

London Borough of Hillingdon
3 North Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Your Ref 75111/APP/2025/739

Our Ref CRTR-PLAN-2025-44350

Thursday 5 June 2025

Dear Michael Briginshaw,

Proposal: Further Information - Redevelopment of site to deliver extension to existing Union Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) hard and soft, green landscaping and (f) other ancillary and auxiliary forms of development

Location: Union Park UP4, North Hyde Gardens, Hayes

Waterway: Grand Union Canal

Thank you for your consultation on additional information.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the additional information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that **suitably worded conditions and a legal agreement are necessary**. Our comments on the additional information follow and these should be read in conjunction with our previous response dated 9th May 2025 (copy attached for convenience:

In relation to Biodiversity Net Gain (BNG) the additional information submitted states that the red line site area is more than 10m from the riparian zone of the Grand Union Canal. This would seem to leave a strip of land in-between the southern red line site boundary and the canal corridor which still appears to be within the applicant's ownership. Clarity on the proposals for that area and how it would be managed going forward will need to be provided. Nevertheless, on the basis that the red line site boundary is more than 10m from the canal bank the inclusion of watercourse units as part of the BNG assessment would not seem to be applicable.

With regards to landscaping, we previously highlighted that the proposals seem to rely heavily on planting along the canal corridor for screening and not within the site itself and this land is largely outside of the applicant's control. The additional information indicates that enhancements and future maintenance/management of this

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landscaping would be secured via a S106 obligation. The Trust are happy to engage with the applicant/developer on these proposed improvements and the draft wording of any obligation.

As we advised previously, any proposals would need to consider opportunities to reduce the potential for anti-social behaviour within/behind the planting and improve the sense of safety, limiting access to the landscaped area through in-fill in places where possible. As a minimum the Trust would also expect that any existing, replacement and proposed planting would be provided and maintained by the applicant / developer.

It should be noted that any works that may encroach on, over, or under the Trust's land/waterspace would also require the separate agreement of the Trust. The Trust would also need to be fully satisfied in respect of any works on our land, including landscaping works and ecological enhancements, with clear commitments from the applicant to maintain them. Separate commercial agreement with the Trust as landowner would be required in this regard.

To clarify, the Trust are happy to engage further with the Council and applicant/developer on the draft wording for S106 obligations in relation to landscape enhancement and future maintenance/management and towpath contributions.

We also currently recommend that **conditions** are required to address the matters listed below:

- Landscaping details and maintenance and management regimes and responsibilities. Including details on soft landscape proposals including plant schedule with species, size and quantities, written planting specification, tree pit designs, hard landscape specifications, including details of any bespoke elements and boundary treatment, and a landscape management and maintenance plan (stand alone or combined with a LEMP or the BNG HMMP).
- Landscape and Ecological Management Plan (LEMP)
- Habitat maintenance and Management Plan (HMMP)
- Risk Assessments and Construction Methodology and any necessary mitigation measures.
- Construction and Environmental Management Plan
- External Lighting details
- Detailed drainage proposals.

Should planning permission be granted we also request that the following informatives are appended to the decision notice:

1. *The applicant/developer is advised that there are fibre optic cables within the vicinity of the site along the footpath/towpath and necessary measures should be taken to ensure that these are not adversely affected during development, The applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team (enquiries.TPWSouth@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".*
2. *The applicant/developer is advised to contact Bernadette McNicholas of the Canal & River Trust's Estates Team (Bernadette.mcnicholas@canalrivertrust.org.uk) in order to ensure that the necessary licences, commercial agreements are obtained prior to any works, including landscaping and ecological enhancements, being carried out which may encroach on or over Trust owned land/waterspace.*
3. *The applicant is advised that any surface water discharge to the waterway will require prior consent from the Canal & River Trust. As the Trust is not a land drainage authority, such discharges are not granted as of right-where they are granted, they will usually be subject to completion of a*

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commercial agreement. Please contact utilitiesenquiry@canalrivertrust.org.uk to discuss further. For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Comments as landowner

The applicant /developer is advised that any works on, under or over land within the ownership of the Canal & River Trust will require a separate agreement with the Trust. This would include elements such as landscaping, ecological enhancements, crane oversailing etc. Further detail on the works proposed and maintenance agreements will also be required. Please contact Bernadette McNicholas, Estates Surveyor to discuss this and commercial agreements or licences that may be required.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Anne Denby MRTPI

Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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