

Site Wide Landscape Design Statement

HDP Masterplan
LONUX-MWL-PL-XX-RP-LD-12003 Po1.03
21/03/2025

Contents

Landscape Design Statement

Appendices

Appendix A

LONUX-MWL-SW-ZZ-DR-LD-10201 Site Wide Urban Greening Factor Potential Plan

LON6-MWL-DC-ZZ-DR-LD-10201 LON6 Urban Greening Factor Plan

Appendix B Drawings

LONUX-MWL-SW-DR-LD-10200 Illustrative Site Wide Landscape Principles Plan

LON6-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape Masterplan

Aspect Arboricultural - Tree Protection Plan

Landscape Design Statement

The proposed landscape design is shown on drawing LONUX-MWL-SW-DR-LD-10200 Illustrative Site Wide Landscape Principles Plan and LON6-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape Masterplan.

Existing Landscape

The proposed site sits as part of a wider commercial area which is broadly bound to the north by Uxbridge Road, the west by Springfield Road (and Minet Country Park), to the east by the Yeading Brook, and to the south by Beaconsfield Road. The broader area comprises of a mix of commercial operations with retail uses located predominantly in the northern part and industrial, storage, and manufacturing operations across much of the central and southern areas, as illustrated on the existing Habitats and Ecology Features Plan on the following page.

The site consists of two distinct parts which together have a site area of approximately 4.4ha but are separated from each other by Bullsbrook Road, an adopted highway which serves other premises within the wider commercial area.

On the northern side of Bullsbrook Road is Hayes Bridge Retail Park. The Hayes Bridge Retail Park consists of a terrace of seven retail units and a standalone commercial bank (Metro Bank) set around a central surface car park which is accessed from the Uxbridge Road. The majority of these units are vacant. It is anticipated that demolition of units within the retail park (save for Metro Bank) will take place whilst this application is being considered in accordance with an application for prior notification of demolition.

To the south of Bullsbrook Road and Hayes Bridge Retail Park is Heathrow Interchange. Heathrow Interchange consists of a series of industrial units arranged into two parallel terraces which are orientated north-south and separated from each other by an open yard with parking and vehicle turning which is served by Bullsbrook Road. Each terrace is split into two units so that there are four units within Heathrow Interchange. Prior notification of demolition of Unit 1 (ref. 71554/APP/2024/2490) and it is envisaged that the unit will be demolished whilst this application is being considered. There is a live application for planning permission for a substation in this location (ref. 71554/APP/2025/47). Unit 2, the southern unit on the eastern terrace, is outside of Colt's ownership and is excluded from this application.

Key landscape features in the vicinity include Minet Country Park to the west and Yeading Brook along the eastern boundary. Yeading Brook forms a vegetated corridor with a watercourse, while two additional waterways—the Grand Union Canal and the River Crane—are also nearby. Several Public Rights of Way (PRoW) walking trails, including the Grand Union Canal Walk/ Hillingdon Trail to the east, connect with the London Loop to the south. Additionally, off-road segregated cycleways along Uxbridge Road enhance accessibility for cyclists.

The site falls within Hillingdon's Strategic Industrial Area, as designated in the Hillingdon Local Plan. It is also part of the 'Retail Park' category in the Hillingdon Townscape Character Study, which highlights the presence of large-format retail blocks. The study further notes the varying landscape character along Uxbridge Road, particularly its greenery.



Aspect Ecology - Existing Habitat and Ecological Features Plan

Existing trees and Vegetation

The existing vegetation includes shrub planting and several Category C trees along Uxbridge Road, as well as scattered, sparse areas of shrubs and Category C trees within the car park. A vegetated tree belt lines the eastern boundary along Yeading Brook, primarily composed of low-quality trees such as Crack Willow, Sycamore, Buddleia, Hawthorn, and Ash. Additionally, some Category B Norway Maples are present along Bullsbrook Road. While individually of low significance, these trees contribute moderate value as part of a larger collective group.



View of existing vegetation along the Yeading Brook and of the large expanse of existing car park and commercial buildings



View from Uxbridge Road towards the existing Metro Bank

Proposed Landscape

The Landscape Masterplan incorporates extensive landscaping within a large-scale urban development to enhance species diversity and ecological value, as illustrated on the Illustrative Site Wide Landscape Principles Plan on the following page:

1. Boundary planting with high canopy trees to allow eye level views through whilst enhancing the Uxbridge Road Streetscape
2. Entry plaza to Innovation Hub, with opportunity for feature paving, landscaping and potential for public art
3. Metro Bank car park with enhanced new shrub planting and proposed trees. Proposed tree planting positioned to allow views from Uxbridge Road towards the Metro Bank building and signage
4. Amenity grass area with opportunity for wildflower grass planting to enhance the biodiversity of the site
5. Proposed shrub and tree planting along the security fence line to screen the security fencing, whilst following the requirements of the fencing to provide a secure site
6. Staff amenity garden with seating and landscaping to provide a tranquil relaxation space for workers and visitors to the site
7. New footpath link along the Yeading Brook established outside of existing tree RPZs connecting Uxbridge Road and Bullsbrook Road
8. Yeading Brook existing vegetation to be managed positively for ecological and biodiversity benefits
9. Section of fence realigned to allow for proposed native hedgerow planting
10. Staff amenity podium gardens including raised beds to allow sufficient planting depth for tree and shrub planting, seating and amenity lawns to provide a tranquil amenity space. Opportunity for brown roofs to enhance the biodiversity of the roofscape, subject to detail design
11. Car parks to include permeable block paving and grasscrete to respond to SuDS and provide a visual interest to the parking areas.

The existing vegetation along Yeading Brook will be preserved and actively managed to improve its ecological function. Enhancements will include the introduction of deadwood along the top of the bank, native hedgerow planting, and wildflower grassland along the perimeter of the existing fence. A proposed footway, situated outside the root protection area, will connect Uxbridge Road to the north with Bullsbrook Road to the south.

The design integrates a series of landscaped spaces around the perimeter of buildings and parking areas, featuring shrub, and tree planting. Dedicated amenity staff gardens will provide workers and visitors with a tranquil retreat, offering seating areas, vibrant planting, and an ecological pond. Additionally, planting along the security fence will help screen the fencing and soften views of the Data Centre buildings.

To further enhance ecological value, the development incorporates areas of brown bio-diverse roofs, strategically designed alongside site services and utilities to maximise environmental benefits.

Consultation Feedback

The landscape design has evolved during the design development in response to comments received as part of the Pre-application meetings and DRP meetings, these are explored in detailed within the Design and Access Statement, part of the Planning Application. The key landscape changes included:

- Future location of Public Art and zone of street tree planting added to the parameter plan
- Car park design rationalised to respond to the Architectural footprint
- Urban greening and BNG integrated into the landscape design where possible
- Rationalisation of circulation including the main entrance
- Soft planting outside of the security fencing where possible
- Large areas of hard landscaping reduced with areas of Grasscrete
- Removal of car ports from sight lines.

Legend

LONG6 Application Boundary (Detail)
(Refer to LONG6-MWL-DC-ZZ-DR-
LD-10200 LONG6 Landscape Masterplan)



Existing trees



Proposed trees



Mixed native hedge planting



Amenity grass



Wildflower meadow



Pond with marginal
planting



Shrub planting



Bitumen macadam



Footway - Block paving



Footway - Bitumen macadam



Permeable block paving



Grasscrete planted with
species rich turf



Security fencing &
gates, refer to Architect's
drawings for details



Line of security fence



Building entrance



Loading bay access



LON7, LON8 & Innovation
Hub boundaries (Outline)



Outline landscaping -
Including shrub/hedge
planting



Outline landscaping -
Including wildlife
grassland/grass planting



Outline landscaping -
Opportunity for brown
roof planting



Outline landscaping -
Opportunity for podium
staff amenity garden



Potential location for
public art



Sub Station 2
application boundary
(Refer to separate
application)



Illustrative Site Wide Landscape Principles Plan

Hard Material Palette

The hard landscape palette features bitumen macadam for the carriageway and footways. Within the Data Centre security-fenced areas, block paving will be used for the footways, while permeable block paving is applied to the parking courts, complemented by grasscrete to minimise the visual impact of parking areas.

There is opportunity to enhance the entrance to the Innovation Hub off Uxbridge Road with a feature block paving to provide an attractive arrival space.

Seating has been incorporated into the staff amenity areas, featuring timber benches. To maintain a clean and tidy landscape, litter bins should be placed at the entrances and exits of these amenity spaces.



Grasscrete



Block paving footways

Planting Strategy

Due to the technical constraints of Data Centre buildings and security fencing required for Data Centres, tree planting is predominately along the roads, including Uxbridge Road and the road through the centre of the site. The tree planting requirements along the security fencing require a minimum of 3m from tree trunk to the security fencing (subject to approval of species selection) and maintained tree crowns of 2.2m minimum raised tree crown. The tree species selected are outlined below providing seasonal interest:

Verge and Parking Court Trees

Planted as semi-mature, multi-stems and advanced nursery stock

- *Acer campestre 'Elsrijk'*
- *Amelanchier lamarckii* (multi-stem)
- *Betula pendula* (multi-stem)
- *Betula pendula 'Fastigiata'*
- *Carpinus betulus 'Frans Fontaine'*
- *Carpinus betulus 'Fastigiata'*
- *Prunus avium 'Plena'*
- *Sorbus aucuparia 'Sheerwater Seedling'*

Verge and Parking Court Trees



Acer campestre 'Elsrijk'



Amelanchier lamarckii (multi-stem)



Carpinus betulus 'Frans Fontaine'



Prunus avium 'Plena'



Sorbus aucuparia 'Sheerwater Seedling'

Podium Trees

Planted as advanced nursery stock & multi-stems 3-5m high

- *Acer campestre* (multi-stem umbrella)
- *Amelanchier lamarckii* (multi-stem umbrella)
- *Malus 'Evereste'* (multi-stem umbrella)

Woodland Edge Trees

Planted as advanced nursery stock

- *Acer campestre*
- *Carpinus betulus*

SUDS & Water Associated Trees

Planted as multi-stems 3-6m high

- *Betula pendula* (multi-stem)
- *Cornus mas* (multi-stem)

Additional planting will include shrub planting around the perimeter of the buildings and within the Staff Amenity Gardens, creating a natural buffer that enhances the tranquillity of the seating areas. The shrub selection will incorporate RHS Plants for Pollinators species, ensuring seasonal interest and biodiversity benefits and native marginal planting to the pond within the staff amenity Garden.

Podium Trees



Acer campestre
(multi-stem
umbrella)



Amelanchier lamarckii
(multi-stem umbrella)



Malus 'Evereste'
(multi-stem umbrella)

Woodland Edge Trees



Acer campestre



Carpinus betulus

SUDS & Water Associated Trees



Betula pendula
(multi-stem)



Cornus mas (multi-stem)

Urban Greening Factor

The Urban Greening Factor (UGF) calculations follows the Mayor of London, London Plan Guidance for Urban Greening Factor. The landscape design has maximised the areas for landscaping and ecological enhancements achieving a UGF of 0.29 within LON 6 - the detailed area. A potential UGF calculation has been prepared for the whole site, including the outline area, scoring a UGF of 0.23.

The site wide potential UGF has assumed what the landscaping could be and will be subject to the detail design of the buildings. The key features which have contributed to the UGF includes bio-diverse brown roofs, wildflower grassland, native hedgerow planting, shrub planting, retained trees and proposed tree planting. Aspect Ecology have conducted Biodiversity Net Gain calculations, which form part of this Planning Application.

There is not a policy requirement for a minimum UGF score for Class B2 or Class B8 developments, therefore guidance has been taken from the Natural England's Guidance for Urban Greening Factor for England – Development and Technical Analysis, Green Infrastructure Framework - Principles and Standards for England, January 2023, which suggests a target score of 0.2 for industrial development. The proposed development exceeds this target score of 0.2 and also exceeds the 0.149 UGF score that was achieved through Planning Application ref. 1911/APP/2022/1853 previously accepted for this site.

Landscape Maintenance

The successful establishment of the soft landscape relies on the quality and consistency of its maintenance and management. During both the development phase and the long-term upkeep of the site, a structured management and maintenance regime will be implemented with the following key aims and objectives:

- Maintain and enhance landscape quality;
- Ensure sustainability and effective resource management;
- Ensure all maintenance operations comply with current UK and European legislation in relation to protected species and habitats, including seasonal requirements relating to nesting birds;
- Compliance with all health and safety and security commitments and duties under current legislation;
- Ensure all maintenance operations comply with current UK and European legislation in relation to management, use and application of pesticides and herbicides;
- Where feasible, restrict use of chemical controls (herbicides, pesticides, fertilisers) unless other management methods are inappropriate or ineffective (apply in accordance with all relevant legislation, manufacturer's instructions and recommended good practice guidance);
- All landscape maintenance operations to be in accordance with sound ecological principles;
- Continually monitor and review landscape provision and landscape management.

Further detail is included in the Outline Landscape Maintenance and Management Plan which is part of this Planning Application.

Conclusion

Once implemented, the Landscape Masterplan for Hayes Digital Park will enhance the site's ecological diversity while softening and screening the built form. A carefully selected mix of tree species will contribute to the biodiversity, complemented by areas of brown roofs and podium gardens. The development maximises amenity spaces with dedicated staff amenity gardens—included both at ground floor level and on the podium roofscape, offering tranquil landscaped areas for seating and relaxation for both users and visitors.

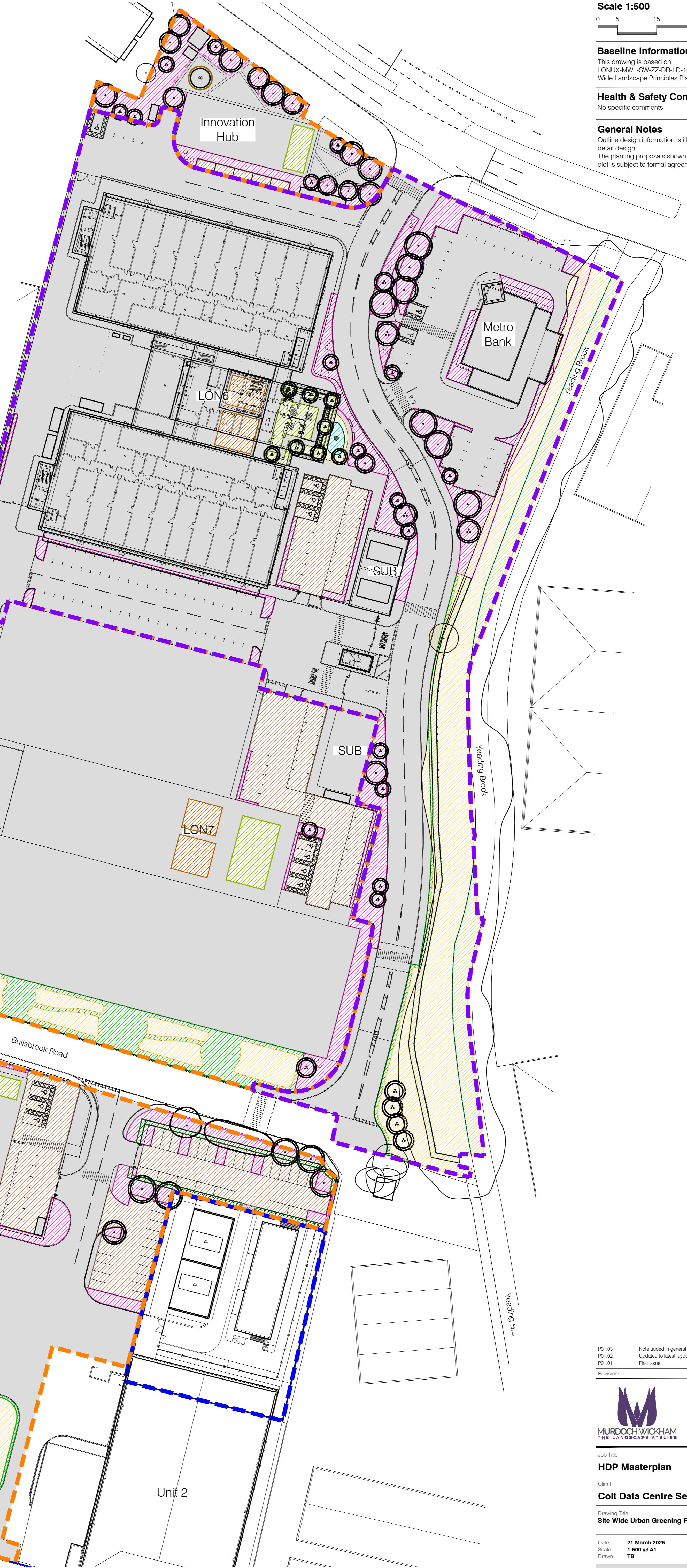
Appendix A

LONUX-MWL-SW-ZZ-DR-LD-10201 Site Wide Urban Greening Factor Potential Plan

LON6-MWL-DC-ZZ-DR-LD-10201 LON6 Urban Greening Factor Plan

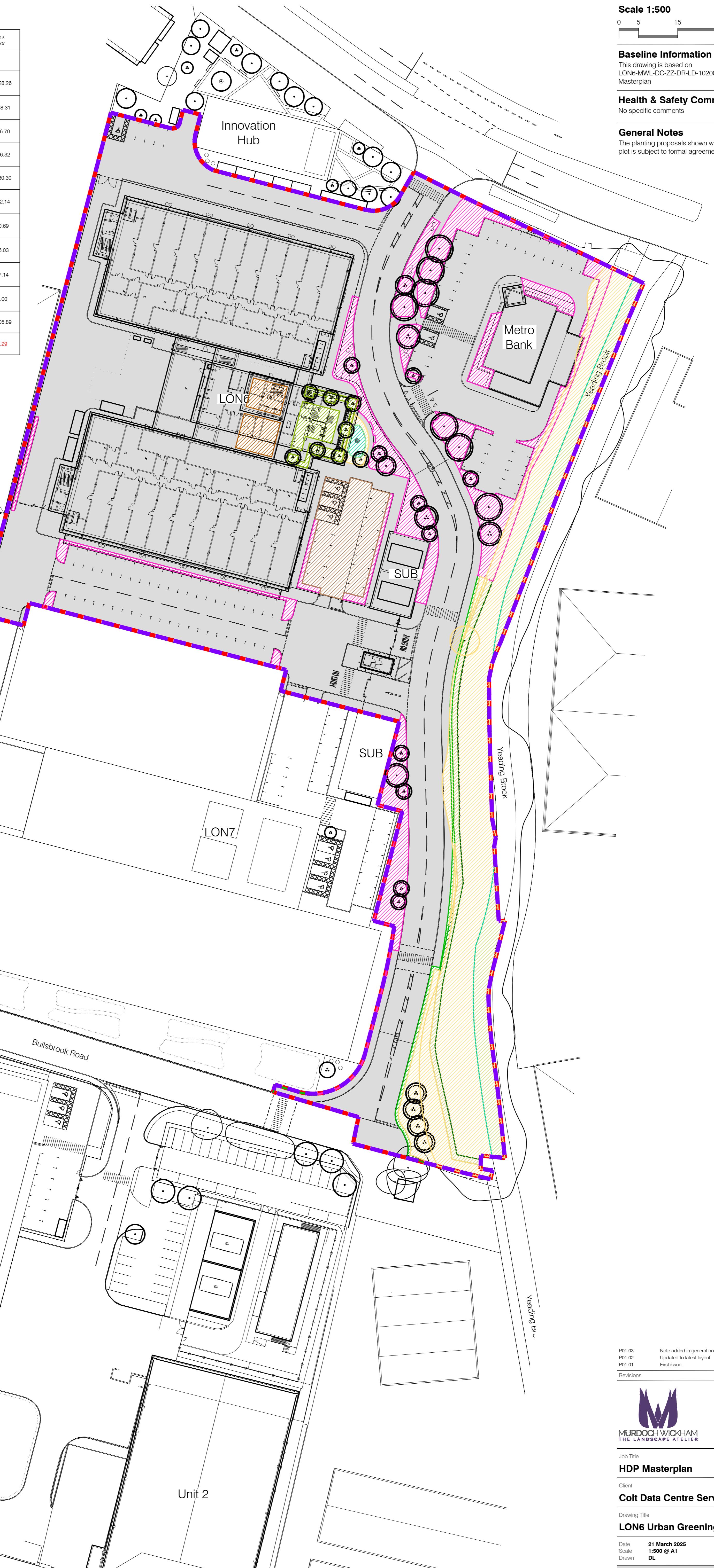
Site Wide Urban Greening Factor Potential Plan Calculator

Surface Cover Type	Area (sqm)	Factor	Area x Factor
LON6 Application Boundary (Detail)	20518.39		
LON 7, LON 8 & Innovation Hub Boundaries (Outline)	23277.93		
Sub Station 2 Application Boundary (Area subject to separate application and excluded from calculation)	N/A		
TOTAL SITE AREA (DETAIL + OUTLINE)	43796.32		
Semi-natural vegetation (e.g. woodland, flower rich grassland) created on site	4101.50	1.00	4101.50
Wetland or open water water (semi-natural; not chlorinated) maintained or established on site.	658.31	1.00	658.31
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	572.98	0.80	458.38
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	1654.75	0.80	1323.80
Flower-rich perennial planting	3545.32	0.70	2481.72
Hedges (line of mature shrubs one or two shrubs wide)	344.94	0.60	206.96
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	28.27	0.60	16.96
Amenity grassland (species poor, regularly mown)	709.22	0.40	283.69
Extensive green roof of sedum mat or other lightweight system that do not meet GRO Code 2014	306.86	0.30	92.06
Permeable paving	2946.20	0.10	294.62
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	30610.99	0.00	0.00
Total	9918.01		
UGF	0.23		



LON6 Urban Greening Factor Calculator

Surface Cover Type	Area (sqm)	Factor	Area x Factor
LONG Application Boundary (Detail)	20518.39		
Semi-natural vegetation (e.g. woodland, flower rich grassland) created on site	3228.26	1.00	3228.26
Wetland or open water water (semi-natural; not chlorinated) maintained or established on site.	658.31	1.00	658.31
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	170.88	0.80	136.70
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree	732.90	0.80	586.32
Flower-rich perennial planting	1614.72	0.70	1130.30
Hedges (line of mature shrubs one or two shrubs wide)	220.23	0.60	132.14
Amenity grassland (species poor, regularly mown)	101.72	0.40	40.69
Extensive green roof of sedum mat or other lightweight system that do not meet GRO Code 2014	153.43	0.30	46.03
Permeable paving	471.38	0.10	47.14
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	13899.46	0.00	0.00
Total	6005.89		
UGF	0.29		



Scale 1:500

0 5 15 30m



Baseline Information

This drawing is based on
LONG-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape
Masterplan

Health & Safety Comments

No specific comments

General Notes

The planting proposals shown within the Metro Bank plot is subject to formal agreement with the tenant.

P01.03
P01.02
P01.01
Revisions
Note added in general notes.
Updated to latest layout.
First issue.

The Tithe Barn
Bradbourne House
Kems
ME19 6DZ
01732 752780
mail@murdochwickham.com
www.murdochwickham.com

Job Title
HDP Masterplan

Client
Colt Data Centre Services

Drawing Title
LON6 Urban Greening Factor

Date 21 March 2025
Scale 1:500 @ A1
Drawn DL

Drawing no. LONG-MWL-DC-ZZ-DR-LD-10201 Rev. P01.03

Appendix B Drawings

LONUX-MWL-SW-DR-LD-10200 Illustrative Site Wide Landscape Principles Plan

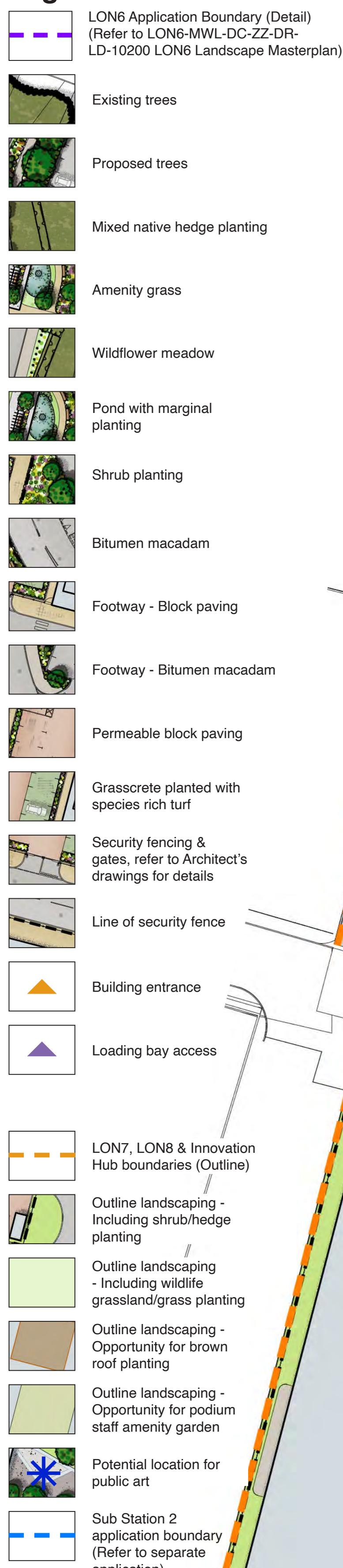
LON6-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape Masterplan

Aspect Arboricultural - Tree Protection Plan

Landscape Elements

1. Boundary planting with high canopy trees to allow eye level views through whilst enhancing the Uxbridge Road Streetscape
2. Entry plaza to Innovation Hub, with opportunity for feature paving, landscaping and potential for public art
3. Metro Bank car park with enhanced new shrub planting and proposed trees. Proposed tree planting positioned to allow views from Uxbridge Road towards the Metro Bank building and signage
4. Amenity grass area with opportunity for wildflower grass planting to enhance the biodiversity of the site
5. Proposed shrub and tree planting along the security fence line to screen the security fencing, whilst following the requirements of the fencing to provide a secure site
6. Staff amenity garden with seating and landscaping to provide a tranquil relaxation space for workers and visitors to the site
7. New footpath link along the Yeading Brook established outside of existing tree RPZs connecting Uxbridge Road and Bullsbrook Road
8. Yeading Brook existing vegetation to be managed positively for ecological and biodiversity benefits
9. Section of fence realigned to allow for proposed native hedgerow planting
10. Staff amenity podium gardens including raised beds to allow sufficient planting depth for tree and shrub planting, seating and amenity lawns to provide a tranquil amenity space. Opportunity for brown roofs to enhance the biodiversity of the roofscape, subject to detail design
11. Car parks to include permeable block paving and grasscrete to respond to SuDS and provide a visual interest to the parking areas.

Legend



Scale
1:500
0 5 15 30m N



The Tithe Barn, Bradbourne House,
East Malling, Kent, ME19 6DZ
01732 752780 murdochwickham.com

Client: Colt Data Centre Services
Date: 21/03/2025

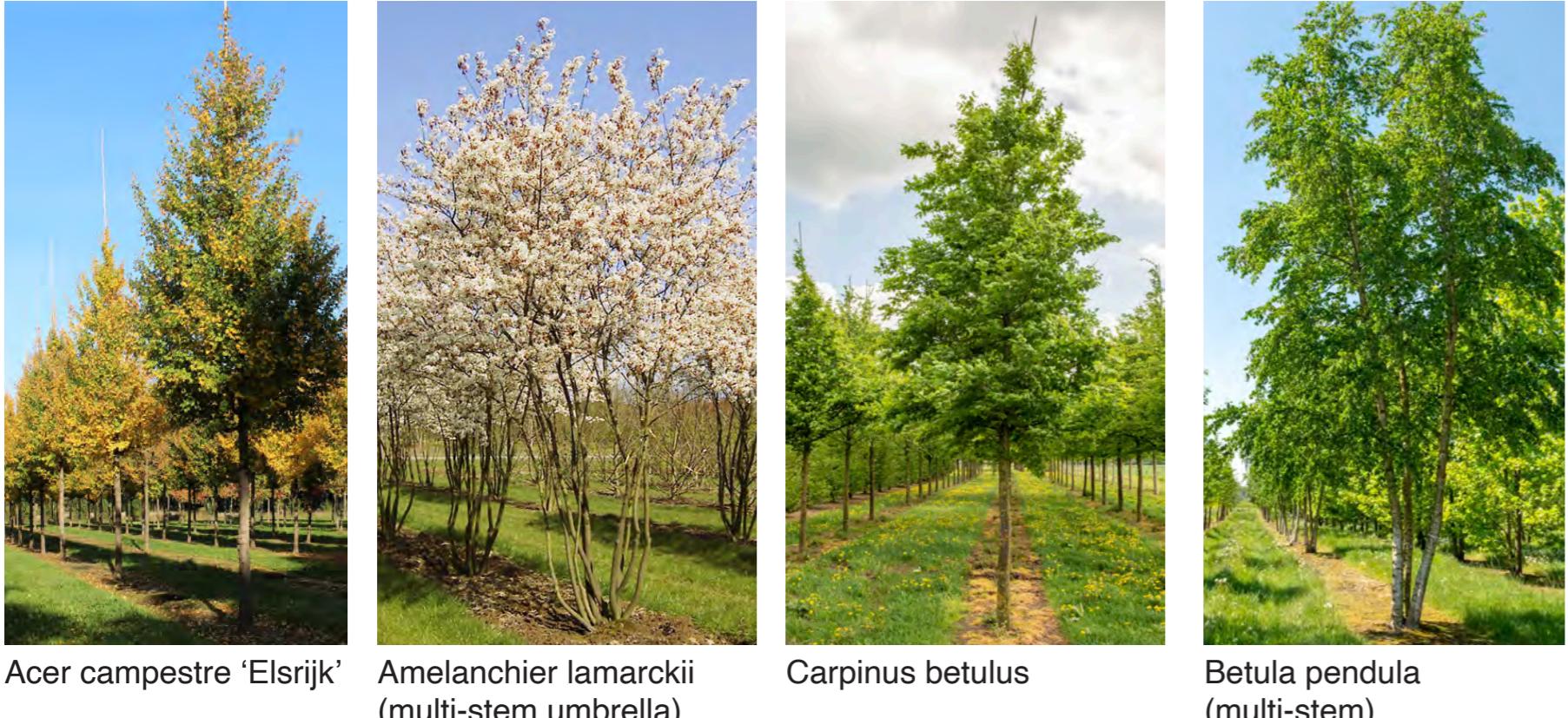
Drawn by: JM
Scale: 1:500 @ A1

Outline design information is illustrative and subject to detail design.

The planting proposals shown within the Metro Bank plot is subject to formal agreement with the tenant.

HDP Masterplan
Illustrative Site Wide Landscape Principles Plan
LONUX-MWL-SW-ZZ-DR-LD-10200 P01.03

Trees Images



Acer campestre 'Elsrijk' Amelanchier lamarckii (multi-stem umbrella) Carpinus betulus Betula pendula (multi-stem)

Tree Schedule

Verge and Parking Court Trees

Planted as semi-mature, multi-stems and advanced nursery stock

Acer campestre 'Elsrijk'
Amelanchier lamarckii (multi-stem)
Betula pendula (multi-stem)
Betula pendula 'Fastigiata'
Carpinus betulus 'Frans Fontaine'
Carpinus betulus 'Fastigiata'
Prunus avium 'Plena'
Sorbus aucuparia 'Sheerwater Seedling'

Podium Trees

Planted as advanced nursery stock & multi-stems 3-5m high

Acer campestre (multi-stem umbrella)
Amelanchier lamarckii (multi-stem umbrella)
Malus 'Evereste' (multi-stem umbrella)

Woodland Edge Trees

Planted as advanced nursery stock

Acer campestre
Carpinus betulus

SUDS & Water Associated Trees

Planted as multi-stems 3-6m high

Betula pendula (multi-stem)
Cornus mas (multi-stem)

Tree Location Plan (nts)



Landscape Masterplan



Landscape Elements

- Proposed shrub and tree planting to Metro Bank boundary, softening the perimeter of the car park, whilst also offering views from Uxbridge Road towards the Metro Bank signage and building
- Staff amenity garden with natural pond, landscaping and seating. Shrub and tree planting along the roadside to provide some visual screening along the security fencing and road, whilst following the security requirements of landscaping near the fencing
- Proposed footpath link along Yeading Brook, outside of the Root Protection Zones. Proposed mixed native hedgerow planting and deadwood along the top of bank
- Security gate entrance into LON6 Data Centre
- Podium amenity staff garden and Opportunity for brown roofs to enhance the biodiversity of the roofscape, subject to detail design
- Additional tree planting along Yeading Brook

Legend

	LON6 Application Boundary (Detail)
	LON7, LON8 & Innovation Hub boundaries (Outline)
	Sub Station 2 application boundary (Refer to separate application)
	Building entrance
	Loading bay access
	Existing trees
	Proposed trees
	Shrub planting
	Mixed native hedge planting
	Amenity grass
	Wildflower meadow
	Pond with native marginal aquatic planting
	Timber bench
	Podium staff amenity garden
	Bio-diverse brown roof
	Bitumen macadam
	Footway block paving
	Footway - Bitumen macadam
	Permeable block paving
	Grasscrete planted with species rich turf
	Security fencing & gates, refer to Architects for details
	Realigned fencing to accommodate hedgerow planting
	Line of security fence

The planting proposals shown within the Metro Bank plot is subject to formal agreement with the tenant.

Scale

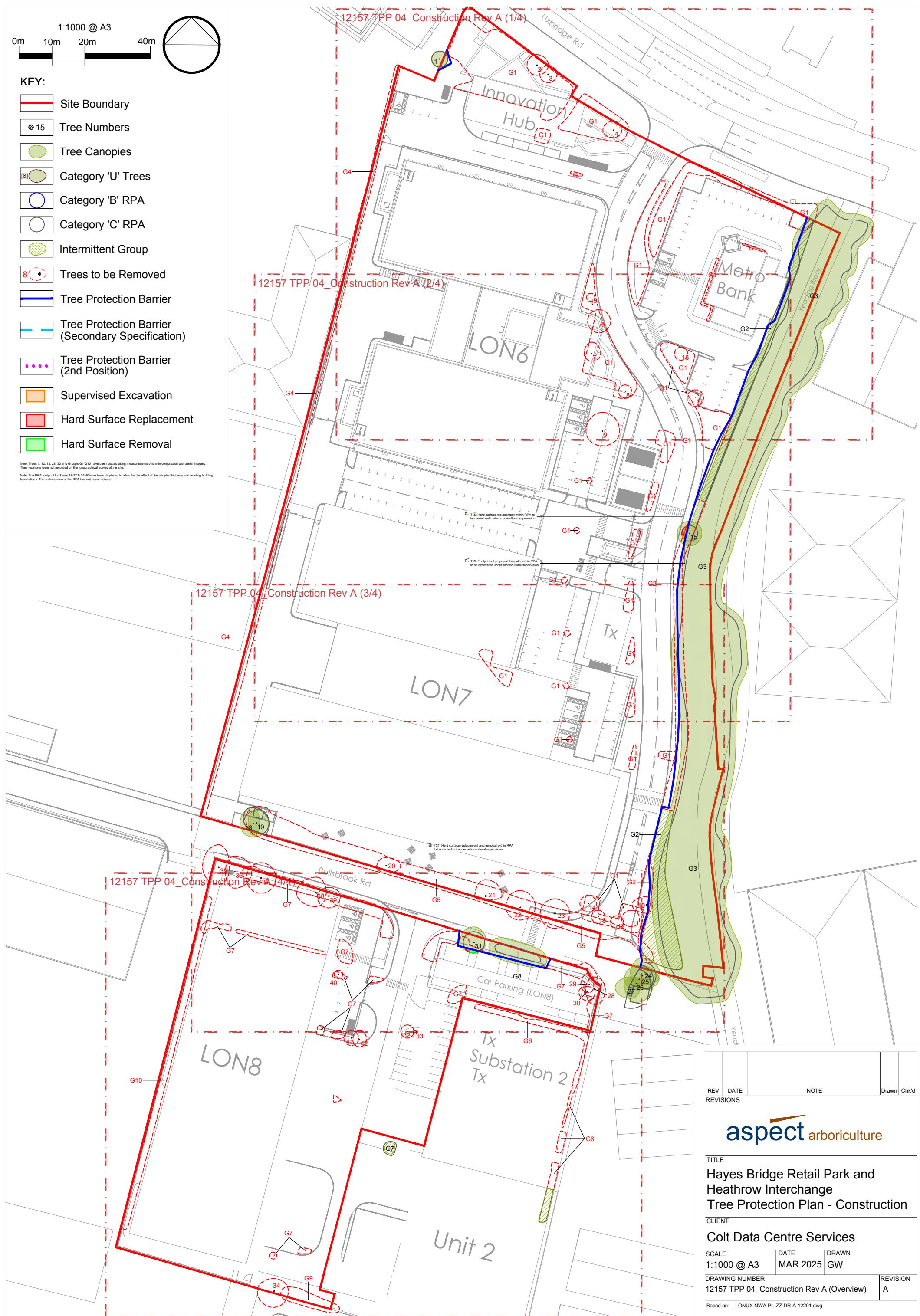
1:500
0 5 15 30m



HDP Masterplan

LON6 Landscape Masterplan

LON6-MWL-DC-ZZ-DR-LD-10200 P01.03





The Tithe Barn
Bradbourne House
East Malling
Kent
ME19 6DZ

01732 752780
mail@murdochwickham.com
www.murdochwickham.com