Union Park Block 4, Union Park, Bulls Bridge Industrial Estate, Hayes, UB3 4QQ

Biodiversity Net Gain Report

Version	Created By	Approved By	Date
VF2	Kirsty Lockwood	Rob Whitlock	28/02/25

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Associate Director

PROTECTED SPECIES

This report contains sensitive information relating to protected species. The information contained herein should not be disseminated without the prior consent of Ecology Solutions.

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1. Introduction

1.1. Background & Proposals

1.1.1. Ecology Solutions was commissioned by Ark UP4 Limited in October 2024 to undertake a Biodiversity Net Gain (BNG) assessment of the site at Union Park, land at Bulls Bridge Industrial Estate, Hayes, UB3 4QQ (see Plan ECO1), hereafter referred to as the site.

1.1.2. The site was assessed through the application of the Statutory Biodiversity Metric Calculation Tool.

1.1.3. Ecology Solutions has conducted ecological survey work of the wider Union Park site in 2018 and 2020. This work was previously commissioned by Bruceshaw on behalf of Ark Estates 2 Limited and related to the redevelopment of Union Park and the construction of three data centre blocks, entitled UP1, UP2 and UP3. These blocks are currently under construction.

1.1.4. A further data centre block (Union Park Block 4; UP4) is now proposed to the west of the wider Union Park site. This block will adjoin to the permitted UP3 block and will include an accompanying energy centre with associated landscaping and infrastructure.

1.2. Application Site Characteristics

1.2.1. The site is approximately 1.26ha in size and situated within the London Borough of Hillingdon. There is an existing building on site, which has a total area of circa 3,500sqm of floorspace and was formerly occupied by Addison Lee for the repair, maintenance, and replacement of private hire vehicles. This building, along with the associated hardstanding, dominates the site. The existing building is expected to be demolished during consideration of the planning application. Small parcels of ephemeral habitat are located in the north and south of the site and a treeline is located in the southeast. Individual trees and ornamental shrub species are also present. Broadleaved woodland occupies a small area within the west of the site and extends southwards to the Grand Union Canal (see Plan ECO2).

1.2.2. The Great Western Main Line railway borders the north of the site and the wider Union Park construction site the east. The wider landscape is predominantly industrial with residential land situated farther afield to the southwest.

1.3. Biodiversity Net Gain Report

1.3.1. This document assesses the level of Biodiversity Net Gain within the site. This report has been prepared with due consideration to the guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)[1,2] in

[1] CIEEM (2019). *Biodiversity Net Gain. Good Practice Principles for Development, A Practical Guide.*
[2] CIEEM, CIRIA, IEMA (2016). *Biodiversity Net Gain: Good Practice Principles for Development.*

relation to Biodiversity Net Gain. This assessment is based on the results of the habitat survey undertaken by Ecology Solutions in October 2024.

2. Statutory Biodiversity Metric

2.1. The Statutory Biodiversity Metric was released on 29 November 2023 and was updated on 12 February 2024. It uses habitat features as a proxy measure for capturing the value and importance of nature and uses calculations to assess the importance of each habitat based on its size, ecological condition and strategic location.

2.2. Methodology

2.2.1. Habitats were classified based on their conformity to UK Habitat Classifications[3] and condition assessments were completed for habitats identified within the site. The Statutory Biodiversity Metric User Guide[4] and Technical Annex 15, in addition to professional judgment were used to inform the habitats' condition criteria. Habitat condition assessments have been replicated within the tables in subsequent sections of this report.

Pre-Development

2.2.2. Measurements for habitats pre-development were calculated using QGIS and Google Earth as well as information gathered from the habitat survey carried out by Ecology Solutions in October 2024.

Post-Development

2.2.3. Measurements for the proposed landscaping have been completed using QGIS with reference to the 'Block 4 Landscape Masterplan (MWL-0474-SEW-ZZ-DR-L-100003 P12)', produced by Murdoch Wickham (see Appendix 1).

[3] Butcher, B., Carey, P., Edmonds, R., Norton, L. and Treweek, J. (2020). *UK Habitat Classification – Habitat Definitions V1.1* at http://ukhab.org.
[4] Department for Environment, Food and Rural Affairs (2024). *The Statutory Biodiversity Metric: User Guide*, Department for Environment, Food and Rural Affairs. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides.

3. Results and Discussion of Metric

3.1. This section should be read in conjunction with the Biodiversity Metric calculation tool and Ecology Solutions' Ecological Assessment, provided separately.

3.2. On-site Baseline Habitat (Pre-Development)

3.2.1. Table 3.1 below summarises the habitats present on-site pre-development. The information included within this table is based on information gathered during the habitat survey undertaken by Ecology Solutions in October 2024. The locations of these habitats are illustrated on Plan ECO3.

3.2.2. Overall, a baseline total of 1.09 habitat units are present pre-development.

3.2.3. No hedgerow nor watercourse units are present in the site baseline. The riparian zone of the Grand Union Canal is more than ten metres from the site boundary, therefore no impacts on this watercourse area expected. Watercourse units are therefore not applicable to the BNG assessment.

Table 3.1. Summary of on-site baseline habitats.

Baseline habitat	Baseline Biodiversity Units	Condition Criteria / Pass or Fail / Indicator Score		Condition	Ecological Features and Condition Notes	After Works
Other Woodland; Broadleaved	0.44	Woodland - Medium Distinctiveness		Moderate (Total Indicator Score of 29/ 39) = Moderate	A small area of broadleaved woodland is present in the west of the site extending southwards (and off-site) towards the Grand Union Canal. The canopy is dominated by Sycamore *Acer pseudoplatanus*, with scattered Ash *Fraxinus excelsior*. The woodland understorey comprises primarily of Traveller's Joy *Clematis vitalba*, Hawthorn *Crataegus monogyna* and Dog Rose *Rosa canina*, with occasional occurrences of Yew *Taxus baccata* and Elder *Sambucus nigra.* Ground flora is scarce with large quantities of leaf litter with occasional Ivy *Hedera helix* and Ash saplings. This habitat will be retained in its entirety as part of the development.	0.44 units retained
		A – The age distribution of the trees	2			
		B – The presence of wild, domestic and feral herbivore damage	3			
		C – The presence of invasive plant species	3			
		D – The number of native tree or scrub species	3			
		E – The cover of native tree and shrub species	3			
		F – The presence of open space within woodland	3			
		G – The number of woodland regeneration classes	2			
		H – The tree health	3			
		I – The vegetation and ground flora composition	1			

		J – The vertical structure of the woodland	2			
		K – The presence of veteran trees	1			
		L – The amount of deadwood	1			
		M – The extent of woodland disturbance	2			
Ruderal / Ephemeral	0.20	Urban - Low Distinctiveness		Moderate (2/ 3 condition criteria passed = Moderate)	Three areas of ruderal / ephemeral habitat are present within the site. These areas appear to have previously constituted modified grassland but have since become disturbed and dilapidated. Now, the areas consist largely of bare ground used for the storage of materials. Area EP1 is located to the south of the site and is dominated by Knotgrass *Polygonum aviculare*, with occasionally occurring Perennial Rye Grass *Lolium perenne,* Greater Plantain *Plantago major*, Dandelion *Taraxacum officinale* and Spiny Sowthistle *Sonchus asper.* Rarely	0.20 units lost
		A – There is a varied vegetation structure and a single structural habitat component or vegetation type does not account for above 80% of the total area	Fail			
		B – The habitat contains different plant species that are beneficial to wildlife	Pass			

		C – Invasive non-native species and species which are to the detriment of native wildlife cover below 5% of the vegetated are	Pass		occurring species include Canadian Fleabane *Conyza canadensis*, Willowherb *Epilobium* sp., Annual Meadow-grass *Poa annua,* Perforate St John's Wort *Hypericum perforatum* and Buddleia *Buddleja davidii.* Ephemeral EP2 is situated in the north of the site and includes a large metal container. Species present include Scarlet Pimpernel *Anagallis arvensis*, Wood Dock *Rumex sanguineus*, Common Nettle *Urtica dioica*, Creeping Cinquefoil *Potentilla reptans*, Field Speedwell *Veronica persica*, Knot Grass, Fennel *Foeniculum vulgare*, Spurge *Euphorbia* sp., Prickly Sow-thistle *Sonchus asper*, Bristly Oxtongue *Picris echioides,* Ragwort, Hoary Plantain *Plantago media*, Canadian Fleabane, Traveller's Joy and Buddleia. The northern boundary of the site comprises Ephemeral EP3. This area is a continuation of EP2 but exhibits a greater amount of bare ground, with grass and herb species occurring in lesser densities throughout the area. These areas lack a varied vegetation structure and thus fail criterion A, achieving Moderate condition overall. All existing ephemeral vegetation will be lost to facilitate the development.	

<table>
<tr><td>Introduced Shrub</td><td>0.02</td><td colspan="3">No condition assessment required.</td><td>N/A</td><td>Four small areas of ornamental shrub planting are present to the south of Building B1. Species present include Box-leaved Honeysuckle Lonicera pileata, Portuguese Laurel Prunus lusitanica, Field Rose Rosa arvensis, Thistle Cirsium sp., in addition to encroaching species including Canadian Fleabane, Spiny Sowthistle, Ivy and Buddleia.

This habitat will be lost to facilitate the development.</td><td>0.02 units lost</td></tr>
<tr><td rowspan="7">Trees</td><td rowspan="7">0.43</td><td>Individual trees Urban</td><td>T1</td><td>T2</td><td rowspan="7">Moderate / Good

(4 / 6 condition criteria passed = Moderate)

(5 / 6 condition criteria passed = Good)</td><td rowspan="7">Eight small trees are located in a line to the southeast of the site (T1), including large Portuguese Laurel Prunus lusitanica specimens and Hornbeam Carpinus betulus with less frequent Alder Alnus glutinosa. These trees are immature and lack ecological niches so fail criteria C and E, achieving Moderate condition.

Two small Alder trees are also present to the southwest of Building B1 (T2), within the carparking area. These trees include ecological niches and pass five criteria, overall achieving good condition.

All trees will be lost following development.</td><td rowspan="7">0.43 units lost</td></tr>
<tr><td>A – Tree is native species</td><td>P</td><td>P</td></tr>
<tr><td>B – Tree canopy is continuous</td><td>P</td><td>P</td></tr>
<tr><td>C – Tree is mature</td><td>F</td><td>F</td></tr>
<tr><td>D – No evidence of anthropogenic damage</td><td>P</td><td>P</td></tr>
<tr><td>E – Natural ecological niches present</td><td>F</td><td>P</td></tr>
<tr><td>F - >20% of canopy oversailing vegetation</td><td>P</td><td>P</td></tr>
<tr><td>Developed Land; Sealed Surface</td><td>0</td><td colspan="3">No condition assessment required.</td><td>N/A</td><td>The areas of hardstanding are associated with the buildings, including an access road and carparking areas.</td><td>N/A</td></tr>
</table>

3.3. Post-Development

3.3.1. Table 3.2 below summarises the habitats and hedgerows that are to be established on-site post-development. These are illustrated on Plan ECO4 and at Appendix 1. Plan ECO5 illustrates the retention and loss of habitats and hedgerows as part of the development.

3.3.2. Losses to small areas of ornamental shrubs and ruderal / ephemeral vegetation will occur to facilitate the development, in addition to the ten small trees currently present within the site.

3.3.3. The proposals include a variety of new replacement habitats including new native hedgerows and trees, wildflower grassland, brown roofs, a pond and ornamental shrubs. The woodland in the west of the site is also to be retained entirely as part of the development.

3.3.4. Overall, the site has a baseline of 1.09 habitat units, and the proposed scheme would result in the net gain of 0.91 habitat units. This equates to a percentage net gain of +83.92% from pre-development to post-development. Additionally, a net gain of 0.24 hedgerow units is to occur. Since no hedgerow units are present in the baseline, no percentage value is applicable, as shown in the Biodiversity Metric calculation tool.

3.3.5. The targeted conditions for proposed habitats will be achieved through appropriate management undertaken during the operational phase of the proposals. This will ensure that the proposed habitats continue to offer biodiversity benefits in the future. It would be expected that a condition be applied to the planning permission detailing the prescribed planting, management and monitoring to be undertaken to ensure the aspirations set out are delivered.

Table 3.2. Summary of post-development habitats and hedgerows.

Created Habitats				
Proposed Habitat	**Landscape Plan Habitat**	**Target Condition**	**Biodiversity Units Delivered**	**Target Condition Notes**
Modified Grassland	Species Rich Reinforced Grass	Poor	0.05	An area of reinforced grassland is to be established to the west of the site. This will comprise a species poor mixture and, given that this area will be for heavy vehicular turning, it will further be heavily disturbed. The grassland will likely include less than six vascular plant species per square metre and thus fail criterion A which is essential for achieving Moderate or Good condition, and its condition is capped at Poor.
Other Neutral Grassland	Species Rich Wildflower Grass	Moderate	0.47	Species-rich wildflower grassland is proposed along the northern site boundary and surrounding the proposed pond to the southeast. It would not be subject to heavy footfall here and, following a relaxed management scheme that promotes a varied sward length, Moderate condition is well achievable for this habitat.
Pond (non-priority habitat)	SuDS Pond Planted for Biodiversity	Poor	0.03	A pond is to be established in the southeast of the site, as part of a wellbeing garden for staff. A conservative estimation of the pond's ultimate condition has been applied and Poor condition achieved.
Developed Land; Sealed Surface	N/A	N/A	0	This area includes the proposed buildings, associated hardstanding and infrastructure throughout the site. No condition assessment is applicable.
Introduced Shrub	Shrub Planting	Condition Assessment N/A	0.18	Several areas of introduced shrubs are proposed. These will comprise ornamental species, of value to invertebrates. No condition assessment is applicable to this habitat type.
Other Green Roof	Brown Roof	Condition Assessment N/A	0.41	Much of the roof of the proposed data centre will be brown roof. It will be self-seeding and require little maintenance, and thus other green roof is considered the most applicable classification within the metric. The establishment of native vegetation will provide improved opportunities for wildlife, especially invertebrates. No condition assessment is applicable here.
Urban Tree	Proposed Trees	Moderate	0.42	Some 34 new trees will be planted throughout the site, principally adjacent to the existing woodland and around the wildlife pond. These will be mostly native specimens. New trees are anticipated to be small in size, and will lack

				sufficient maturity and ecological niches, but at least three condition criteria will be passed and Moderate condition achieved.
Created Hedgerows				
Proposed Hedgerow	**Landscape Plan Habitat**	**Target Condition**	**Biodiversity Units Delivered**	**Target Condition Notes**
Native hedgerow	Hedge planting	Moderate	0.24	A native hedgerow is proposed around the perimeter of the wellbeing garden to the southeast of the site. There will lack undisturbed perennial vegetation, failing criterion C1, and it will likely be managed such that D2 will also be failed and Moderate condition achieved.

4. Evaluation

4.1. The Principals of Evaluation

Biodiversity Net Gain – Good Practice for Development

4.1.1. CIRIA, CIEEM and IEMA have developed principles of good practice to achieve Biodiversity Net Gain. These principles provide a framework that helps improve the UK's biodiversity by contributing towards strategic priorities to conserve and enhance nature through sustainable development. There are ten principles in total, and all principles must be applied together as one approach. The ten principles are set out below.

4.1.2. **Principle 1. Apply Mitigation Hierarchy.** Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensation for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.

4.1.3. **Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.** Avoid impacts on irreplaceable biodiversity; these impacts cannot be offset to achieve no net loss or net gain.

4.1.4. **Principle 3. Be inclusive and equitable.** Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve Net Gain in partnership with stakeholders where possible and share the benefits fairly among stakeholders.

4.1.5. **Principle 4. Address risks.** Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.

4.1.6. **Principle 5. Make a measurable net gain contribution.** Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.

4.1.7. **Principle 6. Achieve the best outcomes for biodiversity.** Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when:

- Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.
- Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.
- Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels.
- Enhancing existing or creating new habitat.

- Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.

4.1.8. **Principle 7. Be additional.** Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).

4.1.9. **Principle 8. Create a net gain legacy.** Ensure net gain generates long-term benefits by:

- Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity.
- Planning for adaptive management and securing dedicated funding for long-term management.
- Designing net gain for biodiversity to be resilient to external factors, especially climate change.
- Mitigating risks from other land uses.
- Avoiding displacing harmful activities from one location to another.
- Supporting local-level management of net gain activities.

4.1.10. **Principle 9. Optimise sustainability.** Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.

4.1.11. **Principle 10. Be transparent.** Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Lawton's Principle

4.1.12. Principles for enhancing England's wildlife sites were developed as part of the Lawton Review[5] . Across the UK, these principles can be used to design Biodiversity Net Gain activities to boost wildlife sites. They are:

- Improving the quality of wildlife sites;
- Increasing the size of the wildlife sites;
- Enhancing connections between, or joining up wildlife sites;
- Creating new wildlife sites; and
- Reducing pressure on wildlife sites.

4.2. Post-Development Evaluation

4.2.1. The site's contribution to Biodiversity Net Gain has been assessed with due regard to the principles outlined and discussed above.

4.2.2. Small areas of habitat of relatively low value, including introduced shrub and ruderal / ephemeral vegetation, are to be lost to facilitate the development. The proposals include a variety of new replacement habitats including new native hedgerows and trees, wildflower grassland, an extensive area of brown roof, a

[5] Department for Environment, Food and Rural Affairs (2010). *Making Space for Nature: A Review of England's Wildlife Sites*, DEFRA.

pond and ornamental shrubs. The woodland in the west of the site is also to be retained entirely as part of the development.

4.2.3. The proposed development will result in a net gain of 0.91 habitat units, which equates to a percentage increase of 83.92%. Additionally, 0.24 new hedgerow units will be delivered which, considering the absence of hedgerow units in the baseline is illustrated as not applicable within the metric (see Table 4.1 below). Trading rules will be satisfied for habitat and hedgerow units.

Table 4.1. Summary of Statutory Biodiversity Metric Results

On-site Baseline	Habitat Units	1.09
	Hedgerow Units	0
	Watercourse Units	0
On-Site post-intervention	Habitat Units	2.00
	Hedgerow Units	0.24
	Watercourse Units	0
Total net Percentage gain	**Habitat Units**	**83.92%**
	Hedgerow Units	**N/A%**
	Watercourse Units	**0%**

4.2.4. The site boundary is more than ten metres from the riparian zone of the Grand Union Canal to the south and watercourse units are not applicable to the BNG assessment of this site. Notwithstanding this, the retention of existing woodland and provision of several new valuable habitats has been prioritised by proposals, and it is considered that the development would provide additional biodiversity value locally, in alignment with Policy DMEI 7 of Hillingdon Local Plan: Part 2 (adopted 2020).

4.2.5. Policy DMEI 7 further states the need to retain and enhance existing features of biodiversity value within the site, and that, where features are to be lost, new features of equivalent biodiversity value should be provided as compensation. This is clearly achieved by proposals, resulting in a highly significant net gain value for habitats and hedgerows, far in excess of the mandatory target value of 10% net gain provided by national legislation. As such, the development will be compliant with both local policy and national legislation as it relates to BNG.

5. Summary and Conclusions

5.1. Ecology Solutions was commissioned by Ark UP4 Limited in October 2024 to provide a Biodiversity Net Gain report for Union Park, land at Bulls Bridge Industrial Estate, Hayes, UB3 4QQ.

5.2. Ecology Solutions has conducted ecological survey work of the wider Union Park site in 2018 and 2020. This work was previously commissioned by Bruceshaw on behalf of Ark Estates 2 Limited and related to the redevelopment of Union Park and the construction of three data centre blocks, entitled UP1, UP2 and UP3. These blocks are currently under construction.

5.3. A further data centre block (UP4) is now proposed to the west of the wider Union Park site. This block will adjoin to the permitted UP3 block and will include an accompanying energy centre with associated landscaping and infrastructure

5.4. Overall, the site has a baseline of 1.09 habitat units, and the proposed scheme would result in the net gain of 0.91 habitat units. This equates to a percentage net gain of +83.92% from pre-development to post-development. Additionally, a net gain of 0.24 hedgerow units is to occur. Since no hedgerow units are present in the baseline, no percentage value is applicable, as shown in the Biodiversity Metric calculation tool.

5.5. Small areas of habitat of relatively low value, including introduced shrub and ruderal / ephemeral vegetation, are to be lost to facilitate the development. The proposals include a variety of new replacement habitats including new native hedgerows and trees, wildflower grassland, brown roofs, a pond and ornamental shrubs. The woodland in the west of the site is also to be retained entirely as part of the development.

5.6. The Biodiversity Net Gain Assessment concludes that there is a net gain well in excess of 10% for habitat and hedgerow units, satisfying the mandatory target set out by national legislation. The retention of existing habitats and provision of ample replacement habitat has also been prioritised by proposals, and thus local policy is also satisfied.

Plans

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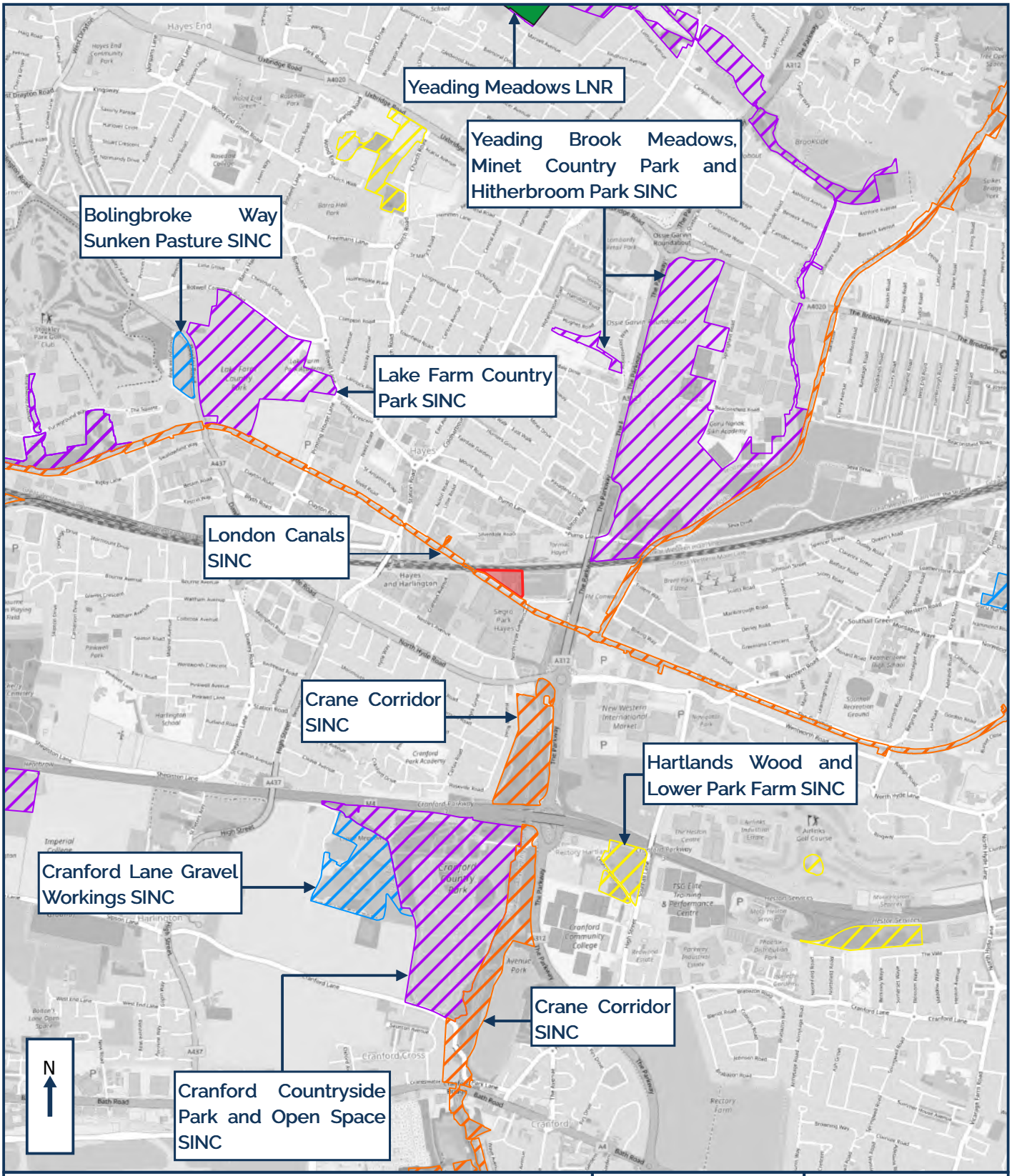
PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- LOCAL NATURE RESERVE (LNR)

SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC)

- METROPOLITON IMPORTANCE
- BOROUGH IMPORTANCE GRADE 1
- BOROUGH IMPORTANCE GRADE 2
- LOCAL IMPORTANCE

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PLAN ECO1: SITE LOCATION AND ECOLOGICAL DESIGNATIONS

Rev: A

Nov 2024

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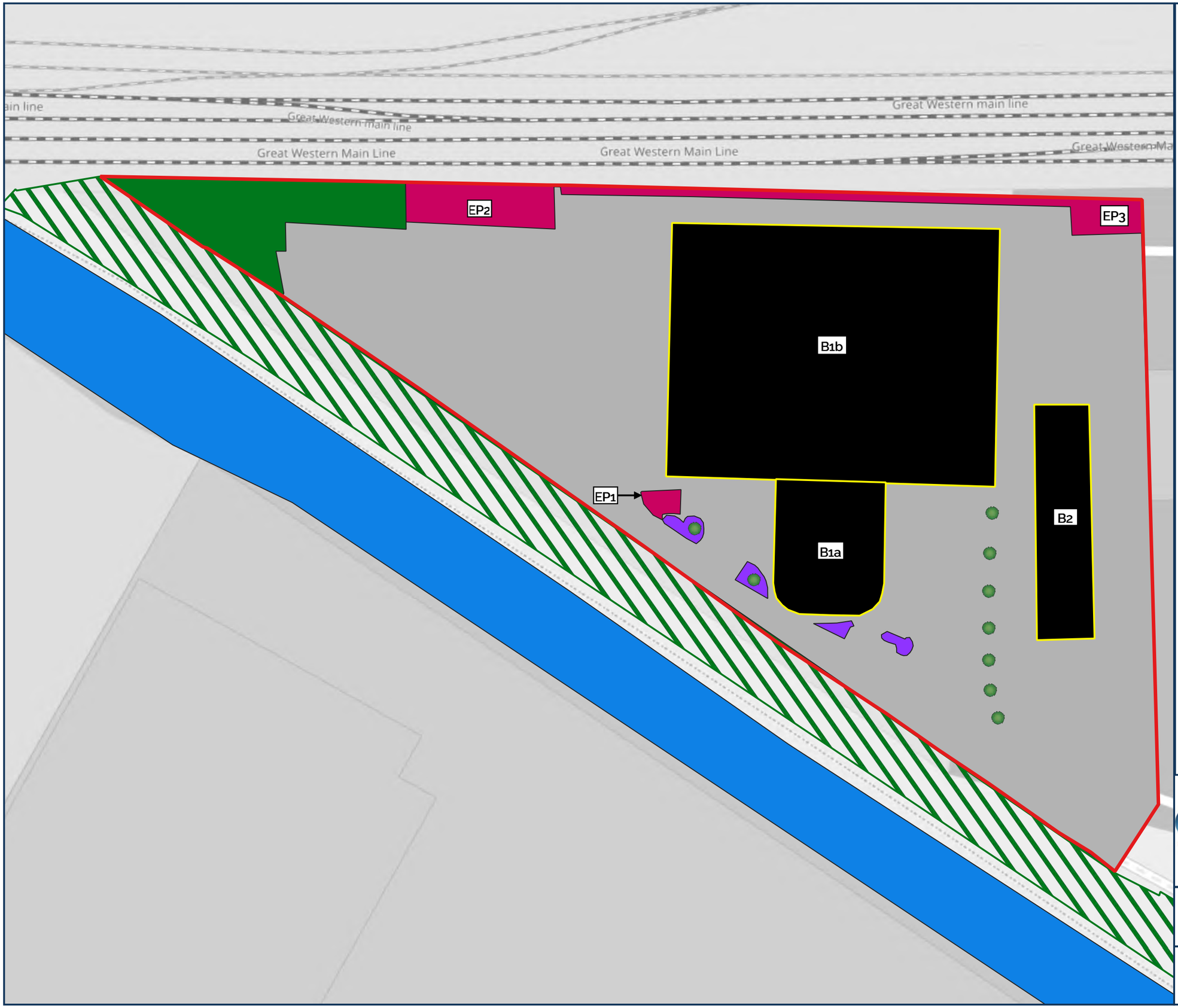
PLAN ECO2

Ecological Features



KEY:

- SITE BOUNDARY
- DEVELOPED LAND; SEALED SURFACE
- INDUSTRIAL BUILDING
- OTHER BROADLEAVED WOODLAND
- RUDERAL OR EPHEMERAL
- INTRODUCED SHRUB
- INDIVIDUAL TREE

OFFSITE HABITATS

- GRAND UNION CANAL
- OTHER BROADLEAVED WOODLAND

N

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PLAN ECO2: ECOLOGICAL FEATURES

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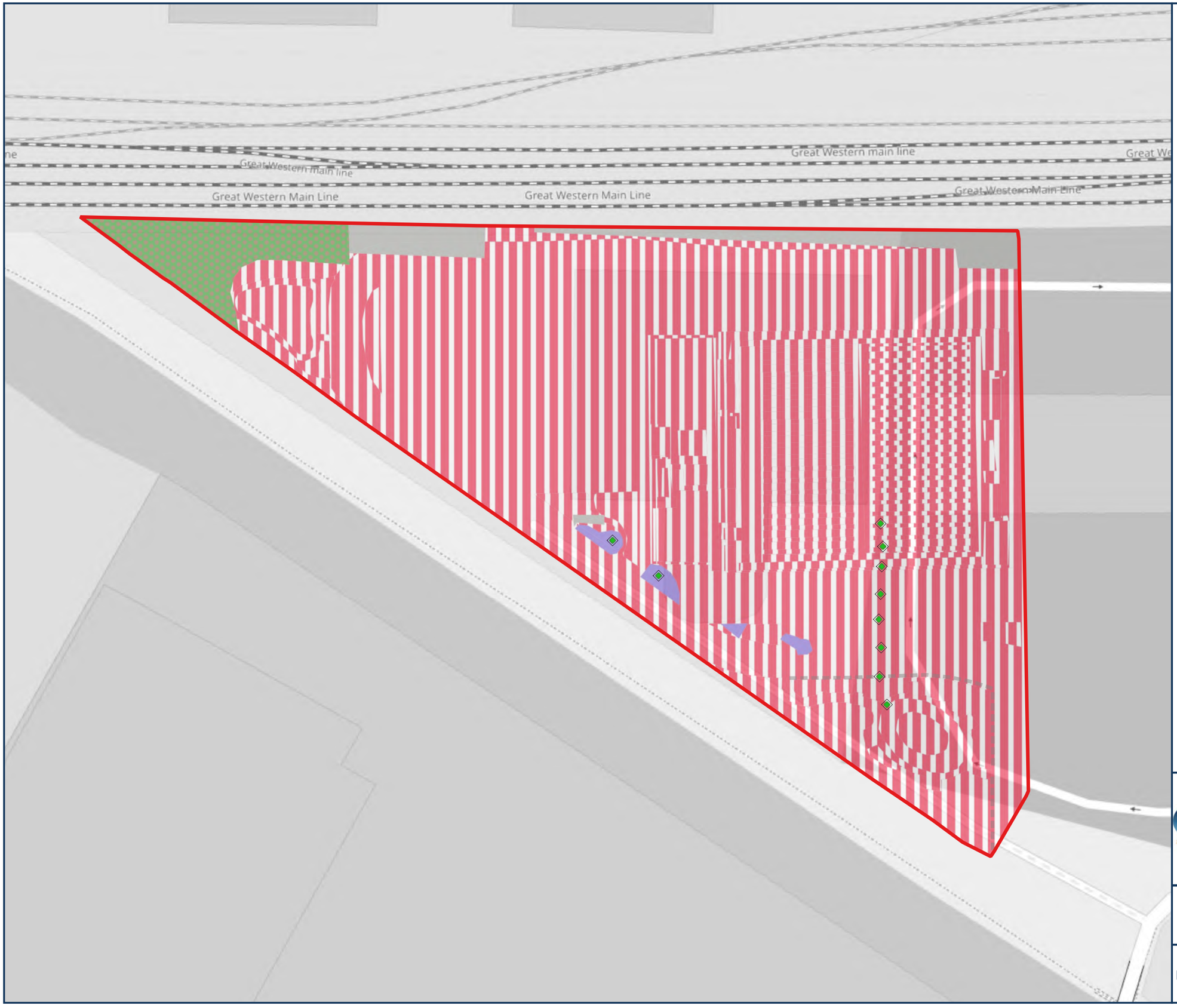
PLAN ECO3

Baseline Habitats



KEY:

SITE BOUNDARY

INDIVIDUAL TREES

SMALL URBAN TREE

HABITATS

DEVELOPED LAND; SEALED SURFACE

OTHER WOODLAND; BROADLEAVED

RUDERAL / EPHEMERAL

INTRODUCED SHRUB

N

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PLAN ECO3: BASELINE HABITATS

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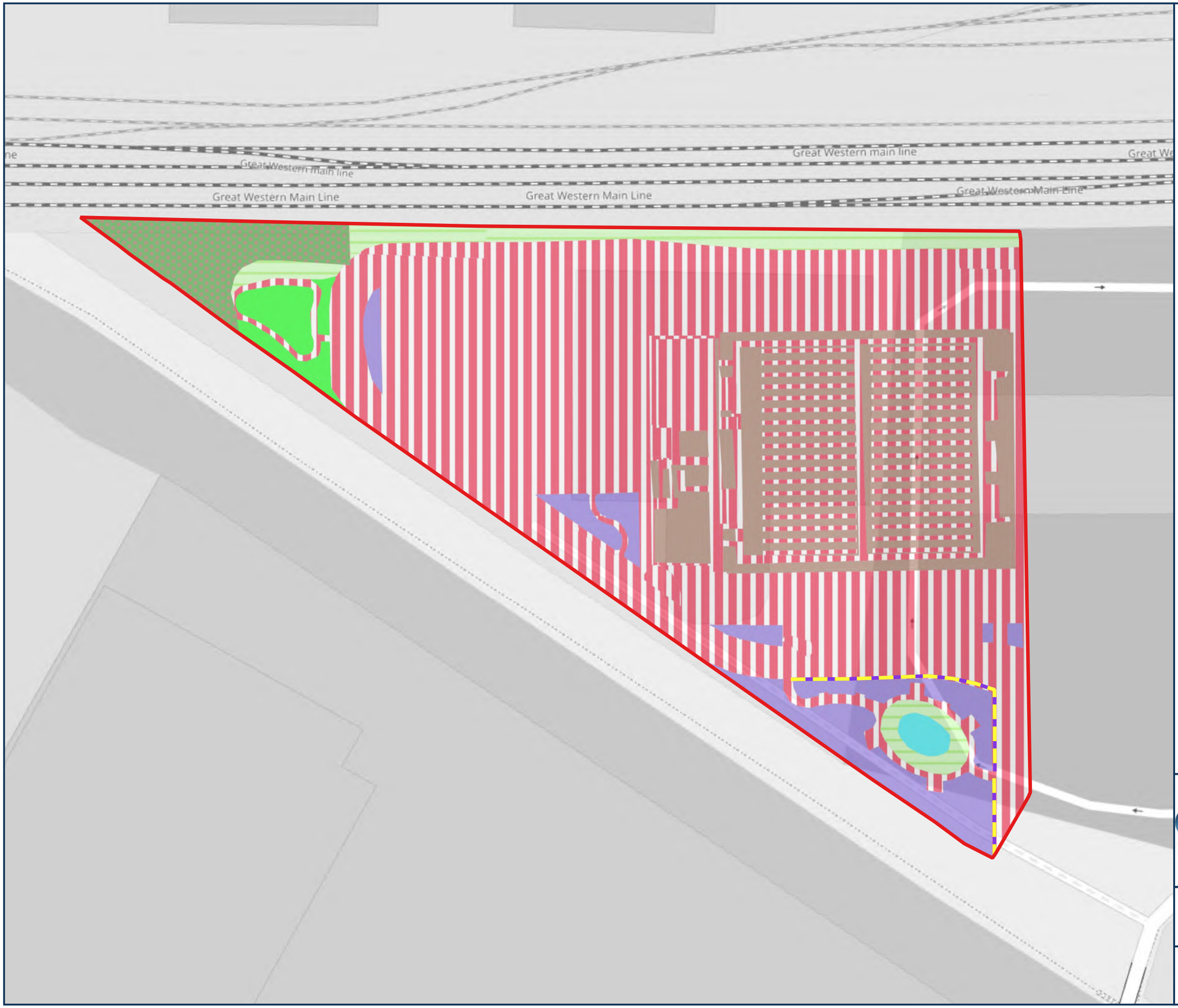
PLAN ECO4

Post-development Habitats



KEY:

SITE BOUNDARY

HABITATS

DEVELOPED LAND; SEALED SURFACE

OTHER WOODLAND; BROADLEAVED

RUDERAL / EPHEMERAL

INTRODUCED SHRUB

MODIFIED GRASSLAND

OTHER NEUTRAL GRASSLAND

OTHER GREEN ROOF

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PLAN ECO4: POST-DEVELOPMENT HABITATS

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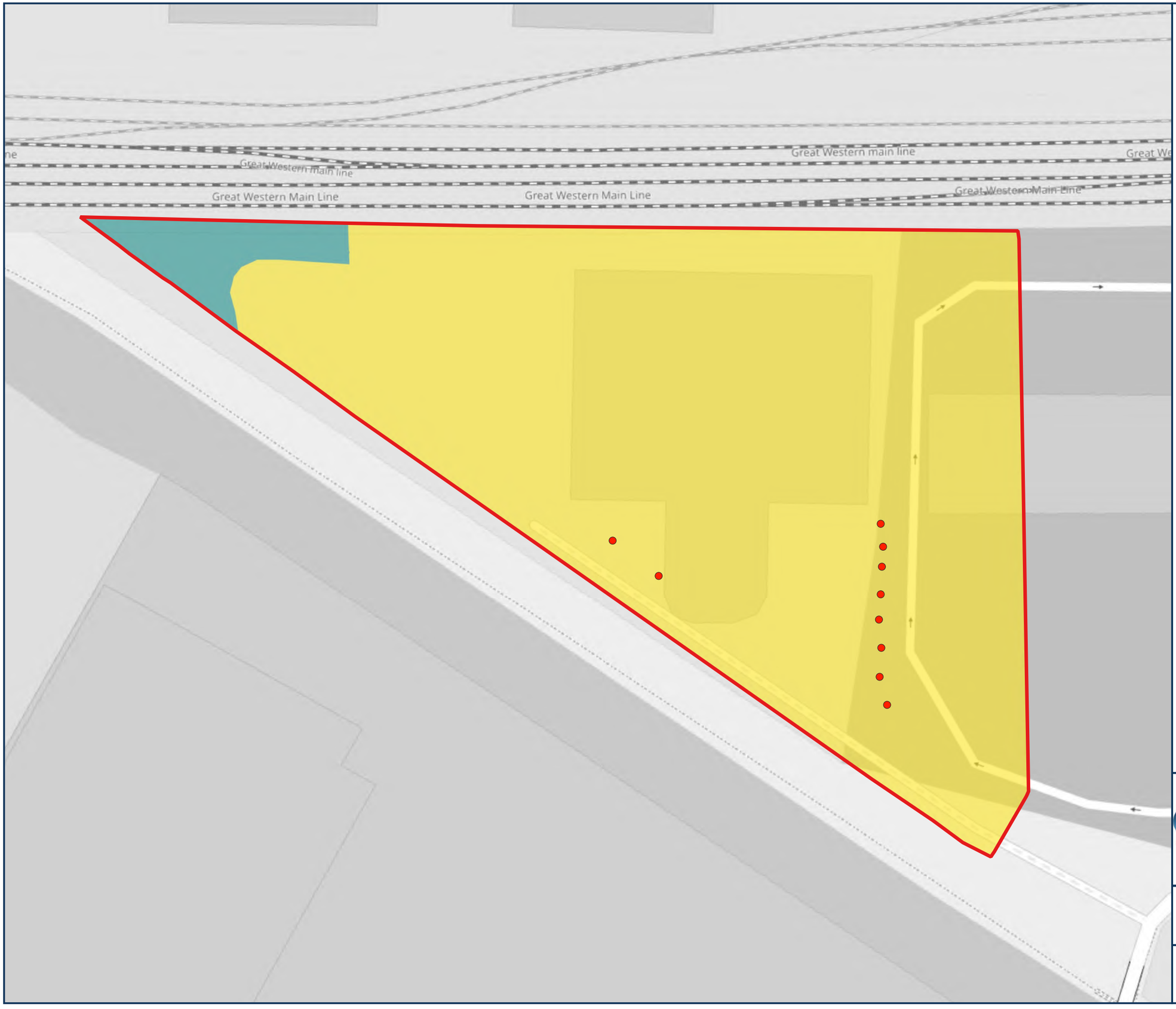
PLAN ECO5

Retention and Loss



KEY:

SITE BOUNDARY

HABITATS

RETAINED

LOST

TREES

LOST

N

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11746: UP4, UNION PARK, LAND AT BULLS BRIDGE INDUSTRIAL ESTATE, HAYES, UB3 4QQ

PLAN ECO5: RETENTION AND LOSS

Rev: A

Feb 2025

Appendices

APPENDIX 1

Block 4 Landscape Masterplan
(Drawing MWL-0474-SEW-ZZ-DR-L-100003 P12
- Murdoch Wickham)

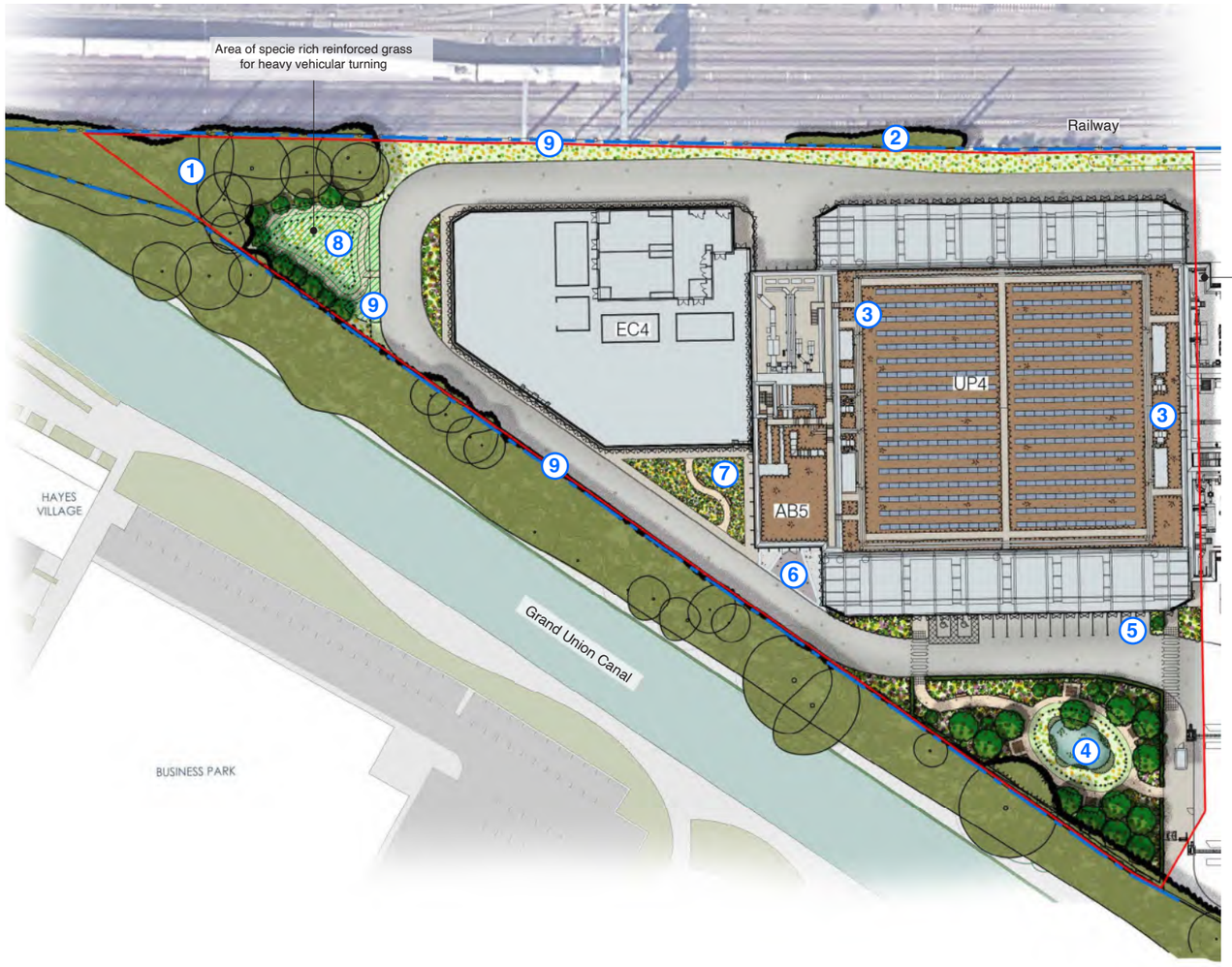
Landscape Elements

1. Existing vegetation retained and managed appropriately with additional native scrub planting within the woodland area
2. Off-site tree group to be pruned back towards site boundary
3. Extensive brown roof, providing a landscape treatment to the roofscape, to be designed in conjunction with services and utilities, enhancing the biodiversity of the roofs
4. A Wellbeing Garden has been created for staff, offering a peaceful retreat for staff breaks. The garden features picnic tables, vibrant planting, and an ecological pond. Planting is strategically positioned to provide a natural screen from the nearby buildings and car parking to the north, with trees and hedges lining the northern and eastern boundaries. Seating areas and pathways are orientated to provide tranquil seating areas overlooking the pond.
5. Car parking with specimen shrub planting to provide an attractive arrival road into Phase 4
6. Feature paving used at the building entrance
7. A stylised, south-facing 'Prairie' garden designed with an ecological focus provides seasonal interest and vibrant colour, featuring a variety of pollinator-friendly plants to boost biodiversity. Integrated seating areas to provide a tranquil space
8. Area of specie rich reinforced grass for heavy vehicular turning
9. Security perimeter fencing to provide a high level of security required for a data centre.

Legend

- Ownership boundary
- Application boundary
- Existing planting to be reinforced with native trees & scrub subject to approval from C.R.T.
- Proposed trees
- Hedge planting
- Shrub planting
- SUDs pond planted for biodiversity
- Specie rich wildflower grass
- Specie rich reinforced grass
- Permeable bitumen macadam to road
- Gravel path
- Picnic table
- Staff seating
- Brown roof
- Security fence, refer to Architect's drawings for details

Landscape Masterplan
Scale 1:500



Scale
1:500
0 5 15 30m
N

Tree Location Plan
NTS

Tree Schedule

Open Space Trees
Planted advanced nursery stock

Acer campestre
Carpinus betulus
Betula pendula

Water Associated Trees
Planted as multi-stems

Betula pendula

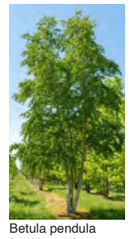
Wellbeing Garden Trees & Specimen Shrubs
Planted as advanced nursery stock & multi-stems, 3-4m & 5-6m high

Acer campestre 'Elsrijk'
Betula pendula (multi-stem)
Cornus mas (multi-stem umbrella)
Euonymus europaeus (multi-stem umbrella)

Open Space Trees


Acer campestre


Acer campestre 'Elsrijk'


Betula pendula (multi-stem)

Wellbeing Garden Trees


Cornus mas (multi-stem umbrella)

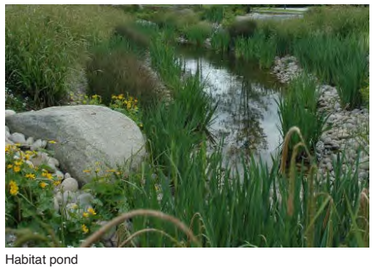

Euonymus europaeus (multi-stem umbrella)

Landscape Images


Prairie style planting


Landscaping along parking bays


Wellbeing garden


Habitat pond


Picnic area

MURDOCH WICKHAM
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01732 752780 murdochwickham.com

Client: Sweet Projects
Date: November 2023

Drawn by: JM
Scale: 1:500 @ A1

Union Park, Hayes, Block 4
Block 4 Landscape Masterplan
MWL-0474-SEW-ZZ-DR-L-100003 P12

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LANDSCAPE, MITIGATION & BIODIVERSITY

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