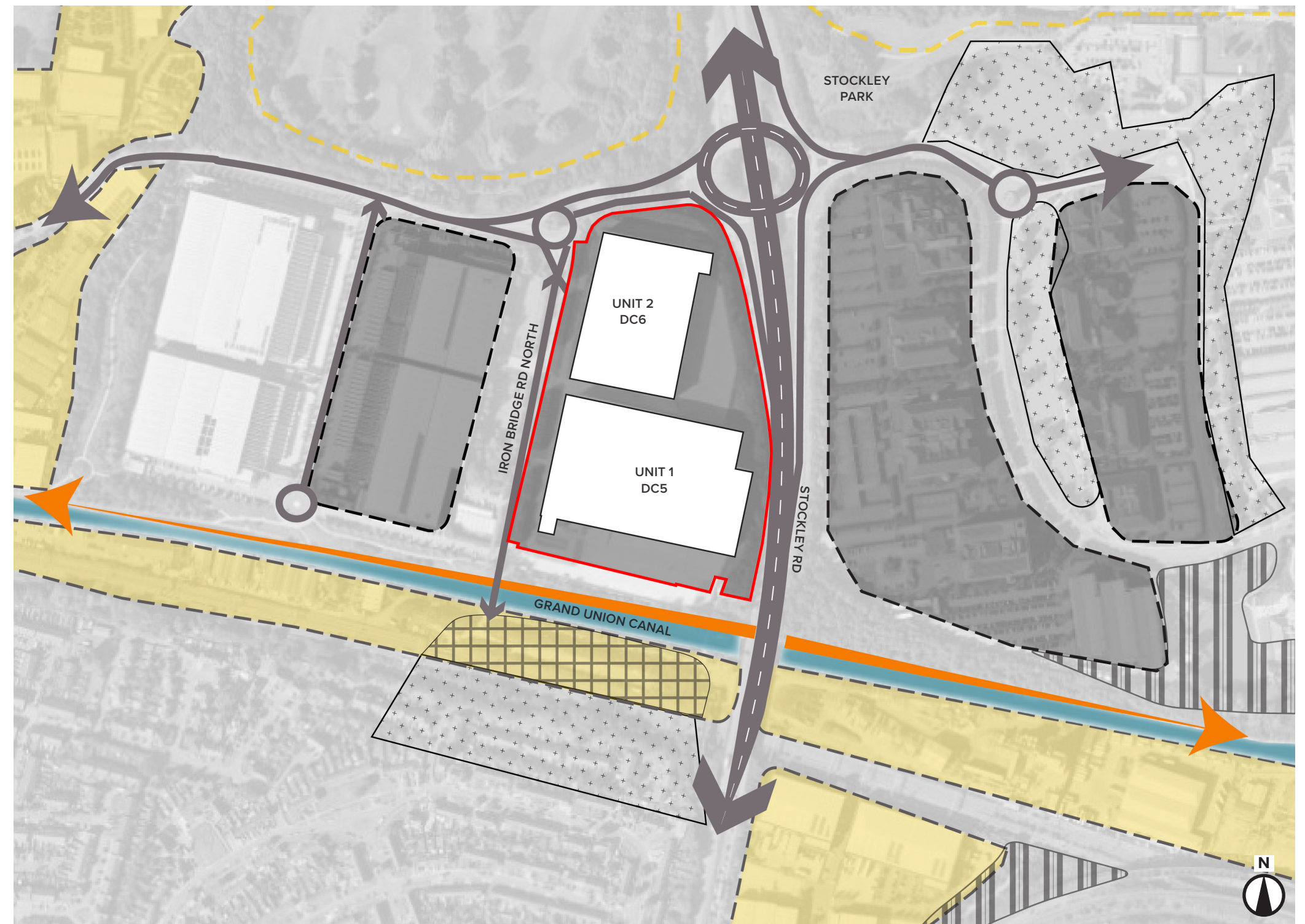
The Proposed Development forms part of Prologis Park West which comprises a total of six, large scale industrial buildings. It is the eastern section of the estate and measures approximately 6.3 ha. The site currently accommodates two warehouse buildings which were completed in 2023 and are currently vacant but benefit from the flexible use included within the following use classes: Classes B2, B8 and E(g)(iii).

1. Unit 1 (DC5 - Distribution Centre 5); and
2. Unit 2 (DC6 - Distribution Centre 6).

Direct access to the Proposed Development is via Iron Bridge Road, which forms the western boundary and runs in a north-south direction from the Stockley Road roundabout to West Drayton.

The site is bounded to the east by Stockley Road (A408) and beyond that; Stockley Park which accommodates a series of large office buildings rising two to three storeys high. To the north is Horton Road and beyond that significant mature landscaping, including Stockley Country Park and Stockley Park Golf Course. To the south, between the Grand Union Canal and a mainline railway, lies a cluster of industrial yards that include car parking and storage facilities. Beyond that is the closest area of residential land use. To the west is Iron Bridge Road North, the remainder of the Prologis Park West Estate and further commercial uses.

The site is bounded by adjacent heritage assets and nature conservation zones (Grades 1 and 2).



— Site Boundary	 Strategic Industrial Location	 Nature Conservation Sites of Metropolitan or Borough Grade II importance
↔ Canal footpath	 Locally Significant Employment Location	 Nature Conservation Sites of Metropolitan or Borough Grade I importance
↔ Roads	 Nature Conservation Sites of Metropolitan or Borough Grade I importance	 Green Chains
— Public bridleway		 Grand Union Canal

Existing landscape context / designations illustrative diagram

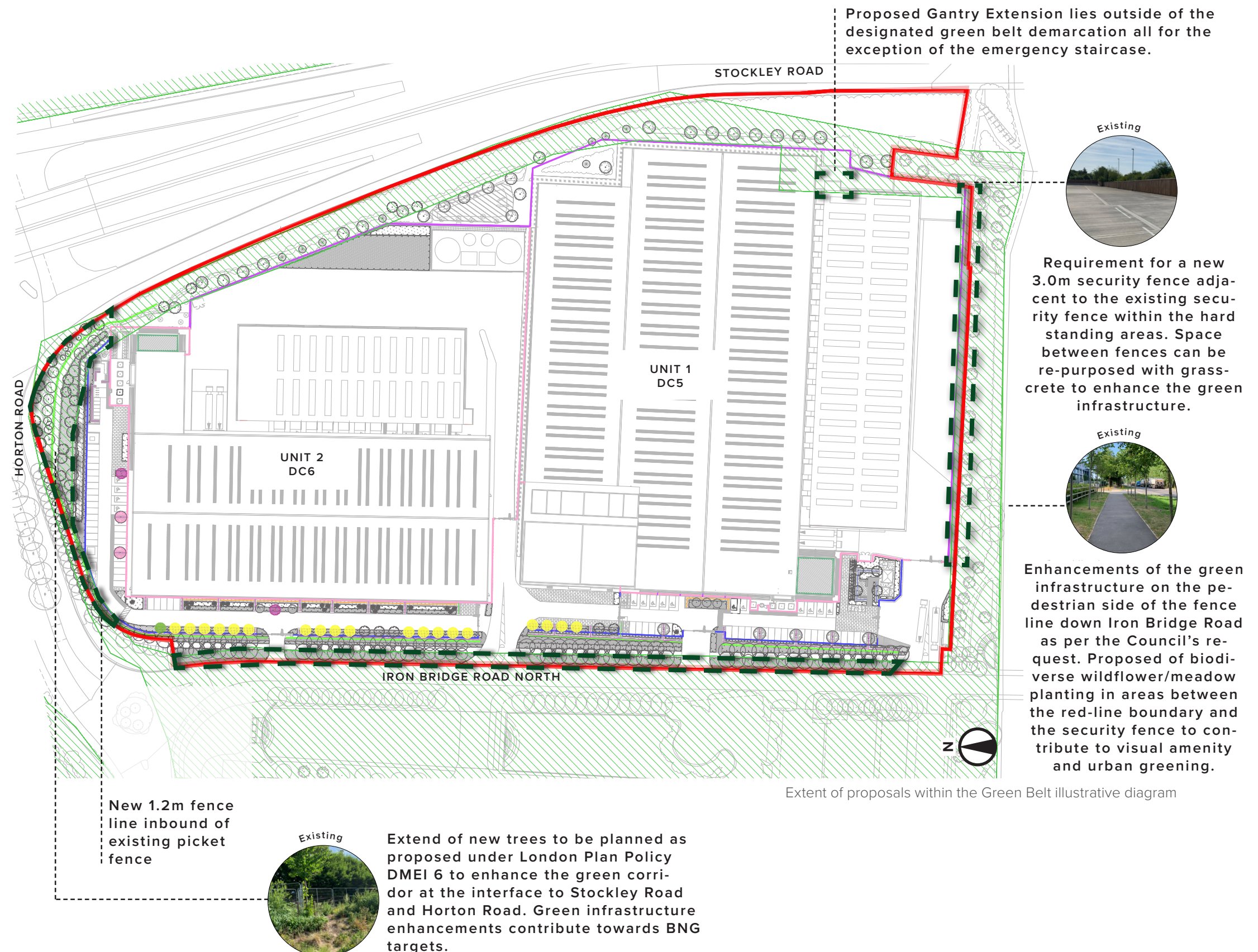
Part 1: Landscape Studies

Extent of Proposals within the Green Belt

The National Planning Policy Framework (NPPF) provides the framework for assessing Green Belt development, and the landscape proposals represent a policy-compliant form of redevelopment. Although the site lies within the Green Belt, it forms part of an established Locally Significant Employment Location already defined by built development, (refer to page 5 of this document - Part 1: Landscape Studies - Existing Context) hardstanding and major infrastructure. Its contribution to Green Belt openness is therefore limited. Engagement with the LPA has informed a landscape strategy that strengthens visual containment and delivers biodiversity enhancements, ensuring no material spatial or visual harm to openness.

Under NPPF paragraph 149, the redevelopment of previously developed land is appropriate where it does not cause substantial harm to openness. The proposal meets this test. It supports the Borough's employment strategy, relates to land that does not need to remain permanently open, and is clearly bounded by permanent physical features. The scheme also provides landscape, biodiversity and visual improvements consistent with the NPPF's expectations for positive Green Belt management.

In the context of the wider Green Belt, the development does not undermine its purposes and represents a sustainable, efficient use of land within an established employment cluster. The landscape proposals are therefore justified, proportionate and aligned with national policy.



Part 1: Landscape Studies

Existing Ecology Mapping

The Preliminary Ecological Appraisal (PLON01-FCP-XX-XX-RP-N-00003) has identified the habitats present within the Proposed Development, as illustrated in the adjacent diagram.

Although the Proposed Development contains limited habitats that may be directly impacted by the proposed works from an ecological perspective, the new layouts could still affect existing habitats. These will be detailed later in this document.



Part 1: Landscape Studies

Existing Arboricultural Mapping

The Arboriculture Assessment report (PLON01-FCP-XX-XX-RP-N-00002), identified the following tree categories on the Proposed Development:

- Existing trees;
- Newly planted trees; and
- Group of trees - areas of woodland.

There are currently:

- 6no. Category B groups of trees;
- 47no. Category C trees (Including groups); and
- 10no. Category U trees (Including groups).

Refer to Tree Survey Plan - PLON01-FCP-SW-ZZDR-N-03003 and Arboriculture Assessment report (PLON01-FCP-XX-XX-RP-N-00002).



- Site Boundary
- Existing trees
- Existing woodland
- Existing on-site vegetation
- Existing off-site vegetation
- Existing SuDS

Arboricultural mapping illustrative diagram

Part 1: Landscape Studies

Existing Environmental Mapping

The areas of main shadowing identified on the Proposed Development are illustrated on the adjacent diagram. These are predominantly to the west and north of the Proposed Development with the current buildings and the existing vegetation overshadowing the parking spaces and areas of circulation. The south facing facade of Unit 1 DC5 is exposed to direct sunlight.



- Site Boundary
- Solar paths
- Areas of noticeable shade
- Existing woodland
- Existing on-site vegetation
- Existing off-site vegetation
- Existing green walls
- Existing SuDS
- Existing trees

Daylight / Sunlight mapping illustrative diagram (March equinox)

Part 1: Landscape Studies

Opportunities for Existing Green & Blue Infrastructure

The opportunities for the recently installed Green and Blue Infrastructure aim to retain the existing vegetation where possible with enhancements that support biodiversity and screening of the Proposed



Opportunities for Green & Blue Infrastructure illustrative diagram

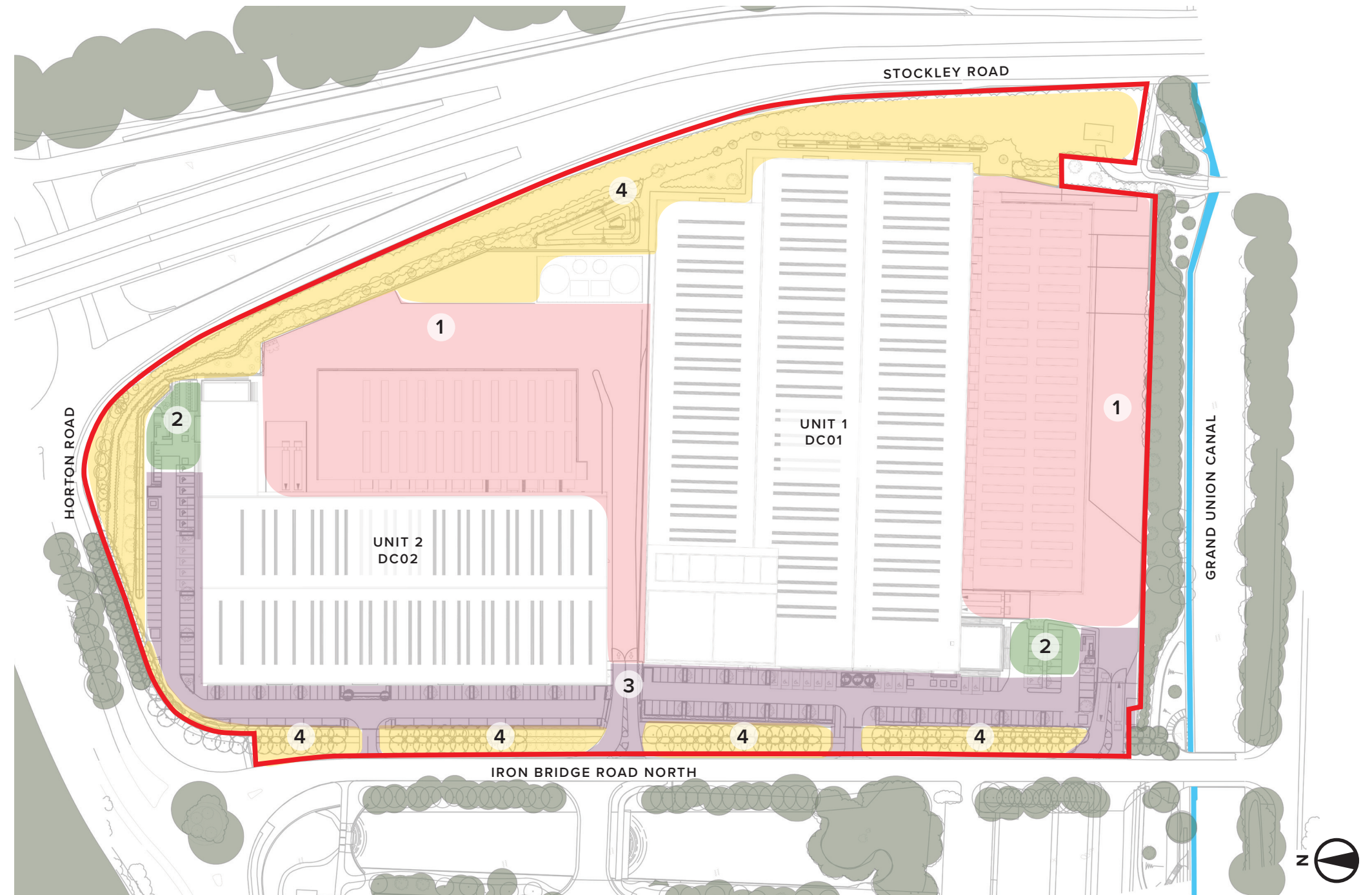
Part 2: Review of Layout Proposals

Part 2: Review of Layout Proposals

Impact on Zoning

Four primary areas of zoning have been identified within the revised layout of the Proposed Development that will impact the opportunities for and type of landscape. These are:

1. **DC Units service areas**
(Limited access)
2. **Amenity area**
(Areas for the staff and visitors)
3. **Vehicular / pedestrian circulation:**
(Shared surfaces with permeable and non - permeable paving and diversity in planting typologies)
4. **Boundary Green and Blue Infrastructure**
(Existing Green and Blue Infrastructure subject to further enhancements)



- Site Boundary
- DC Units service areas
- Amenity area
- Vehicular / pedestrian circulation
- Boundary green and blue infrastructure

Impact of layout proposals on zoning illustrative diagram

Part 2: Review of Layout Proposals

Impact on the Existing Arboricultural Mapping

The proposed layouts, vehicular tracking, proposed and existing services and utilities and security requirements impacts the existing trees and their potential future management within the Proposed Development.

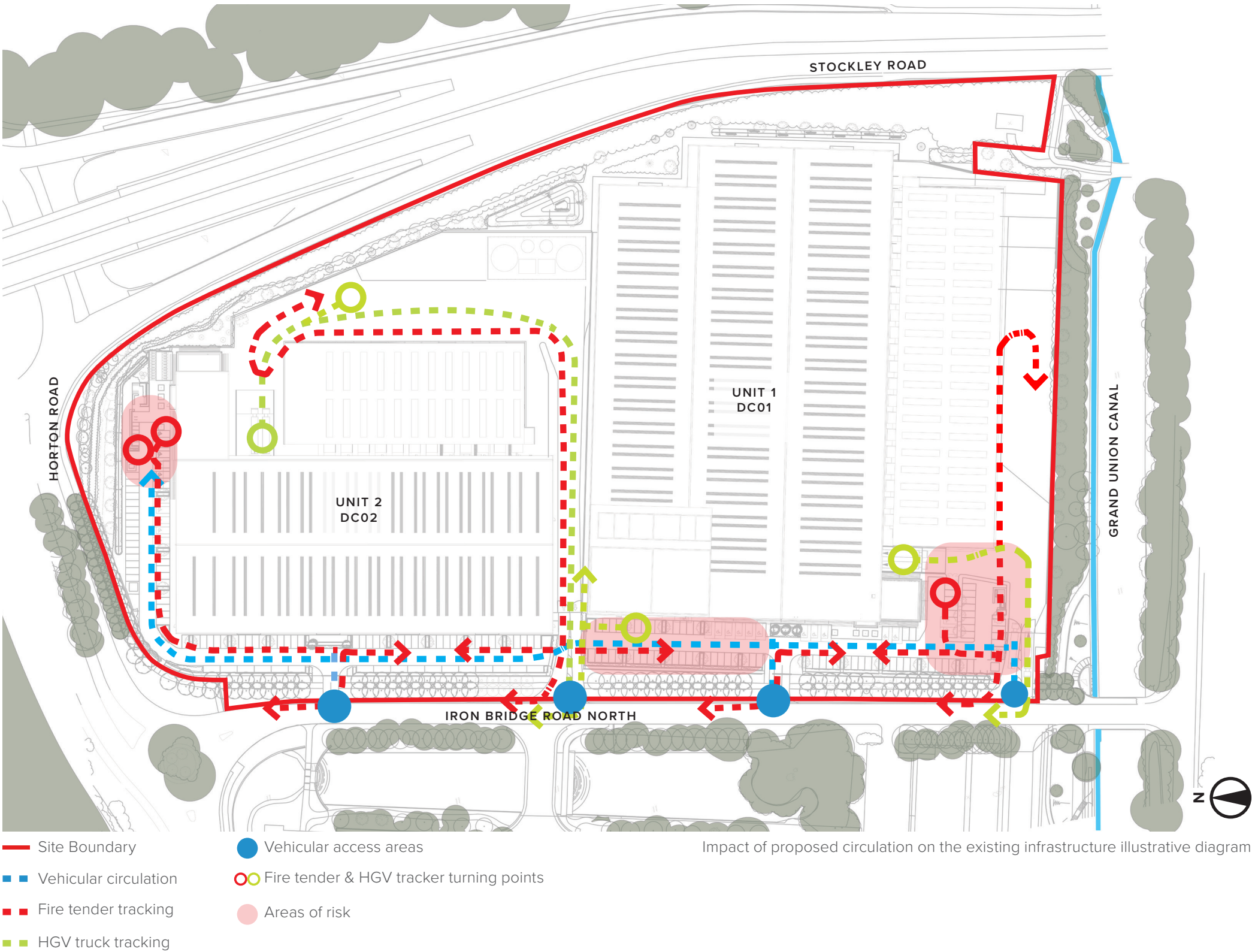


Part 2: Review of Layout Proposals

Impact of Proposed Circulation on the Existing Green and Blue Infrastructure

The retained and revised areas of vehicular circulation will have an impact on both the recently installed existing and proposed Green and Blue Infrastructure.

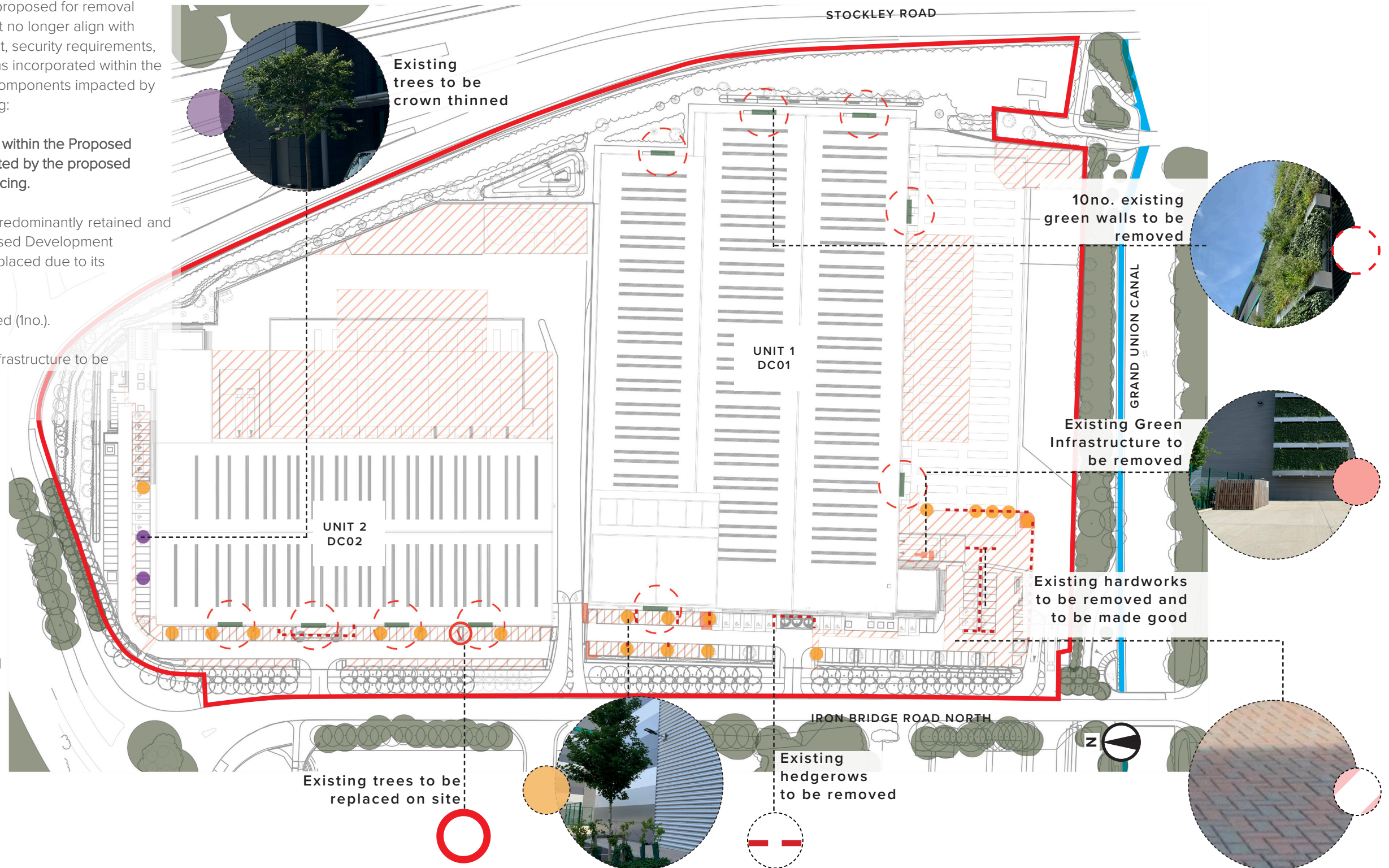
Three primary areas of risk have been identified to be impacted by the new circulation. These are illustrated on the adjacent diagram. These areas have been thoroughly reviewed against the Landscape Opportunities and Constraints and to inform the Proposed Landscape Strategy,



Part 3: Proposed Landscape Strategies

Existing Green Infrastructure to be Replaced and Removed

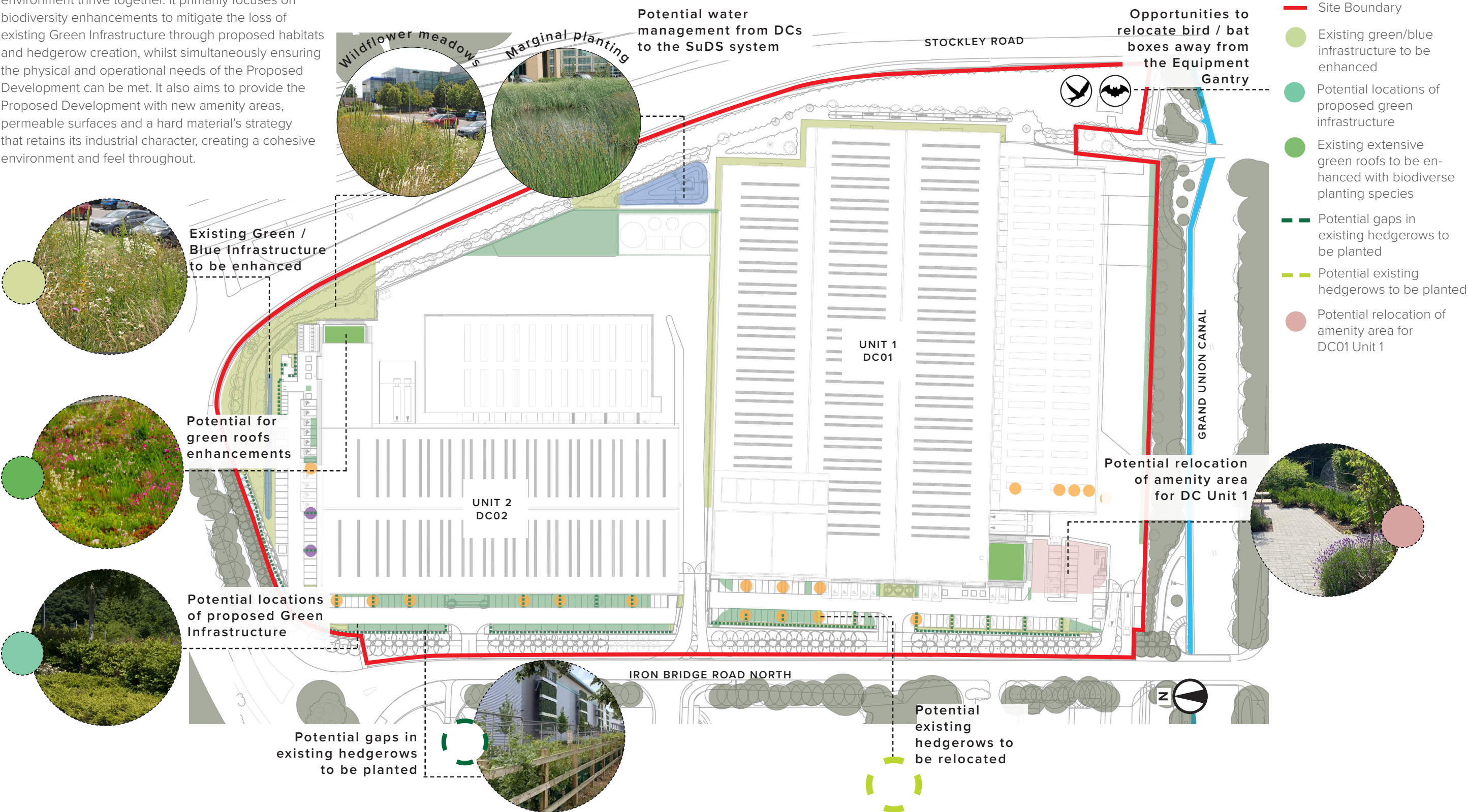
1. Identified demolition areas within the Proposed Development being impacted by the proposed circulation and security fencing.
2. Existing trees (19no.) are predominantly retained and relocated within the Proposed Development with only 1no. tree to be replaced due to its arboricultural value.
3. Existing trees to be replaced (1no.).
4. Existing Green and Blue Infrastructure to be removed.



Part 3: Proposed Landscape Strategies

Landscape Strategy

The landscape strategy aims to deliver a Proposed Development where people, nature and the built environment thrive together. It primarily focuses on biodiversity enhancements to mitigate the loss of existing Green Infrastructure through proposed habitats and hedgerow creation, whilst simultaneously ensuring the physical and operational needs of the Proposed Development can be met. It also aims to provide the Proposed Development with new amenity areas, permeable surfaces and a hard material's strategy that retains its industrial character, creating a cohesive environment and feel throughout.



Landscape Strategy illustrative diagram

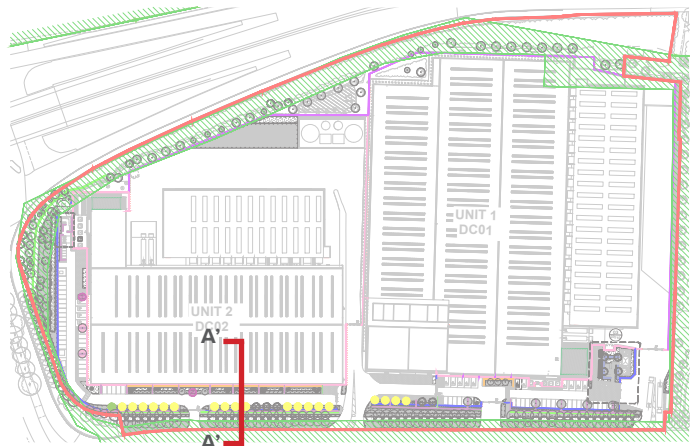
Part 3: Proposed Landscape Strategies

Tree Strategy along Iron Bridge Road North

The Tree Strategy along Iron Bridge Road North was carefully considered and explored the replacement of the existing relocated trees with fastidious species as per the feedback received from the Pre-Planning Application meeting (dated 22.10.2025) to provide visual amenity and offset the loss of the existing green walls.

The current landscape strategy demonstrated that the relocation of 19no. existing trees along Iron Bridge Road North and the additional enhancements of the existing Green Infrastructure with diverse planting will provide visual amenity and ecological value and it is a balanced approach with all the existing constraints (BNG metrics, security on the Proposed Development, vehicular tracking, existing and proposed utilities, landscape management and maintenance requirements). More specifically:

1. The pedestrian sight line along Iron Bridge Road North will not be impacted by the existing relocated trees due to the enhanced Green Infrastructure Strategy.
2. The replacement of the relocated trees would have an impact on the BNG metrics and targets.
3. The relocated deciduous trees will allow natural light during the winter months.
4. The security standards will not be compromised.
5. It will create a cohesive character and aesthetics that align with the adjacent landscape.
6. The Strategy will follow a clear management and maintenance objectives plan.



Section AA' Location Plan

- 1 Existing deciduous line of trees along Iron Bridge Road North (summer)
 - 2 Existing relocated deciduous trees
 - 3 Native and non-native shrubs and wildflower enhancements on verges
 - 4 Native and non-native shrubs and wildflower enhancements on previous parking spaces locations
 - 5 Existing hedgerow planting 1.8M height
 - 6 Proposed hedgerow planting 1.8M height
 - 7 Existing deciduous line of trees along Iron Bridge Road North (winter)
 - 8 Existing relocated deciduous line of trees along adjacent SR1 (winter)
- Sight line



Typical section AA' along Iron Bridge Road North - Summer view

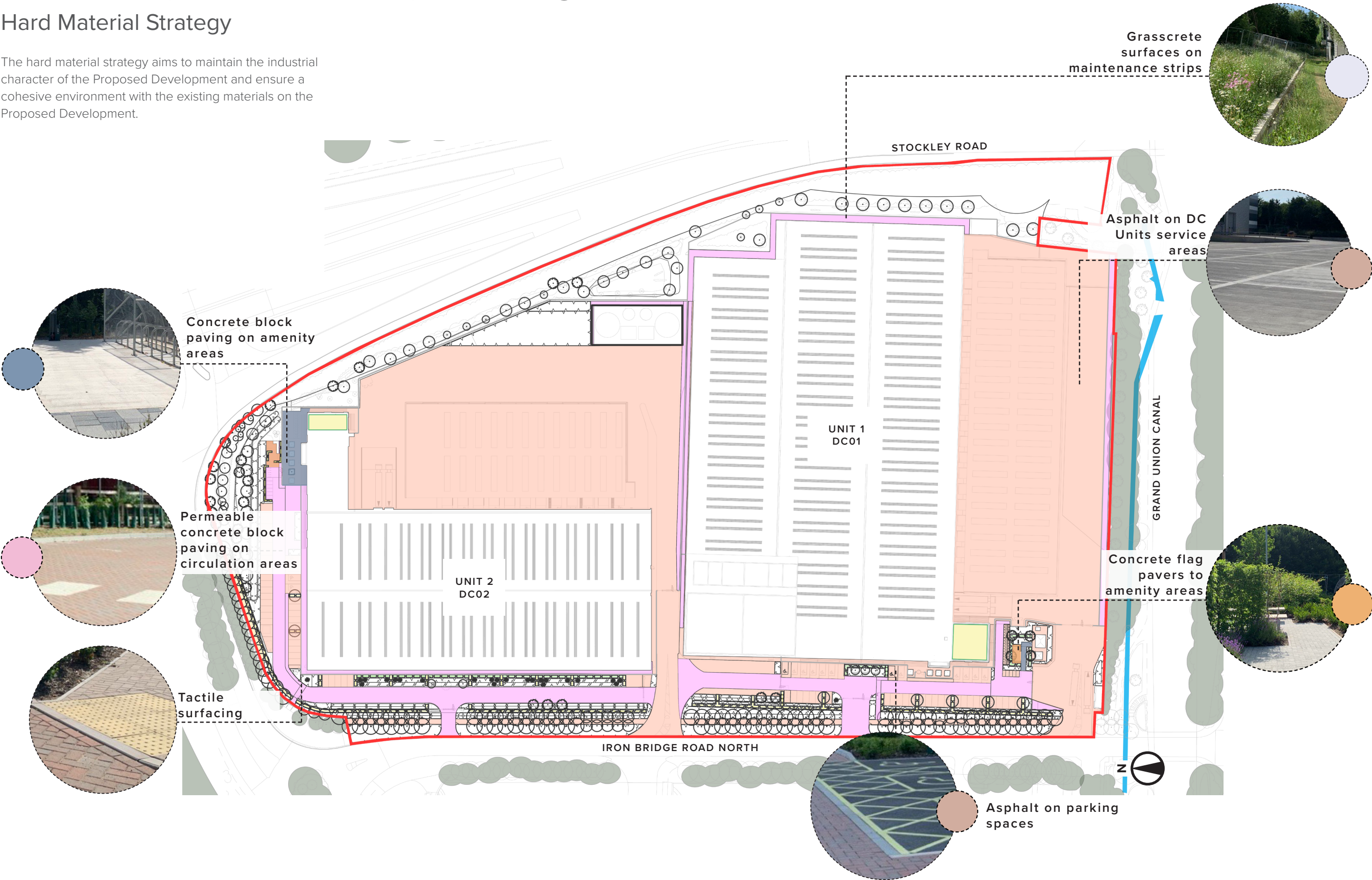


Typical section AA' along Iron Bridge Road North - Winter view

Part 3: Proposed Landscape Strategies

Hard Material Strategy

The hard material strategy aims to maintain the industrial character of the Proposed Development and ensure a cohesive environment with the existing materials on the Proposed Development.



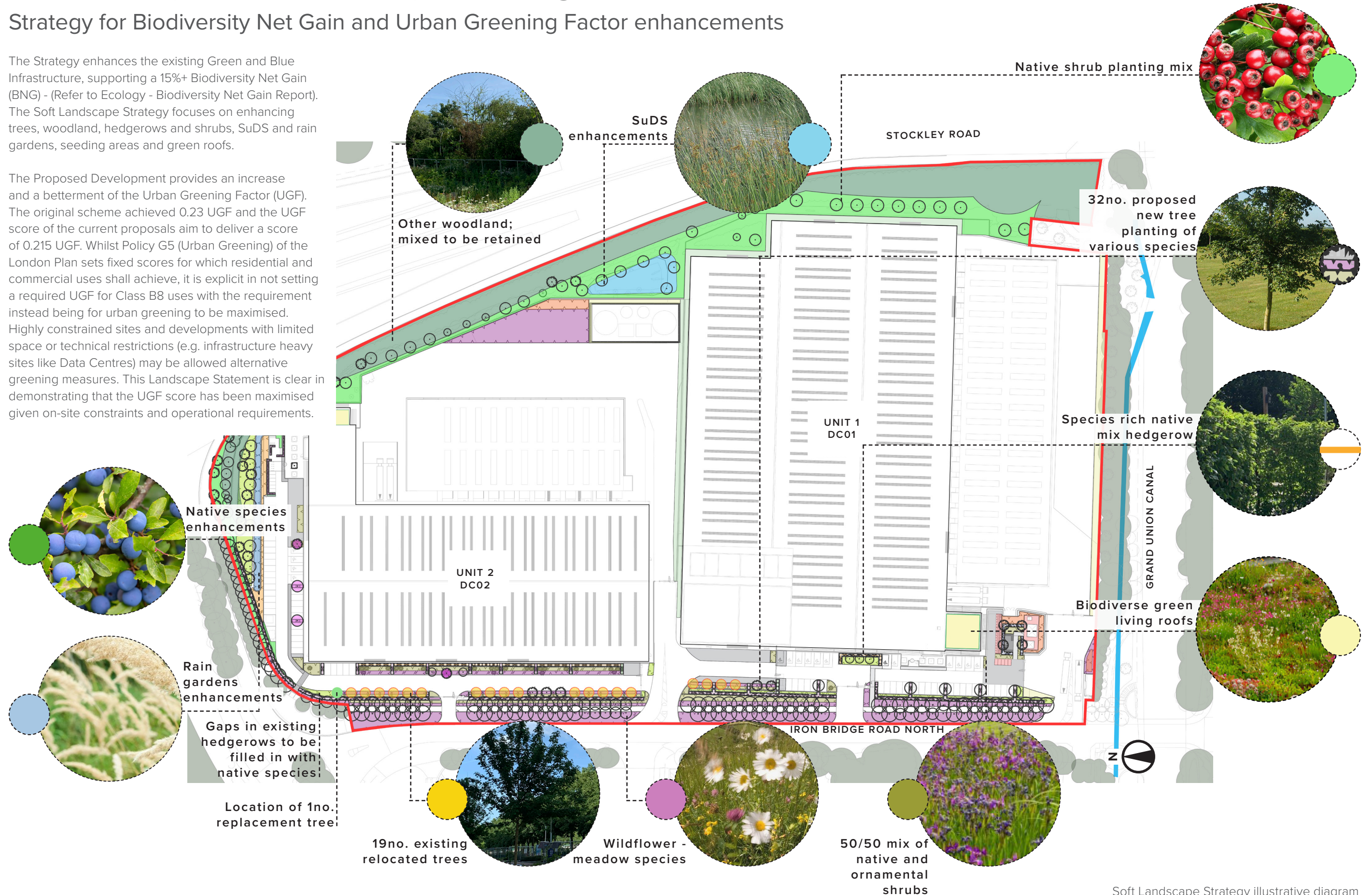
Hard Material Strategy illustrative diagram

Part 3: Proposed Landscape Strategies

Strategy for Biodiversity Net Gain and Urban Greening Factor enhancements

The Strategy enhances the existing Green and Blue Infrastructure, supporting a 15%+ Biodiversity Net Gain (BNG) - (Refer to Ecology - Biodiversity Net Gain Report). The Soft Landscape Strategy focuses on enhancing trees, woodland, hedgerows and shrubs, SuDS and rain gardens, seeding areas and green roofs.

The Proposed Development provides an increase and a betterment of the Urban Greening Factor (UGF). The original scheme achieved 0.23 UGF and the UGF score of the current proposals aim to deliver a score of 0.215 UGF. Whilst Policy G5 (Urban Greening) of the London Plan sets fixed scores for which residential and commercial uses shall achieve, it is explicit in not setting a required UGF for Class B8 uses with the requirement instead being for urban greening to be maximised. Highly constrained sites and developments with limited space or technical restrictions (e.g. infrastructure heavy sites like Data Centres) may be allowed alternative greening measures. This Landscape Statement is clear in demonstrating that the UGF score has been maximised given on-site constraints and operational requirements.



Soft Landscape Strategy illustrative diagram

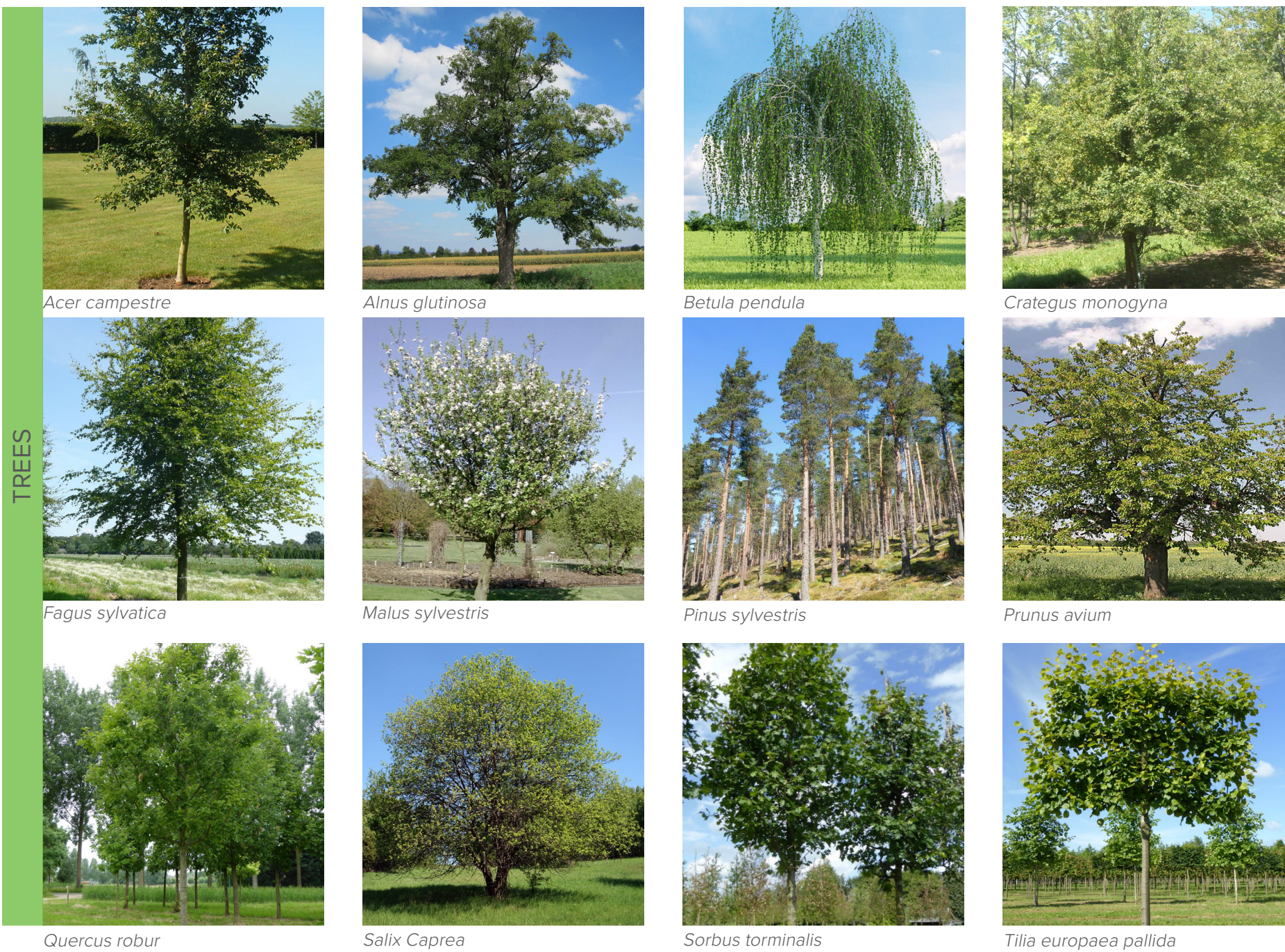
Part 3: Proposed Landscape Strategies

Enhancements of Existing Green Infrastructure: Trees

Trees

- 1. *Acer campestre* – Field Maple
- 2. *Alnus glutinosa* – Black Alder
- 3. *Betula pendula* – Silver Birch
- 4. *Crataegus monogyna* – Common Hawthorn
- 5. *Fagus sylvatica* – European Beech
- 6. *Malus sylvestris* – Wild Apple
- 7. *Pinus sylvestris* - Scots pine
- 8. *Prunus avium* - Wild cherry
- 9. *Quercus robur* – English Oak
- 10. *Salix caprea* – Goat Willow
- 11. *Sorbus torminalis* – Wild Service Tree
- 12. *Tilia europaea pallida* - Common lime

Note: This list is indicative and not exhaustive.



Part 3: Proposed Landscape Strategies

Enhancements of Existing Green Infrastructure: Planting Palette

Woodland Planting

1. *Carpinus betulus* - Hornbeam
2. *Crataegus monogyna* - Common Hawthorn
3. *Frangula alnus* - Alder buckthorn
4. *Prunus spinosa* - Blackthorn

Hedgerows

5. *Crataegus monogyna* - Hawthorn
6. *Corylus avellana* - Hazel
7. *Cornus sanguinea* - Dogwood
8. *Ilex aquifolium* - Holly
9. *Prunus spinosa* - Blackthorn
10. *Sorbus aucuparia* - Rowan
11. *Taxus baccatta* - Yew
12. *Fagus sylvatica* - Common beech

Shrubs

13. *Asplenium scolopendrium* - Hart's tongue fern
14. *Bergenia spp.* - Bergenia
15. *Erigeron kavinskianus* - Mexican fleabane
16. *Eleagnus x ebbingei* - Ebbinge's silberberry
17. *Euonymus japonicus* - Japanese euonymus
18. *Heuchera 'Palace Purple'* - Alum root 'Palace Purple'
19. *Ilex aquifolium* - English holly
20. *Lonicera ligustrina* var. *yunnanensis* - Wilson's honeysuckle
21. *Polystichum setiferum* - Soft shield fern
22. *Veronicastrum virginicum* Album - Culver's root 'Album'
23. *Verbena bonariensis* - Purple top
24. *Viola odorata* - Sweet violet

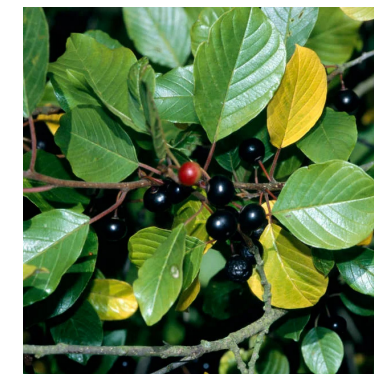
Note: This list is indicative and not exhaustive.



Carpinus betulus



Crataegus monogyna



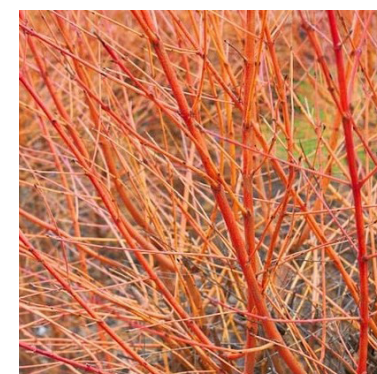
Frangula alnus



Prunus spinosa



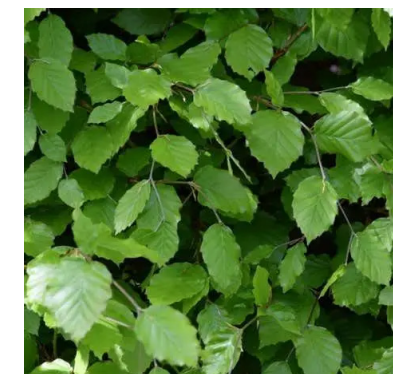
Corylus avellana



Cornus sanguinea



Taxus baccatta



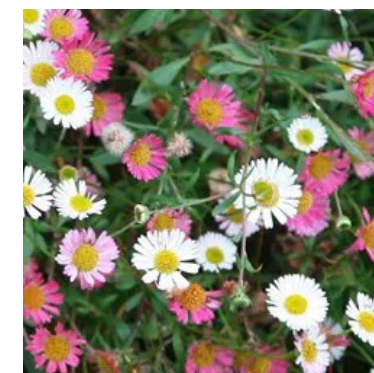
Fagus sylvatica



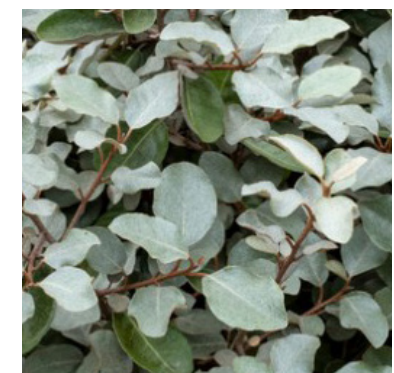
Asplenium scolopendrium



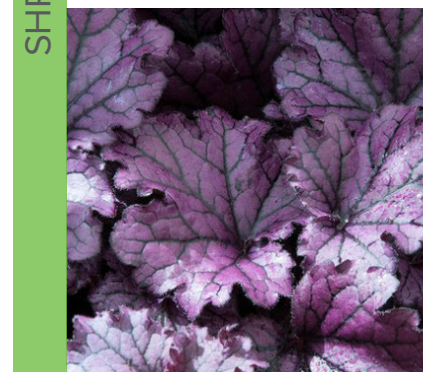
Bergenia spp.



Erigeron kavinskianus



Eleagnus x ebbingei



Heuchera 'Palace Purple'



Ilex aquifolium



Lonicera ligustrina var. *yunnanensis*



Polystichum setiferum

Part 3: Proposed Landscape Strategies

Enhancements of Existing Seeding Strategy

Wild flowers – 20%

1. *Achillea millefolium* – Yarrow
2. *Betonica officinalis* – Betony
3. *Centaurea nigra* – Common Knapweed
4. *Daucus carota* – Wild Carrot
5. *Galium verum* – Lady's Bedstraw
6. *Geranium pratense* – Meadow Crane's-bill
7. *Leucanthemum vulgare* – Oxeye Daisy
8. *Plantago lanceolata* – Ribwort Plantain
9. *Poterium sanguisorba ssp sanguisorba* – Salad Burnet
10. *Primula veris* – Cowslip
11. *Prunella vulgaris* – Selfheal
12. *Ranunculus acris* – Meadow Buttercup
13. *Ranunculus bulbosus* – Bulbous Buttercup
14. *Rumex acetosa* – Common Sorrel
15. *Sanguisorba officinalis* - Great burnet

Grasses – 80%

16. *Agrostis capillaris* – Common Bent
17. *Cynosurus cristatus* – Crested Dogstail
18. *Festuca rubra* – Red Fescue
19. *Phleum bertolonii* – Smaller Cat's-tail
20. *Poa pratensis* – Smooth-stalked Meadow-grass

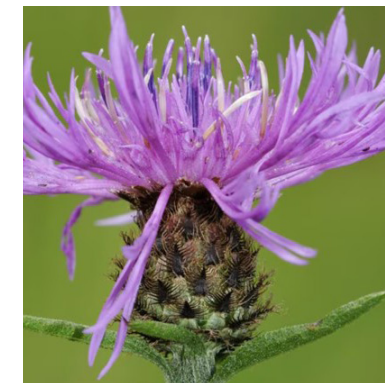
Note: This list is indicative and not exhaustive.



Achillea millefolium



Betonica officinalis



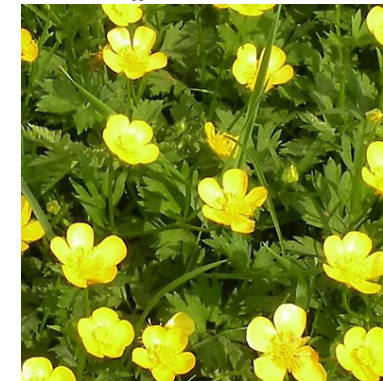
Centaurea nigra



Leucanthemum vulgare



Primula veris



Ranunculus acris



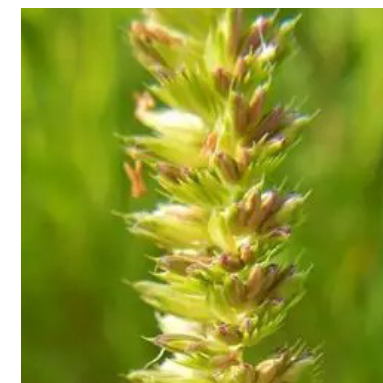
Rumex acetosa



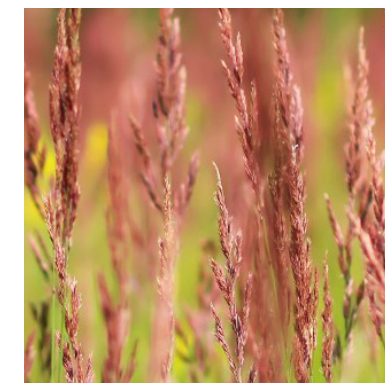
Sanguisorba officinalis



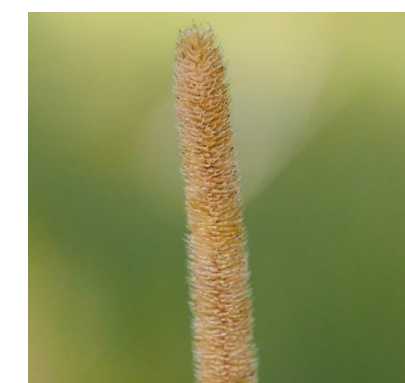
Agrostis capillaris



Cynosurus cristatus



Festuca rubra



Phleum bertolonii



Poa pratensis

Part 3: Proposed Landscape Strategies

Enhancements of Existing Green Roofs: Biodiverse Living Roofs

Wildflowers

1. *Achillea millefolium* - Yarrow
2. *Centaurea cyanus* - Cornflower
3. *Echium vulgare* - Viper's Bugloss
4. *Hypericum perforatum* - St John's Wort
5. *Knautia arvensis* - Field Scabious
6. *Lathyrus pratensis* - Meadow Vetchling
7. *Lotus corniculatus* - Bird's-foot Trefoil
8. *Malva moschata* - Musk Mallow
9. *Papaver rhoeas* - Common Poppy
10. *Reseda lutea* - Wild Mignonette
11. *Sanguisorba minor* - Salad Burnet
12. *Silene dioica* - Red Campion
13. *Stachys officinalis* - Betony
14. *Trifolium pratense* - Red Clover
15. *Vicia cracca* - Tufted Vetch

Annuals

16. *Calendula officinalis* - Pot Marigold
17. *Centaurea cyanus* - Cornflower
18. *Linum grandiflorum* - Scarlet Flax
19. *Nigella damascena* - Love-in-a-Mist
20. *Papaver rhoeas* - Common Poppy

Grasses

21. *Agrostis capillaris* - Common Bent
22. *Festuca rubra* - Red fescue

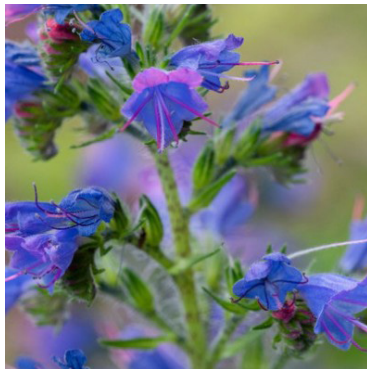
Sedum

23. *Sedum album* - White stonecrop
24. *Sedum acrum* - Common stonecrop

Note: This list is indicative and not exhaustive.



Achillea millefolium



Echium vulgare



Knautia arvensis



Malva moschata



Calendula officinalis



Linum grandiflorum



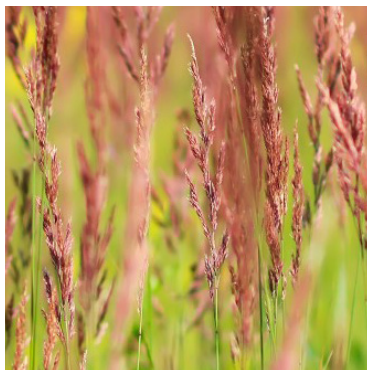
Nigella damascena



Papaver rhoeas



Agrostis capillaris



Festuca rubra



Sedum album



Sedum acrum

Part 3: Proposed Landscape Strategies

Enhancements of Existing Blue Infrastructure: Rain Gardens

Shrubs

1. *Cornus sanguinea* 'Midwinter Fire' - Dogwood 'Midwinter Fire'
2. *Sambucus nigra* - Common elder
3. *Rosa rugosa* - Beach rose
4. *Sambucus nigra* - Elder

Perennials

5. *Ajuga reptans* - Bugle
6. *Campanula glomerata* - Clustered bellflower
7. *Crocsmia* 'Lucifer' - Montbretia 'Lucifer'
8. *Galium palustre* - Marsh bedstraw
9. *Geranium* 'Rozanne' - Cranesbill 'Rozann'
10. *Hemerocallis* sp. - Daylily
11. *Iris sibirica* - Siberian flag
12. *Lythrum salicaria* - Purple loosestrife
13. *Mentha aquatica* - Water mint

Wildflower Mix

Wildflowers 20%

14. *Achillea millefolium* - Common yarrow
15. *Agrimonia eupatoria* - Sticklewort
16. *Angelica sylvestris* - Wild angelica
17. *Betonica officinalis* - Betony
18. *Centaurea nigra* - Common knapweed
19. *Filipendula ulmaria* - Meadowsweet
20. *Galium album* - White bedstraw
21. *Lathyrus pratensis* - Meadow vetchling
22. *Leontodon hispidus* - Bristly hawkbit
23. *Leucathemum vulgare* - Ox-eye daisy
24. *Medicago lupulina* - Black medick
25. *Plantago lanceolata* - Ribwort plantain

Grasses 80%

26. *Agrostis capillaris* - Common bent
27. *Carex echinata* - Star sedge
28. *Cynosurus cristatus* - Crested dog's-tail
29. *Festuca rubra* - Red fescue
30. *Hordeum secalinum* - False rye barley
31. *Phleum bertolonii* - Smaller cat's tail
32. *Poa pratensis* - Kentucky blugrass

Note: This list is indicative and not exhaustive.



Cornus sanguinea



Achillea millefolium



Existing Rain Gardens



Sambucus nigra



Centaurea nigra



Ajuga reptans



Carex echinata



Crocsmia 'Lucifer' AGM



Festuca rubra



Typical illustrative section of planting typologies enhancements on SuDS

Part 3: Proposed Landscape Strategies

Enhancements of Existing Blue Infrastructure: SuDS

Wildflowers 20%

1. *Angelica sylvestris* – Wild Angelica
2. *Centaurea nigra* – Common Knapweed
3. *Dipsacus fullonum* – Wild teasel
4. *Eupatorium cannabinum* – Hemp Agrimony
5. *Filipendula ulmaria* – Meadowsweet
6. *Galium album* – Hedge Bedstraw
7. *Geum rivale* – Water Avens
8. *Iris pseudacorus* – Yellow Iris
9. *Lathyrus pratensis* – Meadow Vetchling
10. *Lythrum salicaria* – Purple Loosestrife
11. *Lycopus europaeus* – Gypsywort
12. *Oenanthe pimpinelloides* – Corky-fruited Water-dropwort
13. *Plantago lanceolata* – Ribwort Plantain
14. *Prunella vulgaris* – Selfheal
15. *Ranunculus acris* – Meadow Buttercup
16. *Silene dioica* – Red Champion
17. *Silene flos-cuculi* – Ragged Robin

Grasses 80%

18. *Agrostis capillaris* – Common Bent (w)
19. *Anthoxanthum odoratum* – Sweet Vernal-grass (w)
20. *Cynosurus cristatus* – Crested Dogstail
21. *Festuca rubra* – Red Fescue
22. *Poa pratensis* – Smooth-stalked Meadow-grass
23. *Carex echinata* – Star Sedge (w)
24. *Phleum bertolonii* – Smaller Cat’s-tail (w)
25. *Hordeum secalinum* – Meadow Barley (w)

Note: This list is indicative and not exhaustive.



Angelica sylvestris

Iris pseudacorus



Centaurea nigra

Lythrum salicaria



Agrostis capillaris

Poa pratensis

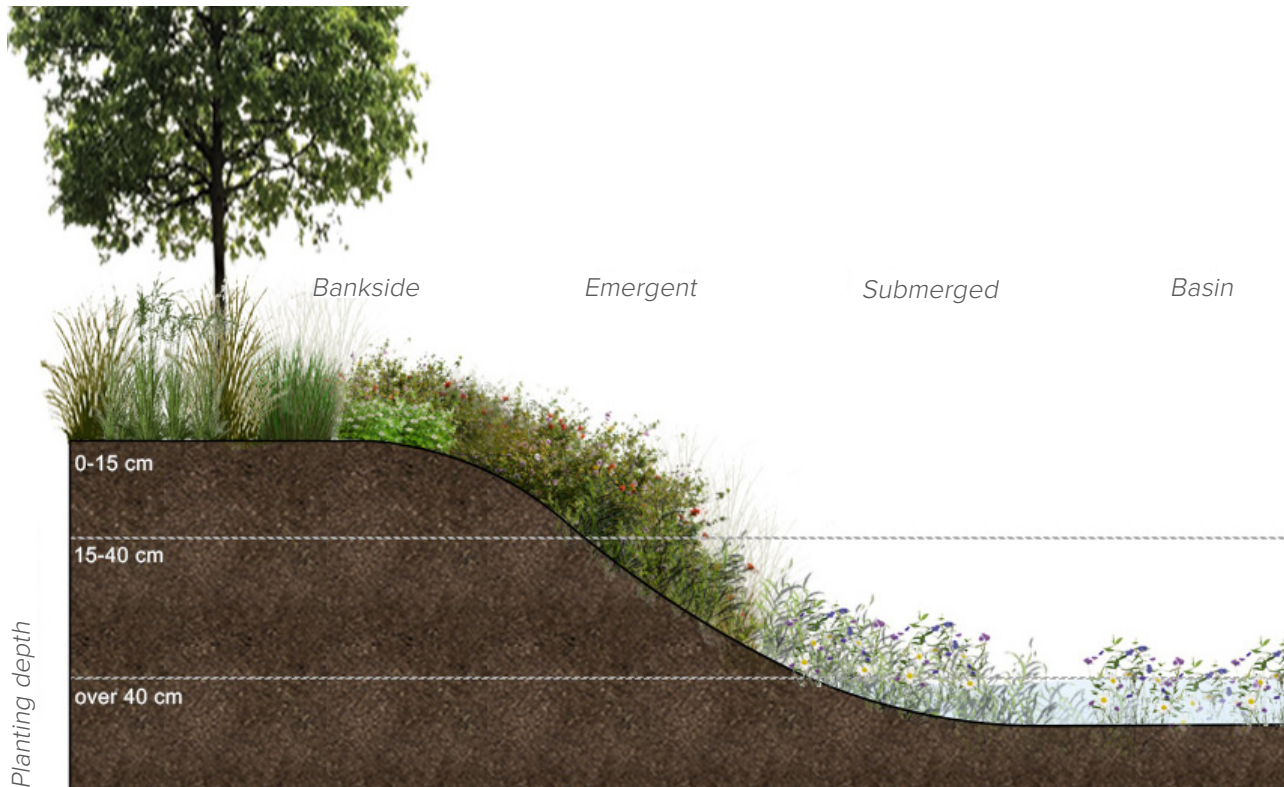


Anthoxanthum odoratum

Carex echinata



Existing SuDS



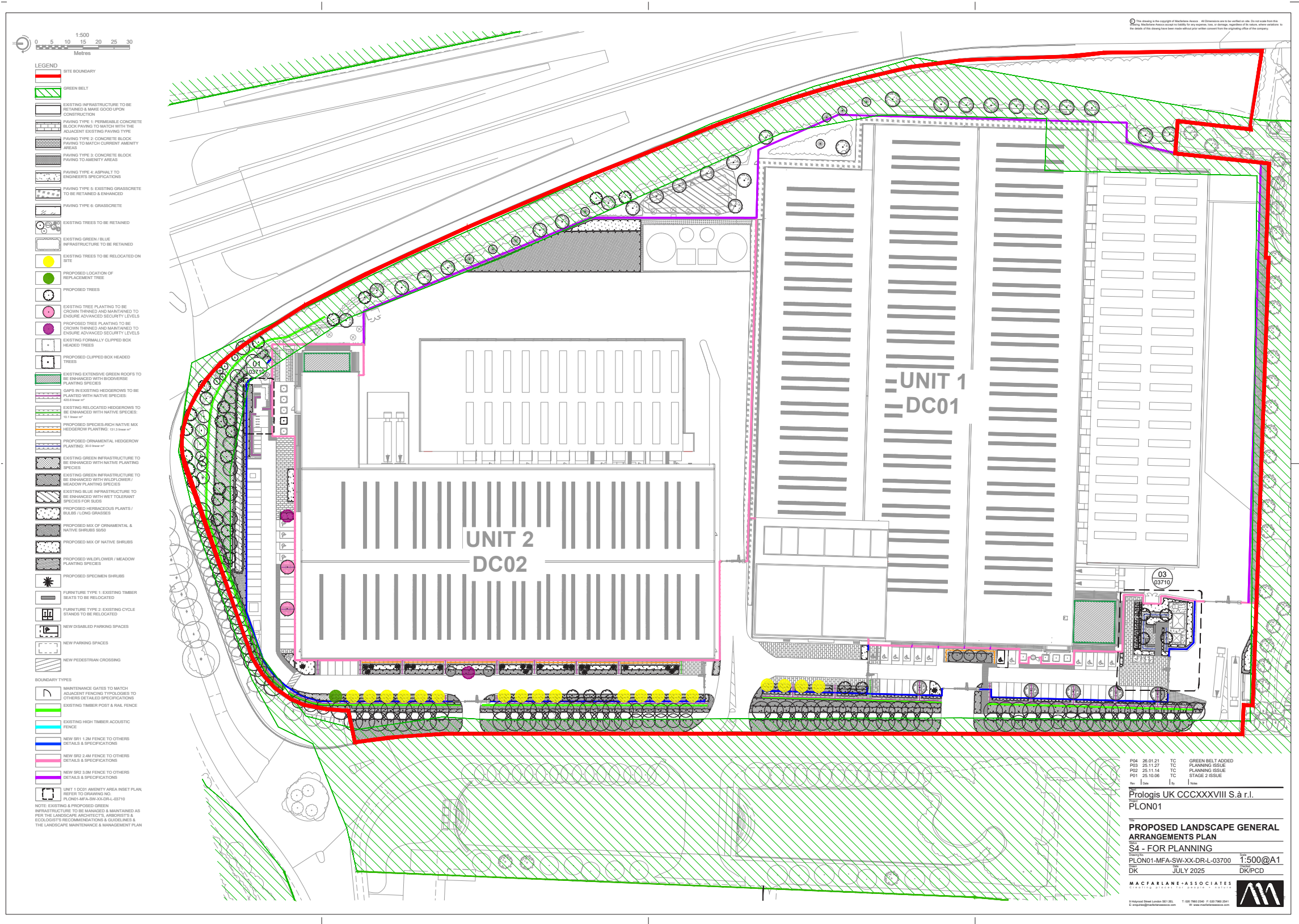
Typical illustrative section of planting typologies enhancements on SuDS

Part 4: Appendices

1. Landscape General Arrangement Plan
(PLON01-MFA-SW-XX-DR-L-03700)
3. Landscape Strategy Plan
(PLON01-MFA-SW-XX-DR-L-03701)
4. Landscape Habitats Plan
(PLON01-MFA-SW-XX-DR-L-03702)
5. Tree Protection Plan & Tracking
(PLON01-MFA-SW-XX-DR-L-03706)
6. Existing Green Infrastructure to be Replaced & Removed
(PLON01-MFA-SW-XX-DR-L-03708)
7. Proposed DC01 Unit Amenity Area
(PLON01-MFA-SW-XX-DR-L-03710)
8. Landscape Planting Plan
(PLON01-MFA-SW-XX-DR-L-03707)
9. Landscape Planting Schedule, Sheet 1 of 3
(PLON01-MFA-SW-XX-DR-L-01700)
10. Landscape Planting Schedule, Sheet 2 of 3
(PLON01-MFA-SW-XX-DR-L-01701)
11. Landscape Planting Schedule, Sheet 3 of 3
(PLON01-MFA-SW-XX-DR-L-01702)
12. Proposed Detailed Sections (Illustrative), Sheet 1 of 2
(PLON01-MFA-SW-XX-DR-L-05700)
13. Proposed Detailed Sections (Illustrative), Sheet 2 of 2
(PLON01-MFA-SW-XX-DR-L-05701)
14. Proposed Habitats Plan
(FPCR, October 2025 FIGURE 2 REV B)

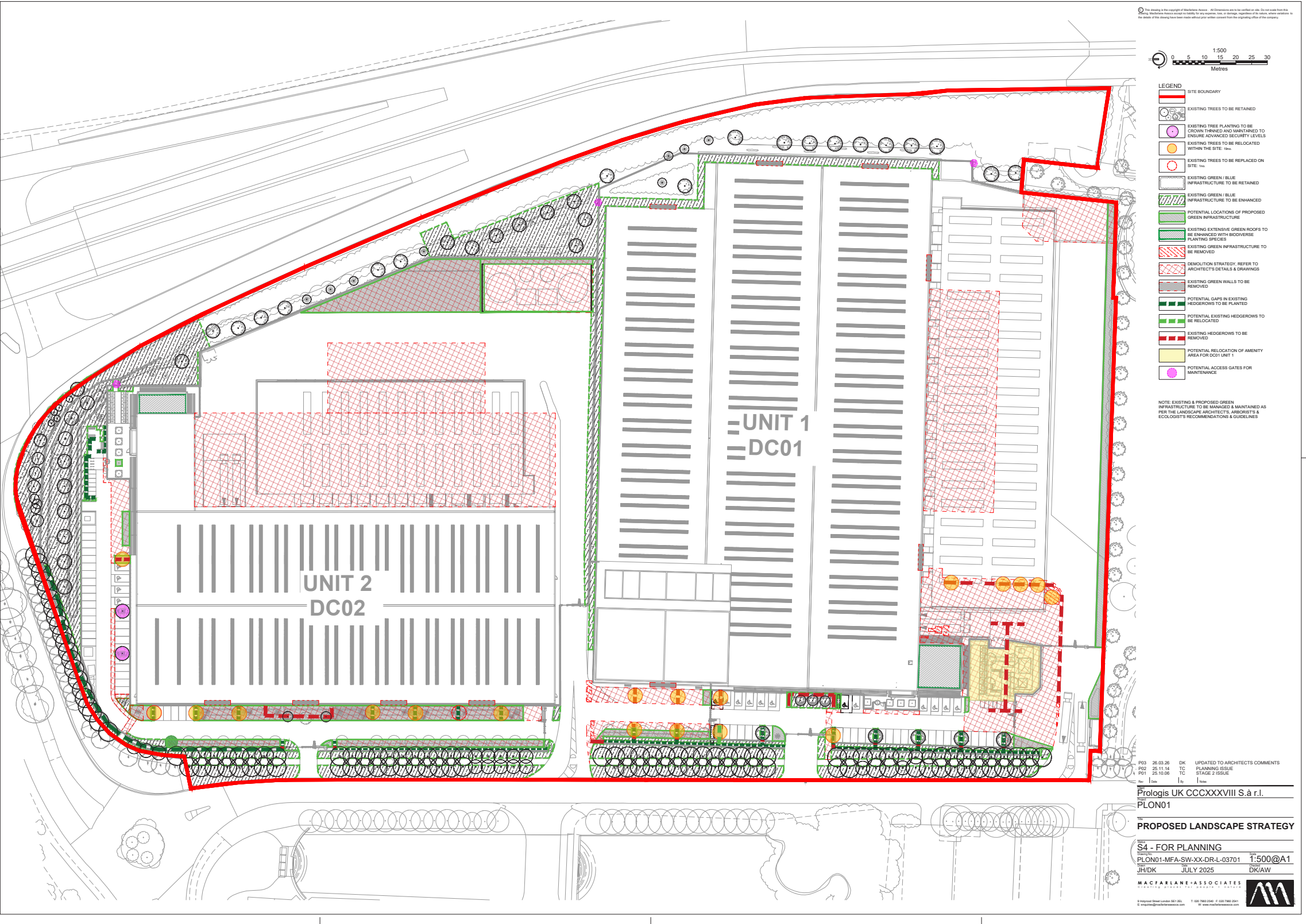
Part 4: Appendices

Landscape General Arrangement Plan



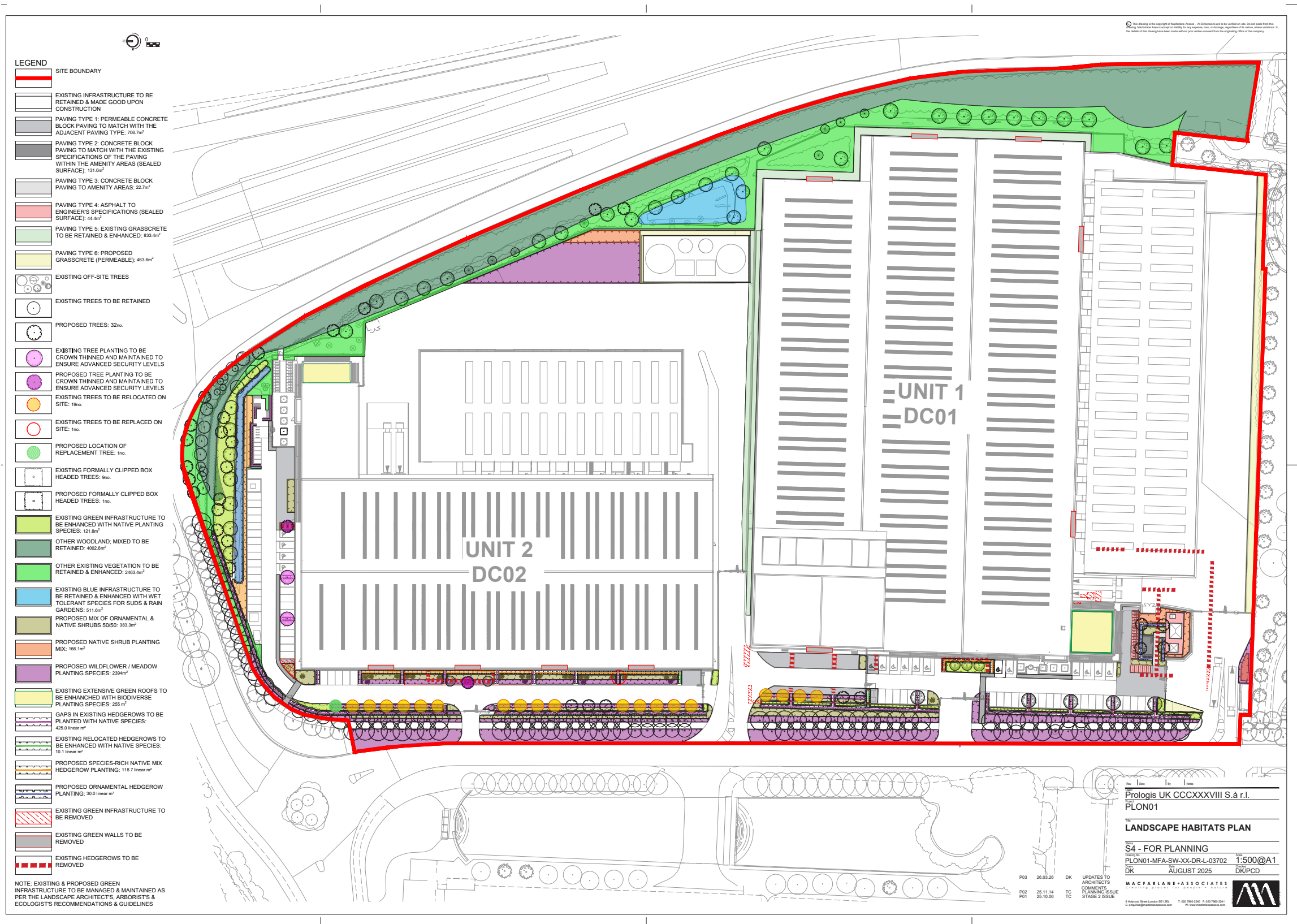
Part 4: Appendices

Landscape Strategy Plan



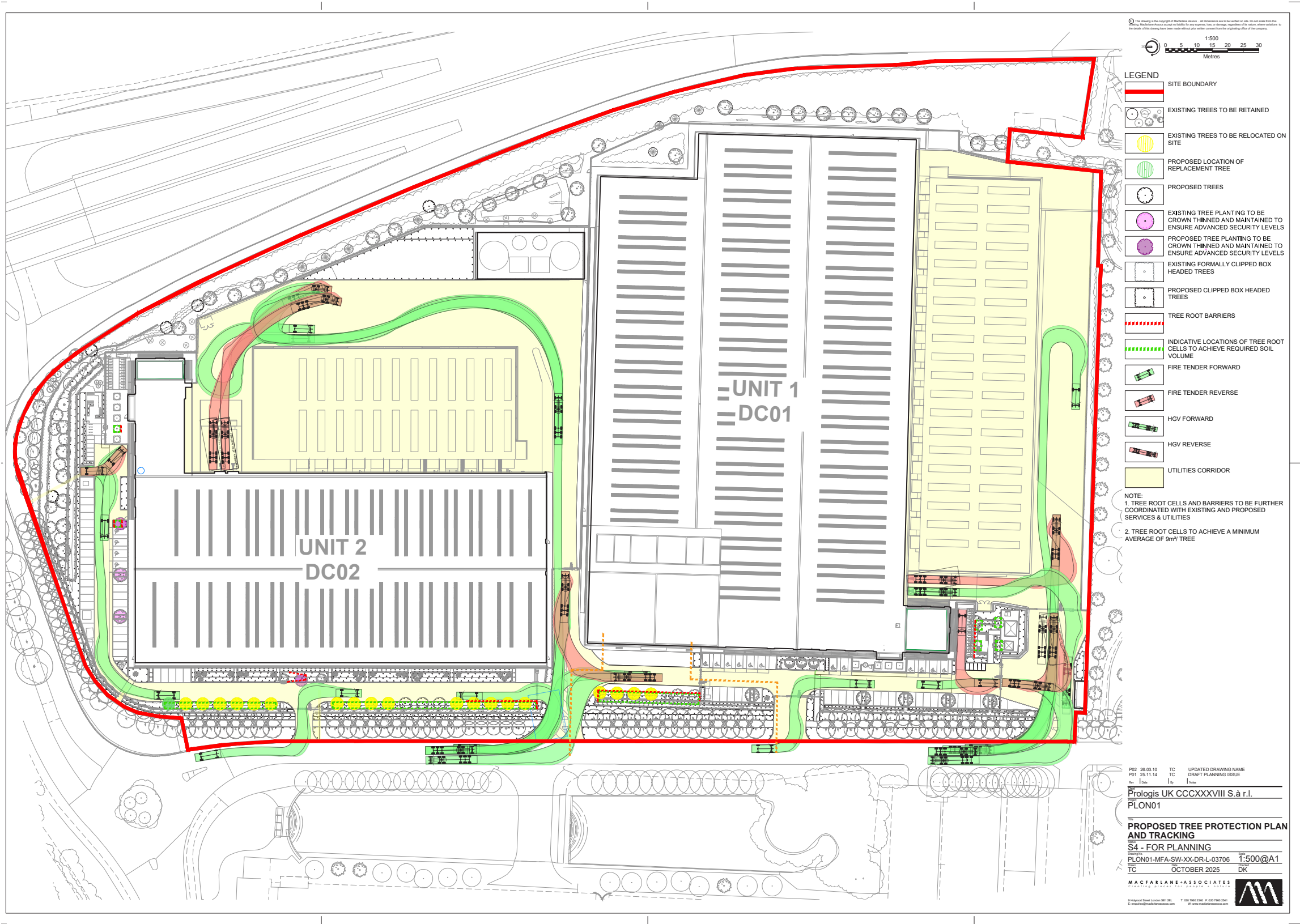
Part 4: Appendices

Landscape Habitats Plan



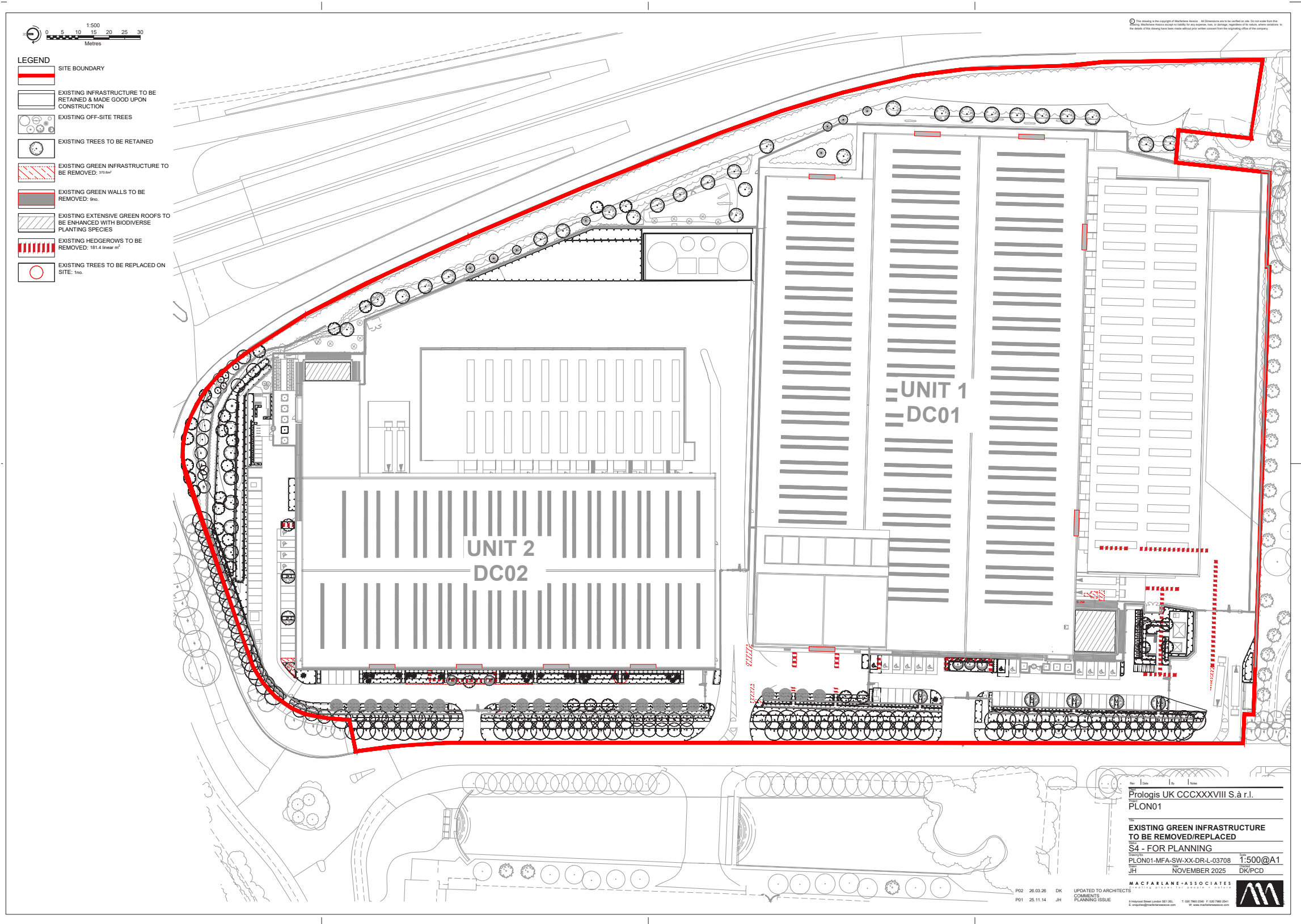
Part 4: Appendices

Tree Protection Plan & Tracking



Part 4: Appendices

Existing Green Infrastructure to be Replaced & Removed



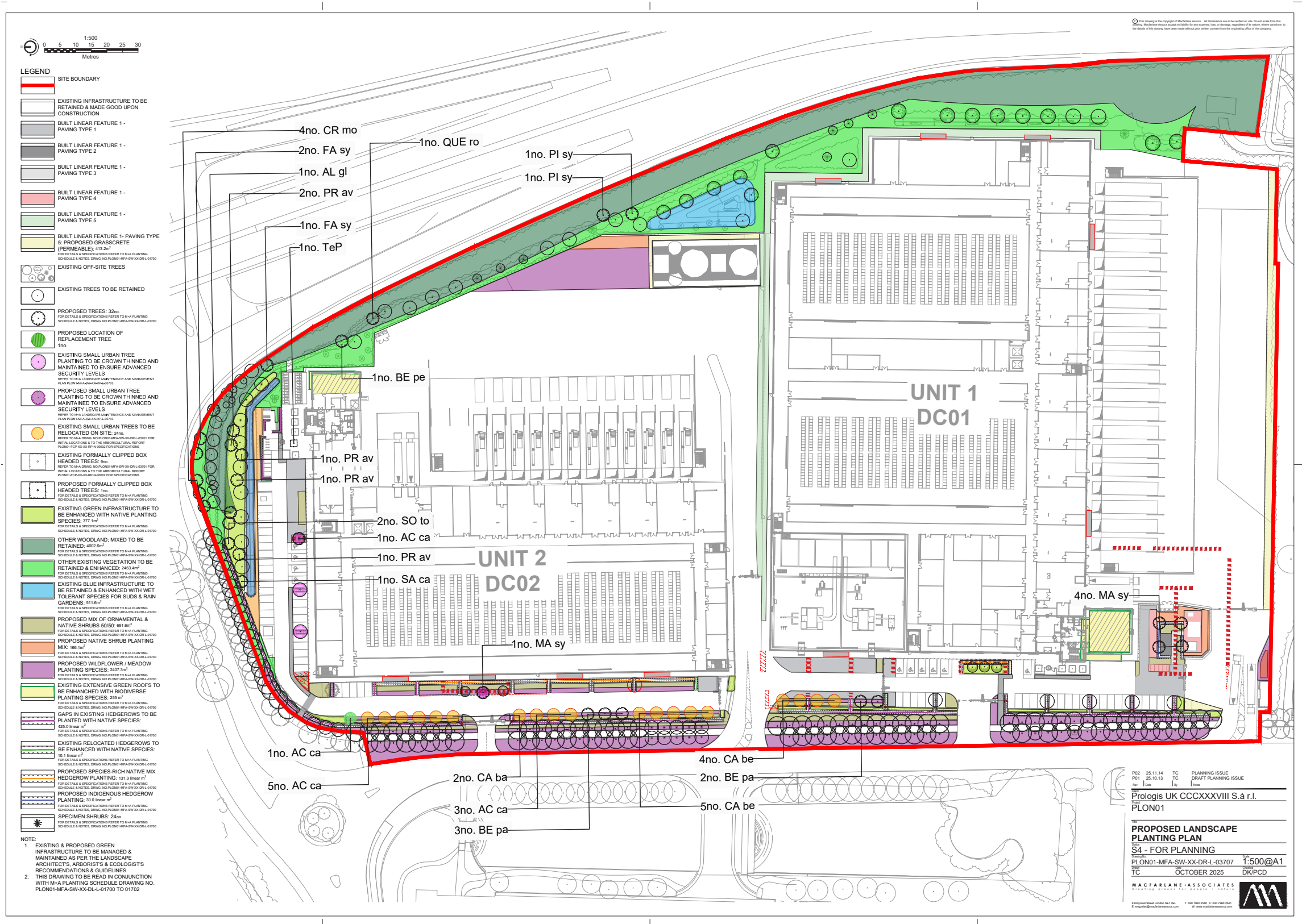
Part 4: Appendices

Proposed DC01 Unit Amenity Area



Part 4: Appendices

Landscape Planting Plan



Part 4: Appendices

Landscape Planting Schedule, Sheet 1 of 3

Proposed trees					
Number	Abbreviation	Species	Girth	Height	Specification
3	AC ca	Acer campestre	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
1	AL gl	Alnus glutinosa	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
5	BE pa	Betula papyrifera	18-20cm	4.0-5.0m	Extra heavy standard rootballed, 1.8-2.1m clear stem
1	BE pe	Betula pendula	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
4	CR mo	Crataegus monogyna	16-18cm	4.0-4.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
3	FA sy	Fagus sylvatica	16-18cm	4.0-4.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
5	MA sy	Malus sylvestris	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
2	PI sy	Pinus sylvestris	14-16cm	3.0-4.0m	Extra heavy standard rootballed, 1.8-2.1m clear stem
4	PR av	Prunus avium	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
1	QU ro	Quercus robur	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
1	SA ca	Salix caprea	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem
2	SO to	Sorbus torminalis	18-20cm	4.5-6.5m	Extra heavy standard rootballed, 1.8-2.1m clear stem

Proposed Formally Clipped Box Headed Trees					
Number	Abbreviation	Species	Canopy	Height	Specification
1	Tep	Tilia europaea 'Pallida'	1.2x1.2x1.5cm	3.5-4.0m	Rootballed, 2.0-2.5m clear stem

Other Existing vegetation to be retained and enhanced			
Thicket Mix Planting (300mm of topsoil. Where thicket is planted next to a hardstand/kerb or fence, it should be positioned 1m from the edge. Transplants planted in groups of 7-15 of the same species in a 1m grid).			
%	Species	Supply Size	
20%	Acer campestre	400-600mm	1+1 OG
35%	Corylus Avellana	400-600mm	1+1 OG
5%	Carpinus betulus	400-600mm	1+1 OG
5%	Crataegus monogyna	400-600mm	1+1 OG 'B'
10%	Frangula alnus	600-800mm	1+1 B
10%	Ligustrum vulgare	400-600mm	1+1 OG
5%	Prunus spinosa	400-600mm	1+1 OG
5%	Salix caprea	400-600mm	1+1 OG
5%	Ulex europaeus	400-600mm	1+1 OG

Existing Green Infrastructure to be enhanced with native species				
Shrubs (300mm depth of topsoil, ultimate plant height is above 1m).				
Species	Size	Pot Size	Specification	Density/m²
Acer campestre	40-60cm	5L	Transplant 1+1, branched with 5 breaks	2-3m²
Cornus sanguinea	40-60cm	5L	Branched, with 7 breaks	2-3m²
Rosa rugosa	30-40cm	2L	Bushy, with 3 breaks	3-4m²
Sambucus nigra	40-60cm	3L	Branched, with 3 breaks	3-4m²

Existing Blue Infrastructure to be retained and enhanced with wet tolerant species for SUDS	
SuDs (Cultivated subsoil to a depth of 200mm, EP1-Pond edge mixture sown of 4g/m² supplied by Emorsgate Seeds).	
Wildflowers - 20%	
%	Species
1	Angelica sylvestris
2.4	Centaurea nigra
0.6	Dipsacus fullonum
0.2	Eupatorium cannabinum
2	Filipendula ulmaria
1	Galium album
0.6	Geum rivale
4.4	Iris pseudacorus
0.8	Lathyrus pratensis
0.3	Lythrum salicaria
0.1	Lycopus europaeus
0.2	Oenanthe pimpinelloides
0.6	Plantago lanceolata
0.8	Prunella vulgaris
1	Ranunculus acris
2.8	Silene dioica
1.2	Silene flos-cuculi
Grasses - 80%	
%	Species
8	Agrostis capillaris
0.8	Anthoxanthum odoratum
30.4	Cynosurus cristatus
17.6	Festuca rubra
6.4	Poa pratensis
8	Carex echinata
8	Phleum bertolonii
0.8	Hordeum secalinum

- MAINTENANCE AND IMPLEMENTATION**
- GENERAL**
- 1) All planting tree and shrub planting to be certified British stock or have been kept in a UK nursery for at least 1no. growing season. All trees and shrubs to comply with BS 3936. All plants shall be transported and manouvred in accordance with the Code of Practice for Plant Handling (CPSE).
 - 2) Handling should be to HTS 'Handling and Establishing Landscape Plants'
 - 3) Planting shall be carried out between October and March. The soil condition should be moist, friable and (excepting aquatic/marginal planting) not waterlogged.
 - 4) Planting should be set out in a staggered grid pattern to avoid bare areas. Contractor should allow for 10% over purchase to ensure suitable coverage is met.
 - 5) Compacted soil should be ripped through before topsoiling.
 - 6) Percolation tests should be carried out prior to trees and shrub planting, to ensure the soils is not prone to waterlogging.
 - 7) All planting to be set out on site as directed by the project landscape architect.
- NOTE**
- 1) Root barrier locations to be coordinated with utilities on site. Utilities can pass adjacent to the root barrier to engineer's specification.
 - 2) Contractor to allow for soil test required prior to procurement of soil to allow for soil recommendations.
 - 3) Tree guards to be provided to all whips and bare root hedging, polypropylene tubes or similar.
 - 4) Mulch to applied to all planting areas including woodland areas.
 - 5) Meadow preparation of soils to manufacturers recommendations.
 - 6) Refer to M+A DRWG NO. PLON01-MFA-SW-XX-DR-L-03701 for initial locations of existing relocated trees and to the arboricultural report PLON01-FCP-XX-XX-RP-N-00002 for details and specifications.
 - 7) Planting schedule to be read in conjunction with M+A planting plan, DRWG NO. PLON01-MFA-SW-XX-DR-L-03707.

PO1 25.11.14

ML

PLANNING ISSUE

Prologis UK CCCXXXVIII S.à r.l.

PLON01

PROPOSED LANDSCAPE PLANTING SCHEDULE - SHEET 1 OF 3

S4 - FOR PLANNING

PLON01-MFA-SW-XX-DR-L-01700

NTS@A1

OCT 2025

DKPCD

MAC FARLANE ASSOCIATES

LANDSCAPE ARCHITECTS

1000 Wood Lane London SE1 2UL

020 7600 2000

020 7600 2001

www.mcfarlaneassociates.com



Landscape Planting Schedule, Sheet 2 of 3

Proposed mix of ornamental and native shrubs (300mm depth of topsoil, ultimate plant height is above 1m, 50/50 mix).			
Species	Pot Size	Density/m ²	Specification
Asplenium scolopendrium	2L	3-4m ²	Full pot, fully rooted pot healthy crown
Bergenia cordifolia	2L	5-6m ²	Full pot, fully rooted pot healthy crown
Erigeron karvinskianus	1L	13m ²	Full pot, fully rooted pot healthy crown
Elaeagnus ebbingei	5L	2-3m ²	Branched, with 4 breaks
Euonymus japonicus	5L	2-3m ²	Bushy , with 9 breaks
Heuchera 'Palace purple'	2L	5-6m ²	Full pot, fully rooted pot healthy crown
Lonicera ligustrina var. yunnanensis	5L	3-4m ²	Bushy, with 5 breaks
Polystichum setiferum	3L	7-9m ²	Full pot, fully rooted pot healthy crown
Veronicastrum virginicum album	3L	7-9m ²	Full pot, fully rooted pot healthy crown
Verbena bonariensis	2L	6m ²	Full pot, fully rooted pot healthy crown
Viola odorata	3L	7-9m ²	Full pot, fully rooted pot healthy crown
Proposed native shrubs (300mm depth of topsoil, ultimate plant height is above 1m).			
Species	Pot Size	Density %	Specification
Alnus glutinosa	10-15L	10	Feathered; 3 breaks
Betula pendula	3L	20	Feathered; 3 breaks
Cornus sanguinea	10-15L	20	Feathered; 5 breaks
Crataegus monogyna	10-15L	10	Feathered; 3 breaks
Ilex aquifolium	3L	5	Feathered; 3 breaks
Malus sylvestris	Bareroot	5	2x; feathered; 4 breaks
Prunus padus	2L	10	Branched; 3 breaks
Prunus spinosa	2L	10	Branched; 3 breaks
Rosa canina	3L	10	Branched: 5 breaks

NOTE

- 1) Root barrier locations to be coordinated with utilities on site. Utilities can pass adjacent to the root barrier to engineer's specification.
- 2) Contractor to allow for soil test required prior to procurement of material to allow for soil recommendations.
- 3) Tree guards to be provided to all whips and bare root hedging, polypropylene tubes or similar.
- 4) Mulch to applied to all planting areas including woodland areas.
- 5) Meadow preparation of soils to manufacturers recommendations.
- 6) Refer to M+A DRWG NO. PLON01-MFA-SW-XX-DR-L-03701 for potential locations of existing relocated trees and to the arboricultural report PLON01-FCP-XX-XX-RP-N-00002 for details and specifications.
- 7) Planting schedule to be read in conjunction with M+A planting plan, DRWG NO. PLON01-MFA-SW-XX-DR-L-03707.

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Landscape Planting Schedule, Sheet 3 of 3

Wildflowers

Annuals

GrassesSedum

Wildflower - 20%

Grasses - 80%

[illegible]

%	Species
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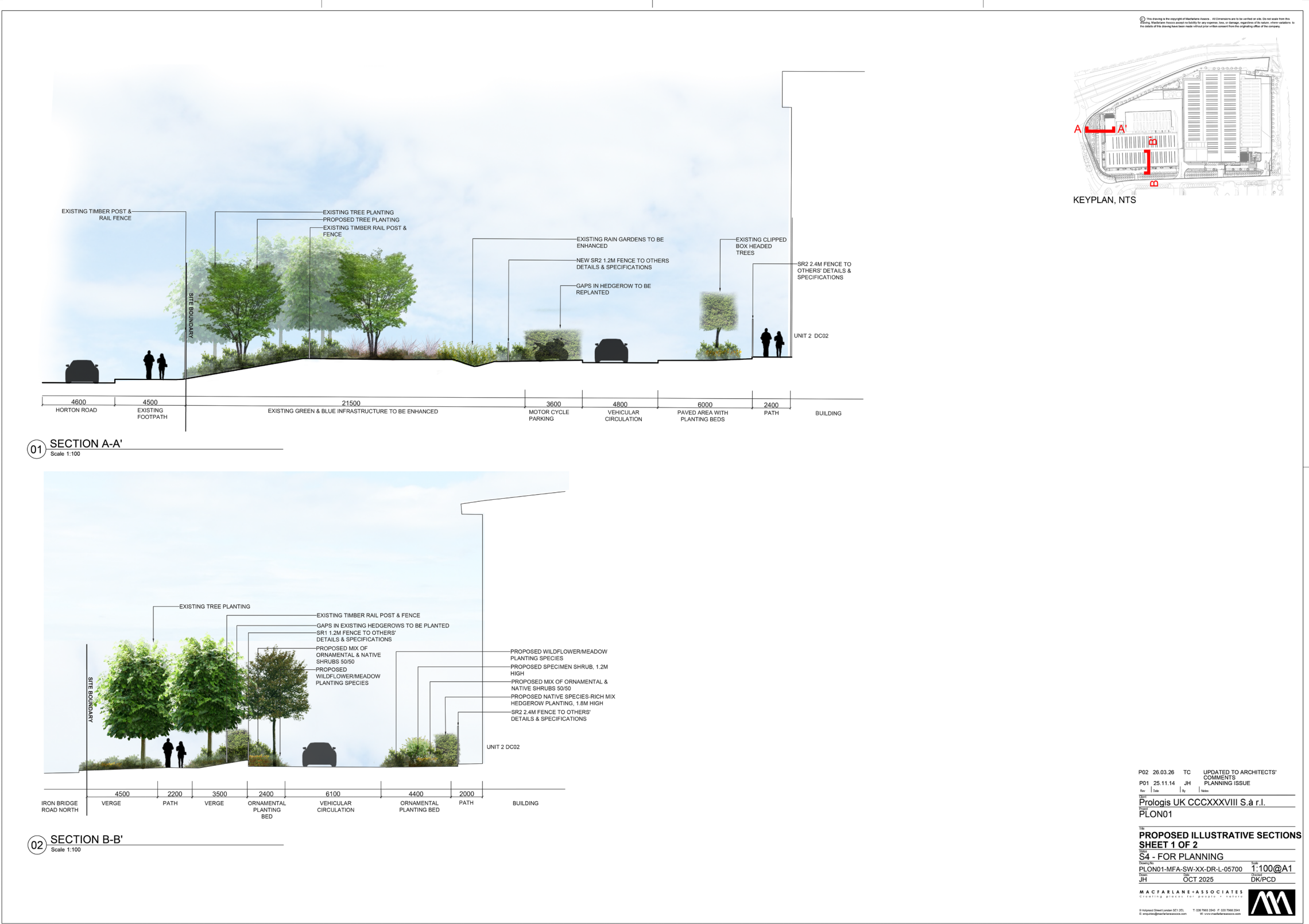
Specimen Shrubs (300mm depth of topsoil).[illegible]

1) All pla

- NOTE**

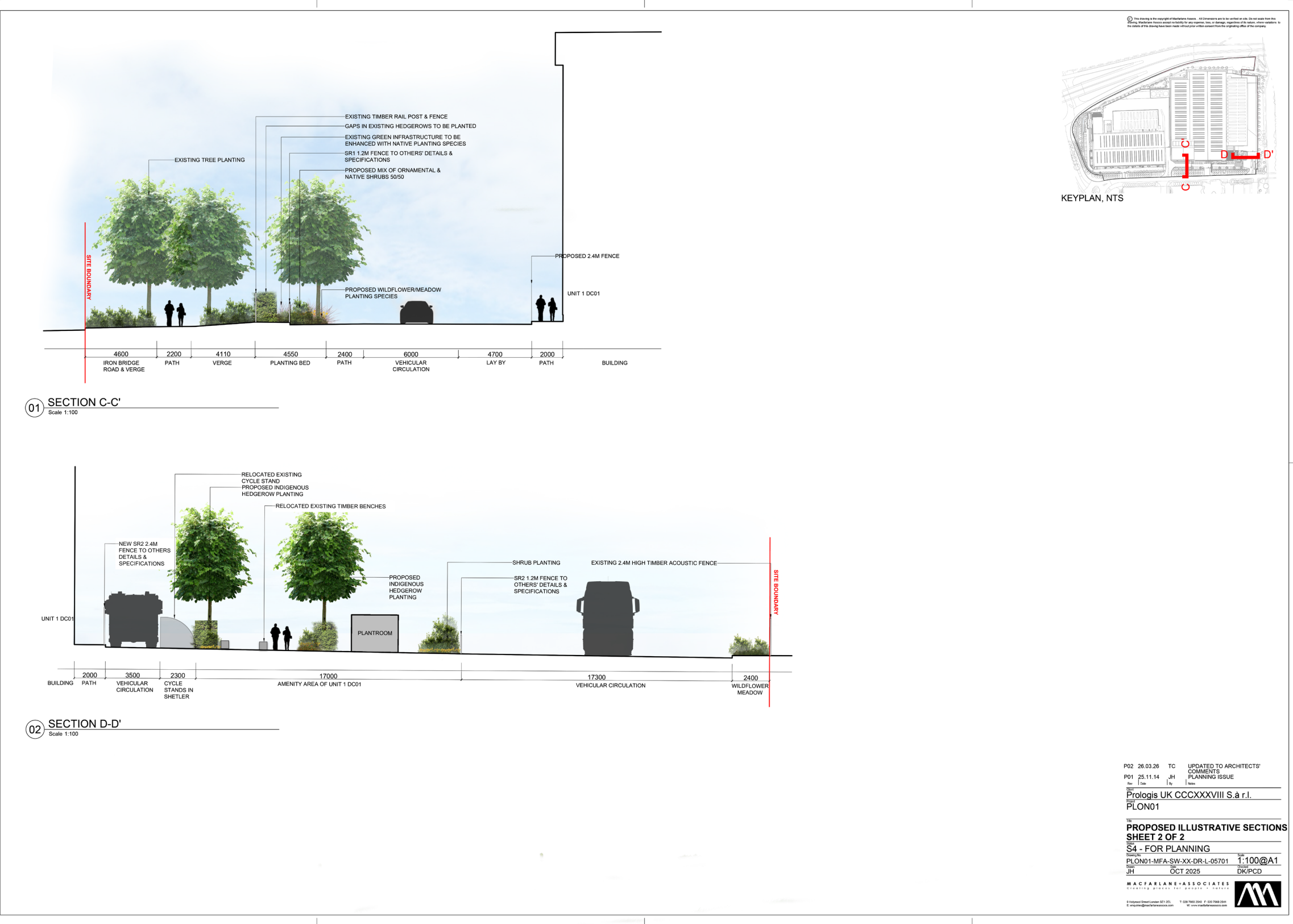
Part 4: Appendices

Proposed Detailed Sections (Illustrative), Sheet 1 of 2



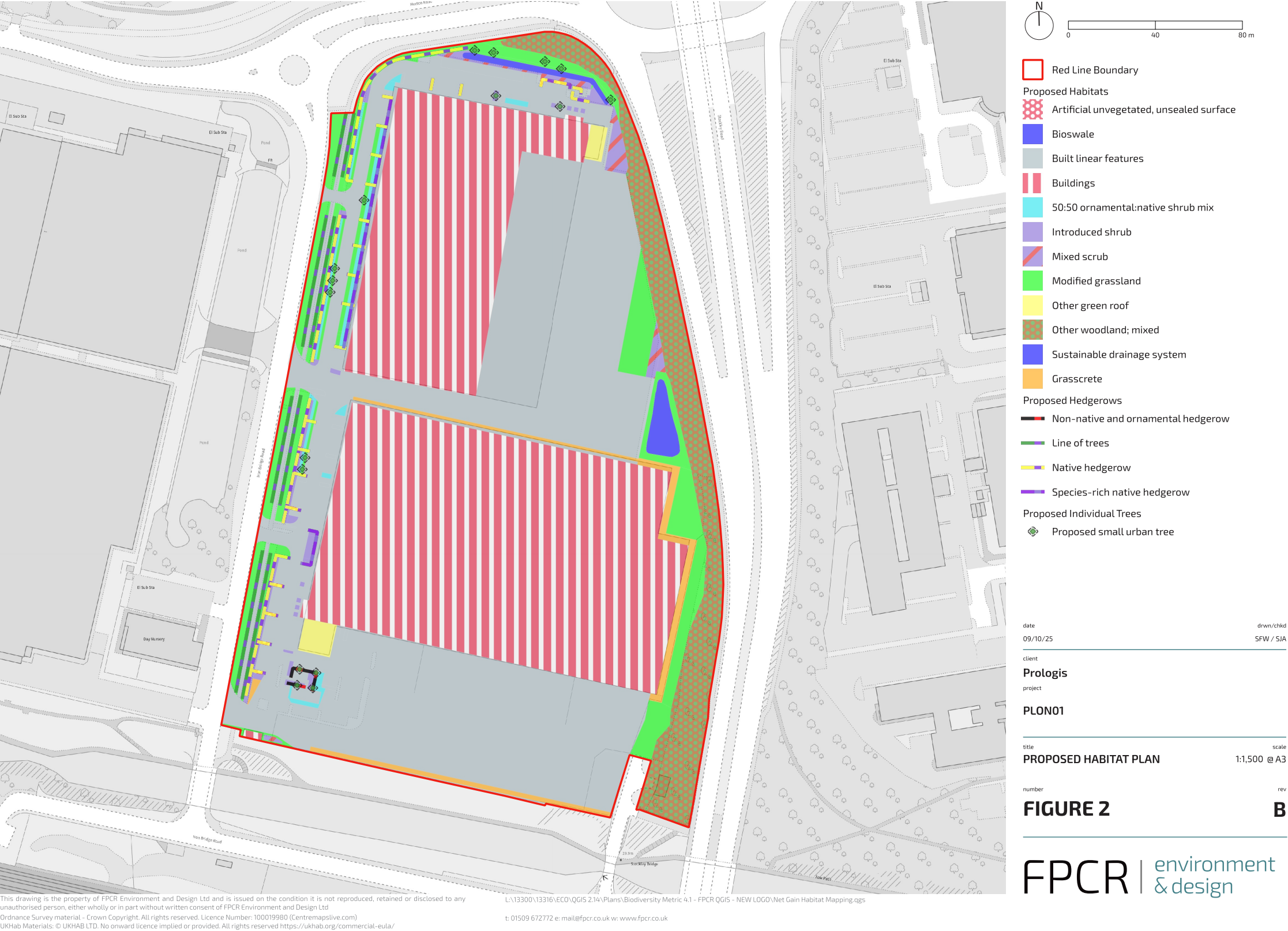
Part 4: Appendices

Proposed Detailed Sections (Illustrative), Sheet 2 of 2



Part 4: Appendices

Proposed Habitats Plan (FPCR, November 2025)



Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
1.00	Feasibility				
	Current landscape plans remain high-level and needs correlation with vehicle movements, visibility splays, and utilities. Coordinated plan to demonstrate feasibility would be welcomed.	22/10/25	RED	All information was completed prior to the meeting held with LBH on 22/10/25. Slides supporting this were omitted from the presentation pack. Details where shown and confirmation was given in the meeting that the vehicle splays work. The Landscape information can be shared to support this request.	3/11/2025
			Macfarlane + Associates (MA)	Landscape is fully coordinated with architectural layouts, services / utilities, security fencing, vehicular movement. All plans are available upon request.	3/11/2025
			Savills	As per comments provided above; landscape elements has been coordinated with CWO and the wider Team.	3/11/2025
2.00	Fencing				
	Request full details/visuals of all fencing and boundaries, and compatibility with park character.	22/10/25	RED	Needs a discussion on what material is required to demonstrate the fencing and boundary treatment. Design team have developed information that can be shared to cover.	3/11/2025
			Macfarlane + Associates (MA)	Information available within the Landscape Statement.	3/11/2025

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

MACFARLANE + ASSOCIATES

Creating places for people + nature





Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
			Savills	Full details, sections, colour palette will be part of final planning submission.	3/11/2025
3.00	Trees				
	<i>The proposed double tree line was queried - concern whether there is adequate space. Trees should be planted in trenches (not pits). Officers requested sectional drawings showing the relationship between fence, hedge, and tree. Suggestion made that more low-level planting (hedge) could be placed on the public side. The timber rail is not an important feature within the Registered Park & Garden and could be omitted; one 1.2m fence may suffice. Officers also noted the need to ensure trees/planting will receive sufficient light, and expressed interest in using fastigiate species to assist with screening.</i> oApplicant team to provide	22/10/25	RED	Section was shown during the meeting for clarity. Hedge cannot be removed as this is existing and movement of hedge would image BNG. PLD and RED discussed wooded fence and this shall be retained for planning application and then thoughts on removal of the fence can be discussed during design development. Noted on the trench for trees but these trees are translocated from the building to support the security design. MFA have prepared information to illustrated why fastidious species should not be incorporated into the current green corridor due to LBH concerns of light splay during the seasons (+ security and contradiction to general approach to landscaping down Iron Bridge Road). Additional planting has been considered and incorporated on the iron bridge roadside of the existing hedgerow.	3/11/2025
			Macfarlane + Associates (MA)	A document was prepared to support the relocation of the existing trees along Iron Bridge Road North. The document explored various options in correlation to all the constraints within the site. Enhanced planting on the verges of Iron Bridge Road North has been incorporated to assist with visual amenity. Noted on the trench for trees but these trees are translocated from the building to support the security design.	3/11/2025
4.00	UGF				

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
	<i>Draft UGF calculation shows 0.2, which reflects the strong existing baseline. Officers require category breakdowns. oApplicant team to provide</i>	22/10/25	RED	A drawing supported with the calculation can be issued to LBH for evidencing. This was part of the original slide deck but was omitted. Updating information with respects to new planting and drawings will be updated to reflect.	3/11/2025
			Macfarlane + Associates (MA)	Information available within the Landscape Statement.	3/11/2025
5.00	Green Walls				
	<i>Concern at the proposal to remove all green walls (previously only failing ones were to be replaced). Removal would reduce the UGF/BNG baseline. Applicant raised issues of maintenance and water ingress. LBH stressed that while biodiversity may be addressed through uplift, the design and appearance function of green walls in breaking up façades has not been resolved. Green walls were originally proposed on the gantry flanks but are now omitted, which has impact on the appearance. The applicant should consider these elevations from the surroundings streets, canal-side and public realm. oApplicant team to review.</i>	22/10/25	RED	The initial meeting we proposed to remove all green wall and provided new to the gable end of Gantry DC01. This was reinforced on the site walk. Understood that LBH are not averse to the removal of the Green Walls but more the screening of the building and flanks of the gantry. Both have been considered by CWO and can be presented.	3/11/2025
				Proposed landscape components and existing relocated trees within the Proposed Development provide an enhanced landscape visual and amenity screening on the pedestrian eye level.	3/11/2025
6.00	BNG				
	<i>Applicant indicated target of 15% uplift. Uplift must be measured against the true existing baseline (including green walls).</i>	22/10/25	RED	Noted. Baseline considered all existing features of current development including green walls	3/11/2025

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

MACFARLANE + ASSOCIATES

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Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments		Date	Ownership	Design response
				Macfarlane + Associates (MA)	Landscape Habitats Plan have incorporated existing green and blue infrastructure for the purpose of the BNG calculations.
7.00	Staff Amenity				
	LBH request zoom-in drawings of the external staff amenity area, which is currently slightly unclear. Internal staff amenity required also.	22/10/25	RED		Noted. External visuals and details can be provided. Internal areas are subject to a stage 2 design development and may require PLD to support an acceleration of the welfare spaces to support the discussion and agreement with LBH.
				Macfarlane + Associates (MA)	Inset plans and materiality can be provided upon request.
				Savills	The proposed external amenity area of DC01 presents features similar to those already existing on site. The internal amenity provision is to be discussed with PLD and RED (in relation to BREEAM) prior to presentation to LBH. BREEAM requirements for 50 people: 5 cycling racks, 5 lockers, 1 shower.
8.00	SuDS				
	Tanks between buildings confirmed as water storage – clarification sought regarding where it would be visible from, if screening is proposed etc.; discussion held on whether SuDS could be designed in a more experiential way for staff use, subject to functional requirements. oApplicant team to review.	22/10/25	RED		Function of the fire water tanks was discussed. CWO preparing visuals to support screened extent of the tank areas. SuDs behind the water tanks are inaccessible from staff use due to the security measures and H&S risk of traversing the equipment compound. MFA have prepared a statement to support this.
				Macfarlane + Associates (MA)	Statement was prepared to support the enhancements of the SuDS (basin and rain gardens).
				Savills	As proposed during Pre-app 2, the fire compound tanks are enclosed by a screening louvre. The envelope could be visible from the DC02 service yard gate and the A408 motorway, though the visual impact is considered minor and negligible.
9.00	Post-Meeting Design and Conservation Comments - Landscape Strategy				

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

MACFARLANE + ASSOCIATES

Creating places for people + nature





Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
	<i>The current landscaping information remains high-level and lacks the necessary specificity.</i> <i>The following matters require further work and clarification:</i> •Adopt clear landscape categories consistent with London Plan Urban Greening Factor (UGF) guidance, including species type, density per m², and planting layout.	22/10/25	RED	UGF is not a requirement for DC. We have provided the UGF as an addition to the scheme to support our positioning of the Proposed Development but this should not be a factor considered by the Council as we should seek exemptions as per the LP Policy (G-5). Original scheme sort to achieve 0.23 UGF and we are currently achieving 0.204 but with a +15% BNG. This means that the original scheme did not me the target of 0.4 UGF. Risk that pursuing this could lead to additional design element that are not relevant to the proposal?	3/11/2025
			Macfarlane + Associates (MA)	UGF is not part of the original scope of works. Baseline UGF calculation can be undertaken on request but it is pertinent to note: UGF exemptions on local planning policies depend on the nature of development. London Plan Policy requires major developments to include urban greening, using UGF to assess compliance. However, it allows flexibility based on site constraints. Highly constrained sites and developments with limited space or technical restrictions (e.g. infrastructure heavy sites like data centres) may be allowed alternative greening measures. In addition, if no physical changes are proposed, UGF many not apply. Give the proposed enhancement in the green and blue infrastructure, we can demonstrate an overall improvement of the site from baseline on the BNG.	3/11/2025
	•Provide an existing vs proposed UGF calculation demonstrating overall uplift, including any changes to green wall provision.	22/10/25	RED	Not part of scope and this is an additional request.	3/11/2025
			Macfarlane + Associates (MA)	Not part of scope and this is an additional request.	3/11/2025
	•Ensure trees are planted in linked trenches rather than isolated pits.	22/10/25	RED	The planting strategy is in line with the existing constraints on site. A mixture of trenching and pits are required to support the existing and proposed green infrastructure.	3/11/2025
			Macfarlane + Associates (MA)	Information available under planning pack.	3/11/2025

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
WEST DRAYTON, UXBRIDGE, UB11 1BT (Macfarlane + Assocs)
STATUS: S4 - FOR PLANNING
REVISION: P01

MACFARLANE + ASSOCIATES

Creating places for people + nature





Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
	•Provide information on vehicle turning, visibility splays, tree root protection zones, and underground utilities to confirm deliverability.	22/10/25	RED	Completed.	3/11/2025
			Macfarlane + Associates (MA)	Information available under planning pack.	
	•Include zoomed-in plans and 3D visuals of staff amenity areas to demonstrate quality and usability.	22/10/25	RED	Not part of planning scope. Question why this is required from council. 2D visual can support the pack but a 3D visual will require additional design effort and time.	3/11/2025
			Macfarlane + Associates (MA)	Inset plans and materiality can be provided upon request. Require 3 weeks to support with 3D visualisation and the appointment of further sub-consultants.	3/11/2025
	•Ensure ancillary structures (e.g. tanks, plant) are integrated or screened to minimise visual impact. Opportunities for repositioning these elements should be explored.	22/10/25	RED	Noted. LBH may not have understood the scheme	3/11/2025
			Macfarlane + Associates (MA)	Landscape Strategy has sort to screen as much plant/equipment as possible in keeping with the flow of the surround green/blue infrastructure. Water tanks have been screening architecturally.	3/11/2025
10.00	Post-Meeting Design and Conservation Comments - Existing vs Proposed				
	Plans should clearly differentiate between existing, removed, relocated, and new trees, supported by a quantified schedule showing total numbers and species. This will enable a clear understanding of overall change in tree cover and species composition.	22/10/25	RED	It is on the planting plan and landscape strategy. We could split drawings out for clarity if instructed to do so.	3/11/2025
			Macfarlane + Associates (MA)	Information available.	3/11/2025
11.00	Post-Meeting Design and Conservation Comments - Wider Iprovements and Mitigation Opportunities				
	To deliver wider public benefit and offset the visual and environmental impacts of the canal-side gantry, the applicant is encouraged to explore measures beyond the site boundary, including:				
	•Wayfinding and signage improvements along Iron Bridge Road and the Grand Union Canal;	22/10/25	RED	Out of design scope	3/11/2025
	•A lighting and public art strategy, potentially incorporating creative lighting of the two bridges flanking the site (referencing precedents such as the Illuminated River project in central London);	22/10/25	RED	Out of design scope	3/11/2025

Part 4: Appendices

Pre- Application Design 2 - Landscape Design Response Matrix

PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH
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Date 03.11.2025

No.	RISK IDENTIFICATION		ACTION		
	London Borough of Hillingdon Comments	Date	Ownership	Design response	Date
	•Wider greening and reforestation initiatives to enhance biodiversity, placemaking, and the site’s contribution to the Registered Park & Garden character.	22/10/25	RED	Out of design scope	3/11/2025
	Such interventions would meaningfully mitigate visual and experiential impact while contributing positively to the site’s context and public realm.Such interventions would meaningfully mitigate visual and experiential impact while contributing positively to the site’s context and public realm.	22/10/25	RED	RISK: Pursing this involves a more enhance approach to the wider infrastructure not just the proposed development. Additional studies (Habitat, Landscaping, Lighting, Topology, Stakeholder assessment) will need to be undertaken to support this request.	3/11/2025
			Macfarlane + Associates (MA)	A site and desk study has been undertaken to explore further opportunities for the Grand Union Canal and its enhancements. The Proposed Development is bounded by an already well-established dense vegetation along the Grand Union Canal that assists with biodiversity enhancements and screening of the Proposed Development from the Grand Union Canal. The footpath along the Grand Union Canal also provides a clear wayfinding / signage to assist with pedestrian movements.	3/11/2025

Part 4: Appendices

Landscape Response to PPA (October 2025)



+ LANDSCAPE RESPONSE TO PPA PROLOGIS STOCKLEY PARK WEST, IRON BRIDGE ROAD NORTH, UB11 1BT OCTOBER 2025



Part 4: Appendices

Landscape Response to PPA (October 2025)

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It should be noted that all drawings within this document are not to scale.
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Part 4: Appendices

Landscape Response to PPA (October 2025)

Introduction

Purpose of the Document

This document was created by Macfarlane + Associates to explore opportunities associated with the Green and Blue Infrastructure of the Proposed Development and to respond to the feedback received from the PPA meeting (dated 22.10.25)

Part 1: It explores opportunities for the type of trees planted along the Rron Bridge Road North and to assist with the visual amenity and screening of the Proposed Development

Part 2: It aims to clarify the Blue Infrastructure enhancements associate with the rain gardens and SuDS

Part 3: Appendix

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 1: Tree planting along Iron Bridge Road North

This Part explores the replacement of the existing relocated trees along the Iron Bridge North with Fastidious species as per the feedback received from the PPA to provide visual amenity and offset the loss of the existing green walls.

Part 4: Appendices

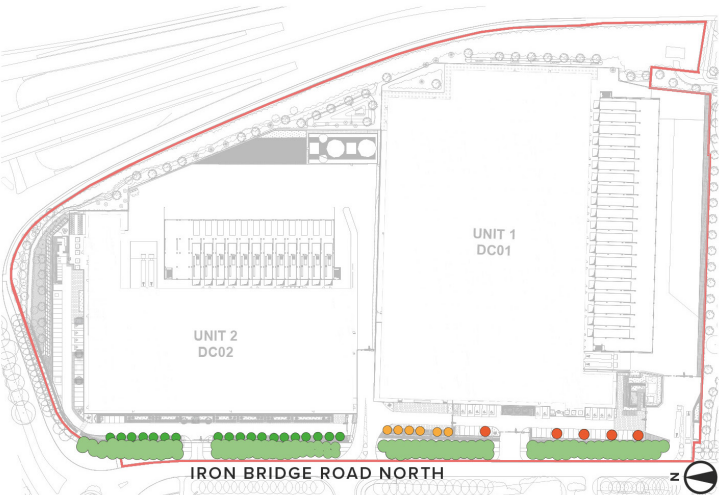
Landscape Response to PPA (October 2025)

Part 1: Tree planting along Iron Bridge Road North

Option 01 (a-c)

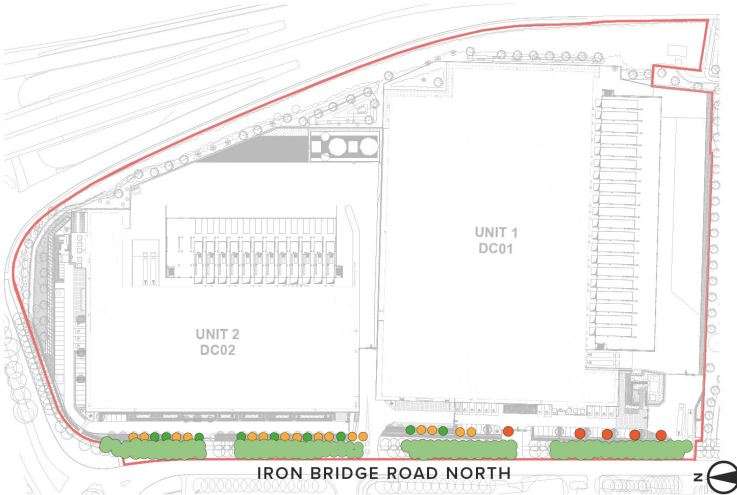
KEY POINTS

- Retention of existing deciduous trees along Iron Bridge Road North
- Enhancements of the existing green infrastructure with diverse planting species (shrubs, wildflower, hedgerows)
- Replacement of the relocated existing trees with fastidious evergreen species and / or the retention of some deciduous and some evergreen species adjacent the SR1 1.2M security fence and /or the replacement of both existing retained and relocated trees by evergreen species



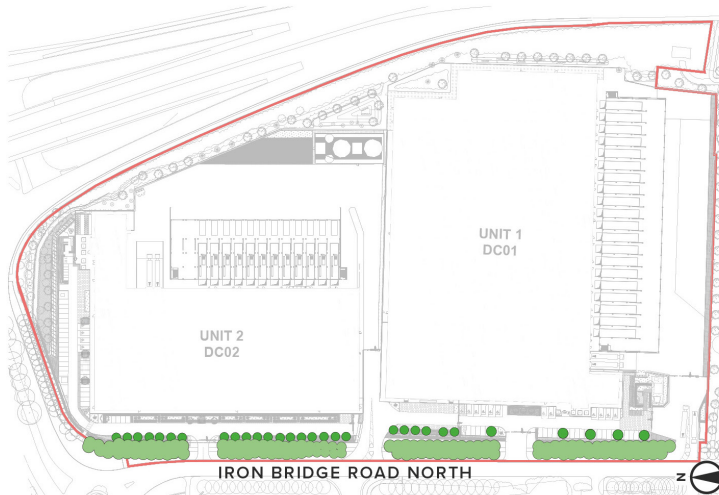
Option 01a - Replacement of the existing relocated trees along DCUNIT 02 with evergreen trees

- 6no. existing relocated deciduous line of trees adjacent SR1
- 19no. proposed evergreen line of trees adjacent SR1 and in front of the DC UNIT 02
- Existing deciduous line of trees along Iron Bridge Road North
- 5no. existing deciduous line of trees adjacent SR1 and in front of the DC UNIT 01



Option 01b - Replacement of some of the existing relocated trees along DC UNITS 01 and 02 with evergreen trees

- 16no. existing relocated deciduous line of trees adjacent SR1
- 9no. proposed evergreen line of trees adjacent SR1 and in front of the DC UNIT 02
- Existing deciduous line of trees along Iron Bridge Road North
- 5no. existing deciduous line of trees adjacent SR1 and in front of the DC UNIT 01



Option 01c- Replacement of all trees adjacent SR1 in front of both DC units

- 25no. proposed evergreen line of trees adjacent SR1 and in front of the DC UNITS 01 & 02
- Existing deciduous line of trees along Iron Bridge Road North

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 1: Tree planting along Iron Bridge Road North

Option 01 (a - c)

SUMMARY

The current proposals whilst creates a visual screening from Iron Bridge Road North towards the DC Units during the year, however it is not the preferred option from a landscape perspective for the following reasons:

- All alternative of Option 01 has a high impact on BNG targets and scores
- It overshadows the already existing overshadowed areas of the Proposed Development as identified on the Environmental Studies (see Appendix 1). Light during the winter months is critical for the establishment of the wider Green Infrastructure
- It has an impact on the circulation due to the canopy growth and the minimum distances required for HGV tracks
- The combination of a line of trees (evergreen / deciduous) requires different landscape management and maintenance objectives
- It creates inconsistency on the landscape architectural rhythm and aesthetics within the Proposed Development

- 1 Existing deciduous line of trees along Iron Bridge Road North (summer)
 - 2 Proposed replacement of the existing relocated trees with evergreen species / retention of some deciduous and some evergreen species
 - 3 Native and non-native shrubs and wildflower enhancements on verges
 - 4 Native and non-native shrubs and wildflower enhancements on previous parking spaces locations
 - 5 Existing hedgerow planting 1.8M height
 - 6 Proposed hedgerow planting 1.8M height
 - 7 Existing deciduous line of trees along Iron Bridge Road North (winter)
-  Sight line



Option 01 (a-c) - Summer view



Option 01 (a-c) - Winter view

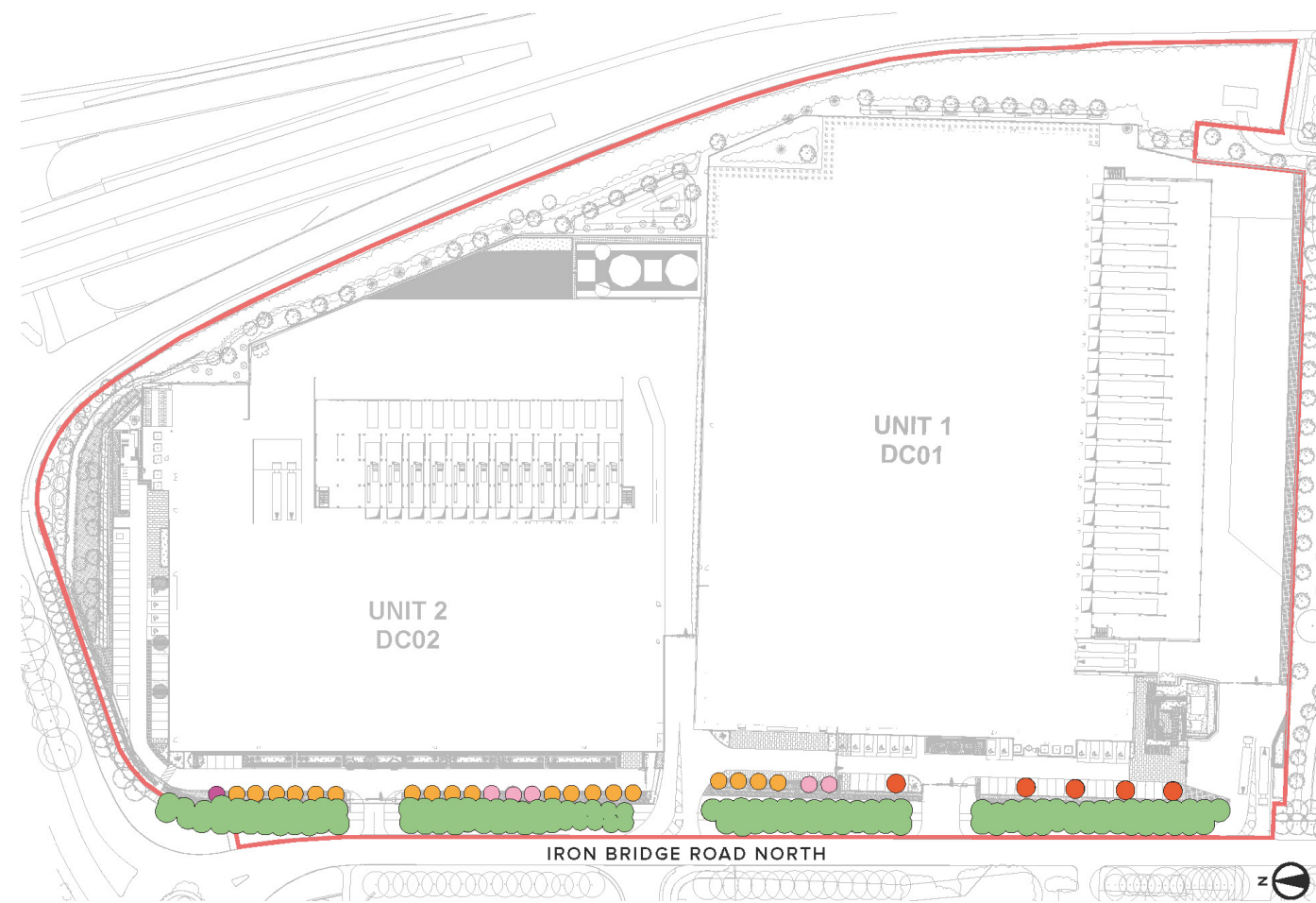
Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 1: Tree planting along Iron Bridge Road North

Option 02 - Preferred Option

- KEY POINTS
- Retention of existing deciduous trees along Iron Bridge Road North
 - Enhancements of the existing green infrastructure with diverse planting species (shrubs, wildflower, hedgerows)
 - Retention of the existing relocated trees along the DC UNITS 01 and 02



- 19no. existing relocated deciduous line of trees adjacent SR1
- 1no. replacement tree / deciduous
- Existing deciduous line of trees along Iron Bridge Road North
- 5no. existing deciduous line of trees adjacent SR1 and in front of the DC UNIT 01

Option 02 - Current landscape strategy for trees

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 1: Tree planting along Iron Bridge Road North

Option 02 - Preferred Option

SUMMARY

The current landscape strategy as presented on the PPA demonstrates that:

- The pedestrian sight line along Iron Bridge Road North will not be impacted by the existing relocated trees due to the enhanced Green Infrastructure strategy (enhancements on hedgerows, shrubs and wildflower planting)
- It demonstrates that the BNG metrics have been achieved
- It allows natural light during the winter times
- It keeps the security standards for the Proposed Development
- It follows a clear management and maintenance strategy
- It retains a cohesive character and aesthetics that align with the adjacent landscape

- ① Existing deciduous line of trees along Iron Bridge Road North (summer)
 - ② Existing relocated deciduous trees
 - ③ Native and non-native shrubs and wildflower enhancements on verges
 - ④ Native and non-native shrubs and wildflower enhancements on previous parking spaces locations
 - ⑤ Existing hedgerow planting 1.8M height
 - ⑥ Proposed hedgerow planting 1.8M height
 - ⑦ Existing deciduous line of trees along Iron Bridge Road North (winter)
 - ⑧ Existing relocated deciduous line of trees along adjacent SR1 (winter)
- ↔ Sight line



Option 02 - Summer view



Option 02 - Winter view

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 2: Blue Infrastructure enhancements

This Part demonstrates how the enhancement on the existing Blue Infrastructure not supports the Biodiversity Net Gain enhancements but also provide visual and aesthetical amenity on the Proposed Development.

Part 4: Appendices

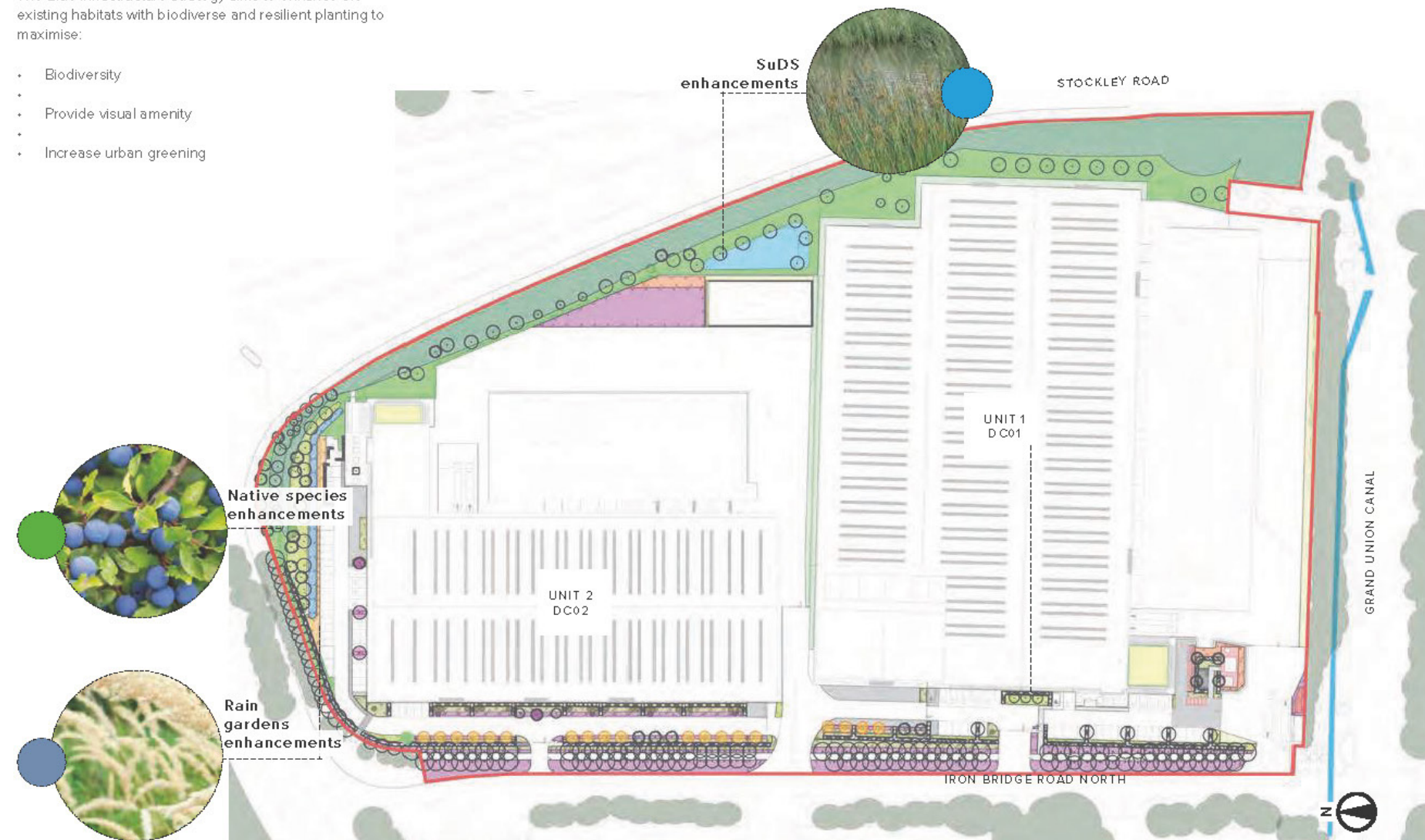
Landscape Response to PPA (October 2025)

Part 2: Blue Infrastructure Enhancements

Rain Gardens & SuDS: Strategy

The Blue Infrastructure Strategy aims to enhance the existing habitats with biodiverse and resilient planting to maximise:

- Biodiversity
- Provide visual amenity
- Increase urban greening



Landscape Habitats Illustrative diagram

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 2: Blue Infrastructure Enhancements

Rain Gardens

Shrubs

1. *Cornus sanguinea* 'Midwinter Fire' - Dogwood 'Midwinter Fire'
2. *Hydrangea aborescens* 'Annabelle' - Hydrangea 'Annabelle'
3. *Rosa rugosa* - Beach rose
4. *Sambucus nigra* - Elder

Perennials

5. *Ajuga reptans* - Bugle
6. *Campanula glomerata* - Clustered bellflower
7. *Crocsmia 'Lucifer'* - Montbretia 'Lucifer'
8. *Galium palustre* - Marsh bedstraw
9. *Geranium 'Rozanne'* - Cranesbill 'Rozann'
10. *Hemerocallis sp.* - Daylily
11. *Iris sibirica* - Siberian flag
12. *Lythrum salicaria* - Purple loosestrife
13. *Mentha aquatica* - Water mint

Wildflower Mix

Wildflowers 20%

14. *Achillea millefolium* - Common yarrow
15. *Agrimonia eupatoria* - Sticklewort
16. *Angelica sylvestris* - Wild angelica
17. *Betonica officinalis* - Betony
18. *Centaurea nigra* - Common knapweed
19. *Filipendula ulmaria* - Meadowsweet
20. *Galium album* - White bedstraw
21. *Lathyrus pratensis* - Meadow vetchling
22. *Leontodon hispidus* - Bristly hawkbit
23. *Leucanthemum vulgare* - Ox-eye daisy
24. *Medicago lupulina* - Black medick
25. *Plantago lanceolata* - Ribwort plantain

Grasses 80%

26. *Agrostis capillaris* - Common bent
27. *Carex echinata* - Star sedge
28. *Cynosurus cristatus* - Crested dog's-tail
29. *Festuca rubra* - Red fescue
30. *Hordeum secalinum* - False rye barley
31. *Phleum bertolonii* - Smaller cat's tail
32. *Poa pratensis* - Kentucky blugrass

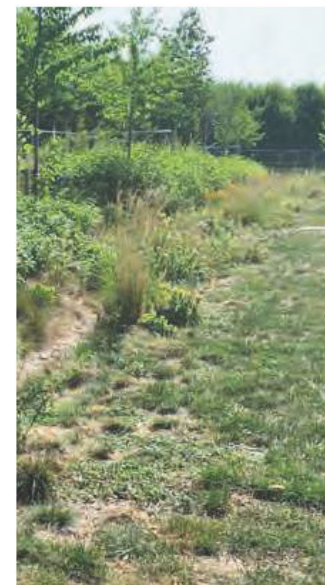
Note: This list is indicative and not exhaustive.



Cornus sanguinea



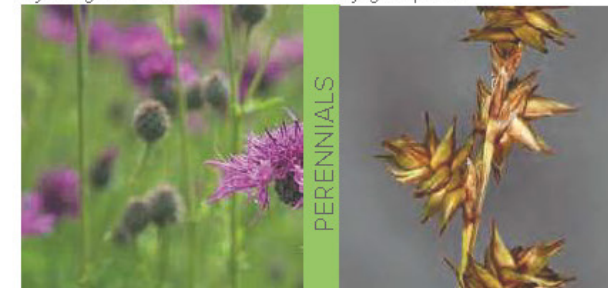
Achillea millefolium



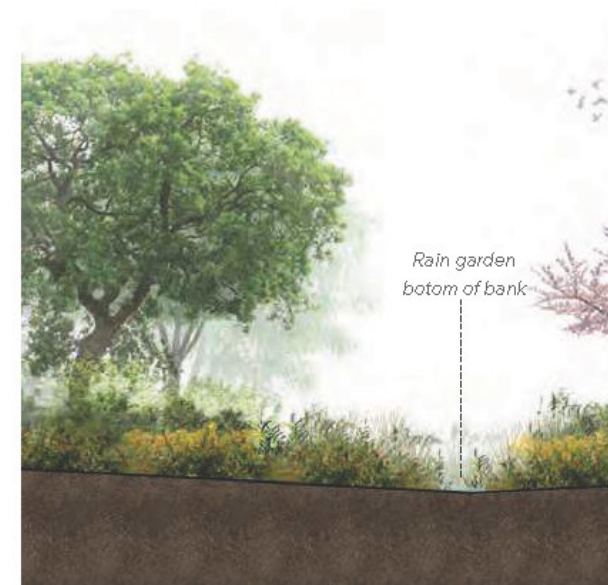
Existing rain gardens



Hydrangea 'Annabelle'



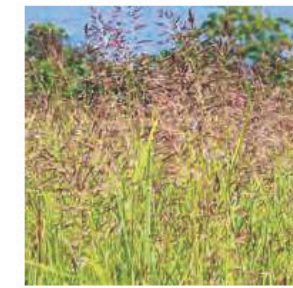
Centaurea nigra



Typical illustrative section of planting typologies enhancements on SuDS



Crocsmia 'Lucifer' AGM



Festuca rubra

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 2: Blue Infrastructure Enhancements SuDS

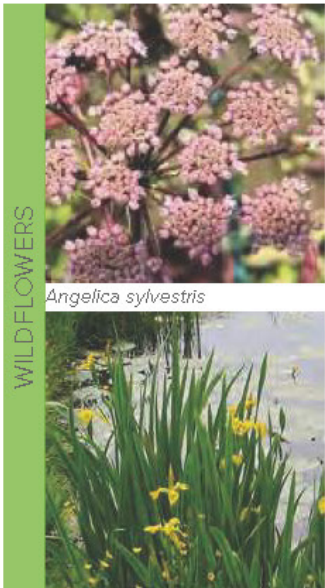
Wildflowers 20%

- 1. *Angelica sylvestris* – Wild Angelica
- 2. *Centaurea nigra* – Common Knapweed
- 3. *Dipsacus fullonum* – Wild teasel
- 4. *Eupatorium cannabinum* – Hemp Agrimony
- 5. *Filipendula ulmaria* – Meadowsweet
- 6. *Galium album* – Hedge Bedstraw
- 7. *Geum rivale* – Water Aven
- 8. *Iris pseudacorus* – Yellow Iris
- 9. *Lathyrus pratensis* – Meadow Vetchling
- 10. *Lythrum salicaria* – Purple Loosestrife
- 11. *Lycopus europaeus* – Gypsywort
- 12. *Oenanthe pimpinelloides* – Corky-fruited Water-dropwort
- 13. *Plantago lanceolata* – Ribwort Plantain
- 14. *Prunella vulgaris* – Selfheal
- 15. *Ranunculus acris* – Meadow Buttercup
- 16. *Silene dioica* – Red Campion
- 17. *Silene flos-cuculi* – Ragged Robin

Grasses 80%

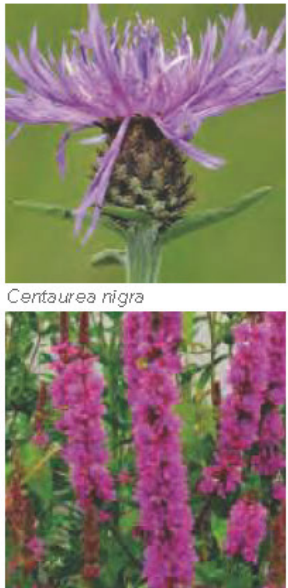
- 18. *Agrostis capillaris* – Common Bent (w)
- 19. *Anthoxanthum odoratum* – Sweet Vernal-grass (w)
- 20. *Cynosurus cristatus* – Crested Dogstail
- 21. *Festuca rubra* – Red Fescue
- 22. *Poa pratensis* – Smooth-stalked Meadow-grass
- 23. *Carex echinata* – Star Sedge (w)
- 24. *Phleum bertolonii* – Smaller Cat's-tail (w)
- 25. *Hordeum secalinum* – Meadow Barley (w)

Note: This list is indicative and not exhaustive.



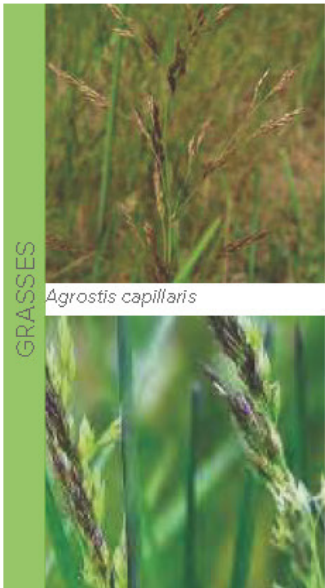
Angelica sylvestris

Iris pseudacorus



Centaurea nigra

Lythrum salicaria



Agrostis capillaris

Poa pratensis

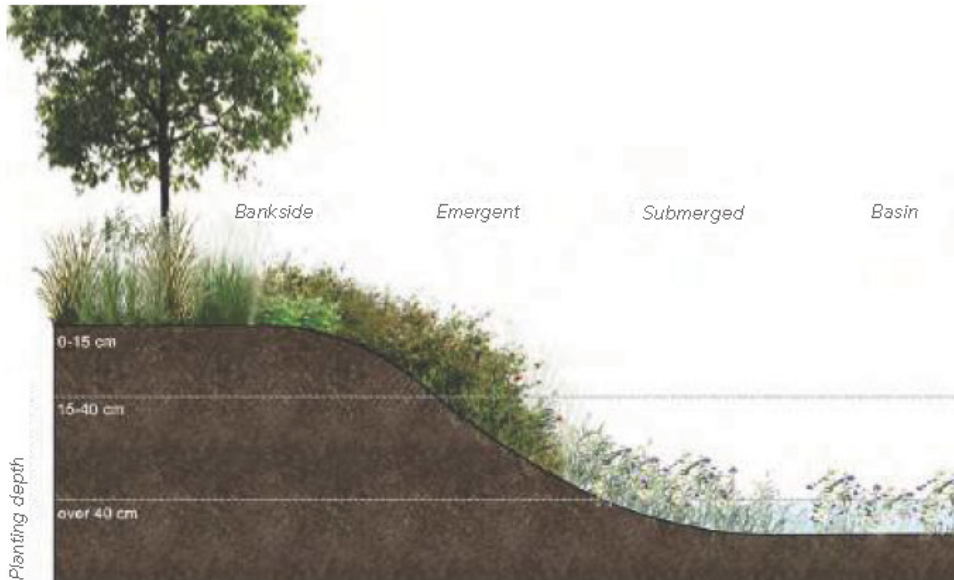


Anthoxanthum odoratum

Carex echinata



Existing SuDS



Typical illustrative section of planting typologies enhancements on SuDS

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 3: Appendix

1. Existing Environmental Mapping

Part 4: Appendices

Landscape Response to PPA (October 2025)

Part 3: Appendix

Existing Environmental Mapping

The areas of main shadowing identified on the Proposed Development are illustrated on the adjacent diagram. These are predominantly to the west and north of the Proposed Development with the current buildings and the existing vegetation overshadowing the parking spaces and areas of circulation. The south facing facade of Unit 1 DC5 is exposed to direct sunlight.

