

Landscape Statement



Project: Union Park, Hayes, Blocks 1-3 – 1646/8.6

Date: 10 January 2024 (Rev A)

Ref: Landscape Statement – Responding to Urban Design Officer Comments (21.12.23)

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Introduction

This statement sets out a response to comments received from Hillingdon Urban Design Officer's Landscape Comments (21.12.23). As part of 75111/APP/2023/3273 (Cond 8) Relating to app 1007 75111/APP/2023/3272 (Cond 9) Relating to app 1955.

Details of Landscaping 1:50

In response to the comment: *"Submitted tree pit detail is part of a GApian 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-GL-SP-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 logically 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.