

19 January 2024

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Michael,

75111/APP/2023/3273 - DETAILS PURSUANT TO THE PARTIAL DISCHARGE OF CONDITION 8 (LANDSCAPE SCHEME - ENERGY CENTRE 1 AND VISITOR RECEPTION 1 ONLY) AS ATTACHED TO PLANNING PERMISSION REF. 75111/APP/2022/1007 DATED 21-09-2021 (FULL PLANNING PERMISSION FOR SITE CLEARANCE AND PREPARATION, INCLUDING THE DEMOLITION OF REMAINING BUILDINGS, AND THE REDEVELOPMENT OF THE SITE TO PROVIDE THREE ENERGY CENTRES, TWO VISITOR RECEPTION CENTRES, A NEW FOOTPATH AND CYCLEWAY LINK TO THE CANAL TOWPATH, WORKS TO THE HIGHWAY, CAR PARKING, CYCLE PARKING, ASSOCIATED INFRASTRUCTURE, ENCLOSURES AND NECESSARY PHYSICAL SECURITY SYSTEMS, HARD AND SOFT LANDSCAPING, AND ANCILLARY USES, AS WELL AS ASSOCIATED EXTERNAL WORKS).

LAND BETWEEN BULLS BRIDGE INDUSTRIAL ESTATE AND NORTH HYDE SUBSTATION, NORTH HYDE GARDENS, HAYES, UB3 4QQ

Thank you for your email dated 22 December 2023 which outlined the responses received from the Urban Design Officer and Canals and Rivers Trust. This amended application has been submitted to address these comments.

The wording for Condition 8 (Landscaping Scheme) of application 75111/APP/2022/1007 is as follows:

Prior to the commencement of relevant above ground works for the development, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and River Trust, Network Rail, Ministry of Defence and Heathrow Airport Ltd. The scheme shall include: -

1. Details of Soft Landscaping (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2)

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2)

2.a Refuse Storage

2.b Cycle Storage demonstrating capacity for 14 bicycles

2.c Means of enclosure/boundary treatments, including appearance, dimensions and location of fencing. The area 2.4m back from the site access Give Way line and 2.4m either side shall not be occupied by any fence, wall and vegetation over 0.6m in height.

2.d Car Parking Layouts:

- Visitor Reception 1 car parking: 15 spaces including 2 accessible spaces

- Visitor Reception 2 car parking: 13 spaces including 2 accessible spaces

- Energy Centre 3 car parking: 10 spaces

- *Electrical vehicle charging points: 20% active and 20% passive provision, which equates to 8 active and 8 passive spaces*
- *Motorcycle parking: 5% provision, equating to 2 spaces*
- 2.e *Hard Surfacing Materials*
- 2.f *External Lighting*
- 2.g *Other structures (including 'No bird feeding signs' to be installed where the site provides access to the river edges as requested by Heathrow Airport Ltd)*
- 3. *Living Walls and/or Roofs (for Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2)*
- 3.a *Details of the inclusion of living walls and/or roofs*
- 3.b *Justification as to why a certain part of the development cannot include living walls and/or roofs*
- 4. *Details of Landscape Maintenance (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2)*
- 4.a *Landscape Maintenance Schedule for a minimum period of 5 years.*
- 4.b *Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.*
- 5. *Schedule for Implementation*
- 6. *Other*
- 6.a *Existing and proposed functional services above and below ground*
- 6.b *Proposed finishing levels or contours*
- Thereafter the development shall be carried out and maintained in full accordance with the approved details.*

We are proposing to partially discharge this condition, and the submitted information relates to EC1 and VRC1 only.

The submitted Union Park Landscape Statement Rev A 10.01.24 (Murdoch Wickham) outlines the response to comments received from the Urban Design Officer. These have been summarised below:

Details of Landscaping 1:50

In response to the comment: "Submitted tree pit detail is part of a GAPlan MWL-0471-SEW-GL-DR-L-000003). Please submit further details (interface soft hard landscaping) showing how kerb design allows planting to absorb surface water"

The kerb design does not allow for planting to absorb surface water and planting has not been designed for this purpose. There appears to be no indication on the outline drawings that rain gardens are a requirement. Soft landscaping areas will be fed by rainwater and watered during maintenance visits, the timing of which is outlined in Murdoch Wickham's 'Soft Landscape Specification - MWL-0471-SEW-GLSP-L-100004' page 23. Hard surfaces including site wide highways and footpaths are drained via permeable surfacing (block paving and asphalt), where surfaces are impermeable, water is drained via road gullies and channel drains.

Landscaping East of UP1

In response to the comment: "Eastern side data centre, not shrubs/small trees but big medium trees 14-16cm girth, root barrier around cable to facilitate larger trees".

The planting to the east of UP1 has been selected for its tolerance and suitability in an area that is heavily congested with utilities and services and in close proximity to a large building. This restricts the choice of tree species to those that do not grow as large. Specimen multi-stems have been selected, as they maintain their size and shape more effectively than standard trees and do not have as extensive root systems.

Following review of recent comments, we have now included 5no. standard form *Tilia cordata* 'Greenspire' (small leaved Lime) trees at 14-16cm girth, where space permits. Tree planting has

increased in this location from 9no. trees to 13no. trees. Additional root barrier has also been shown in the areas of tree planting in this location.

Landscaping to Crane River bank

In response to the comment: "Wildflower seeds inappropriate Crane River bank, please replace with marginal water edge planting, such as willow".

The current proposals are in keeping with the existing condition. The banks of the river are shown to be seeded and planted with native transplants where appropriate. Following guidance from the ecologist, it is noted that the banks will be opened up and enhanced with seeding and planting to improve biodiversity. The proposals include these and logistically we cannot plant anything larger due to lack of access and safety. The lower part of the river banks are proposed to be seeded with native, marginal aquatic species and the upper parts are proposed with native, wildflower seed.

Landscaping to Canal

In response to the comment: "60 early spring bulbs to be included on Canal site within spring flower mix".

We are now showing a few large swathes of native bulb planting along the canal edge to address these comments.

In response to the comment: "Plant density of thicket planting mix to be increased from 1/m² - 4 per m² to allow for a full ground cover and to allow for tolerance in case individual plants will not develop".

The thicket mix planting density has now been changed from 1 plant per m² to 4 plants per m² to follow comments. There is also now an increased amount of root barrier where trees along the canal edge are close to the footpath.

The following documents have been submitted in support of the application:

Number	Slot-In Conditions	Response	Comments
SLOT IN APP: Prior to the commencement of relevant above ground works for the development, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal and River Trust, Network Rail, Ministry of Defence and Heathrow Airport Ltd. The scheme shall include: -			
1.	Details of Soft Landscaping (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2).	MWL-0471-SEW-GL-DR-L-100001 C02 Block 1 Planting Plan**	Updated since Nov 23 submission - revision T04 – C02
		Union Park Landscape Statement Rev A 10.01.24	New statement provided in response to urban design officer comments
		MWL-0471-SEW-GL-DR-L-000003 P08 Slot-In Application – Soft Landscape GA Sheet 1 of 2	Updated since Nov 23 submission - revision P06 – P08 <ul style="list-style-type: none">• Further details have been provided which outlines how kerb design allows planting to absorb surface water.• Updated to show plant density of thicket planting mix increased from 1/m² to 4/m².
		MWL-0471-SEW-GL-DR-L-000004 P07 Slot-In Application – Soft Landscape	Updated since Nov 23 submission - revision P05 – P07

		GA Sheet 2 of 2	•
		MWL-0471-SEW-GL-DR-L-000006 P03 Slot-In Application – Urban Greening Factor	No change since Nov 23 submission
		MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
1.a	Planting plans (at not less than a scale of 1:100).	MWL-0471-SEW-GL-DR-L-100001 C02 Block 1 Planting Plan**	Updated since Nov 23 submission - revision T04 – C02
1.b	Written specification of planting and cultivation works to be undertaken.	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
1.c	Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate.	MWL-0471-SEW-GL-DR-L-100001 C02 Block 1 Planting Plan**	Updated since Nov 23 submission - revision T04 – C02 • The plant choices have been selected by ANS Global to suit location and requirement – please refer to ANS-0471-UP1-ZZ-SOW-X-000010.
2	Details of Hard Landscaping (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2.	HDR-047X-SEW-GL-DR-C-920210 P04 Site Wide Road Surface and Kerb Layout***	No change
		HDR-047X-SEW-GL-DR-C-920212 Site Wide Planning Road and Kerb Layout	Additional plan added as per request
2.a	Refuse Storage.	NWA-0471-SW-ZZ-DR-A-A95203SP_A95 P04 Cleaning & Maintenance Strategy External Works Overall Access and Maintenance	No change
2.b	Cycle Storage demonstrating capacity for 14 bicycles.	NWA-0471-SW-ZZ-DR-A-A90900SP - A90 P03 External Works SN Cycle Shelter	No change
		VRC1 Bike Shelter Specification	Additional specification added as per request

2.c	Means of enclosure/boundary treatments, including appearance, dimensions and location of fencing. The area 2.4m back from the site access Give Way line and 2.4m either side shall not be occupied by any fence, wall and vegetation over 0.6m in height.	NWA-0471-SW-ZZ-DR-A-A90901SP_A90 P05 External Works SW Fence Details NWA-0471-SW-ZZ-DR-A-A90918SP_A90 P04 External Works SS Fence Details	<ul style="list-style-type: none"> Updated to include fence in material schedule. Fence A will still incorporate razor wire as this is that layout has been agreed as part of the planning permission. The design is compliant with HA S164 regarding toppings, they are sufficiently high (4m) so as not to risk injury to pedestrians using the adjacent public footpath. The car parking and energy centre requires additional fencing as this is private property which by its nature requires a high secure demise.
2.d	Car Parking Layouts - Visitor Reception 1 car parking: 15 spaces including 2 accessible spaces - Visitor Reception 2 car parking: 13 spaces including 2 accessible spaces - Energy Centre 3 car parking: 10 spaces - Electrical vehicle charging points: 20% active and 20% passive provision, which equates to 8 active and 8 passive spaces - Motorcycle parking: 5% provision, equating to 2 spaces.	HPF-0471-XX-XX-RP-C-95005 P01 Parking Management	<p>No change</p> <ul style="list-style-type: none"> We have provided a road signage drawing which is the statutory requirement and cannot be 'decluttered'. Tenant signage details will need to be agreed with the end user.
		MWL-0471-SEW-GL-DR-L-100001 C02 Block 1 Planting Plan**	Updated since Nov 23 submission - revision T04 – C02
2.e	Hard Surfacing Materials.	HDR-047X-SEW-GL-DR-C-920210 P04 Site Wide Road Surface and Kerb Layout***	<ul style="list-style-type: none"> The application has been amended to show details of the kerb and how water is allowed to enter soft landscaped areas to alleviate flooding. The number of hard surface materials has been reduced.
2.f	External Lighting.	HPF-0471-SW-XX-RP-E-000001 P03 External Lighting Strategy UP1	No change
		HPF-0471-SW-XX-RP-E-000002 P03 External Lighting Strategy EC1 & VRC1	No change

2.g	Other structures (including 'No bird feeding signs' to be installed where the site provides access to the river edges as requested by Heathrow Airport Ltd).	Following the installation of a security fence there is no direct access to the bank of the river crane Project Union side. The security fence will have a locked gate to provide maintenance access only. To reinforce the issue, 4 number "Don't Feed the Birds" signs are to be strategically place along the fence line and in the vicinity of the Visitor Reception Centre 1.	New Statement
3	Living Walls and/or Roofs (for Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2).		<p>9 no ANS drawings are new additional information not previously submitted in November 2023.</p> <p>NWA drawings no change from prior November 2023 submission.</p> <p>Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls.</p>
3.a	Details of the inclusion of living walls and/or roofs.		No change
3.b	Justification as to why a certain part of the development cannot include living walls and/or roofs.	Report – Union Park: ANS-0471-UP1-ZZ-SOW-X-000010 P02	<p>No change</p> <p>Duplication of information provided to discharge Original Condition 10 and Slot In Condition 9 Green Roofs and Walls.</p>
4	Details of Landscape Maintenance (including the areas surrounding the Energy Centres 1, 2 and 3 and Visitor Reception Centres 1 and 2).	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
4.a	Landscape Maintenance Schedule for a minimum period of 5 years.	MWL-0471-SEW-GL-SP-L-100004 C01 Soft Landscape Specification*	Updated since Nov 23 submission - revision P01 – C01
4.b	Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes	Any soft landscaping or planting that is destroyed or severely diseased or damaged within the first five years of its planting will be replaced like for like.	N/A

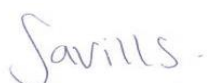
	seriously damaged or diseased.		
5	Schedule for Implementation.	SWP-0471-SW-XX-DR-X-000001 P02 Schedule of Implementation	Updated since Nov 23 submission - revision P01 – P02
6	Other.	N/A	N/A
6.a	Existing and proposed functional services above and below ground.	HDR-047X-SWS-BG-DR-C-900270 P01 Site Wide Below Finish Ground Level MV Site Layout	No change Duplicated Document from Original Condition 9.
6.b	Proposed finishing levels or contours. Thereafter the development shall be carried out and maintained in full accordance with the approved details.	HPF-0471-SEW-GL-DR-C-95102 P04 Road and Site Levels & Setting Out Strategy Layout Sheets HPF-0471-SEW-GL-DR-C-95103 P04 Road and Site Levels & Setting Out Strategy Layout Sheets HPF-0471-SEW-GL-DR-C-95104 P02 Road and Site Levels & Setting Out Strategy Layout Sheets	No change

- * - Duplicated document
- ** - Duplicated document
- *** - Duplicated document

Where drawings and plans are duplicated throughout the submission, as they correspond to multiple parts of the condition, they have been indicated above.

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the updated information has been received at the earliest opportunity.

Yours sincerely



Alice Gardner
Planner