

Site Wide Landscape Design Statement

HDP Masterplan
LONUX-MWL-PL-XX-RP-LD-12003 P01.03
21/03/2025



MURDOCH WICKHAM
THE LANDSCAPE ATELIER

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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 highways 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

 LON6 Application Boundary (Detail)
(Refer to LON6-MWL-DC-ZZ-DR-
LD-10200 LON6 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)



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

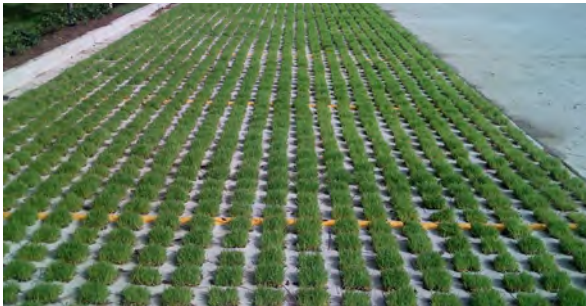
Illustrative Site Wide Landscape Principles Plan

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



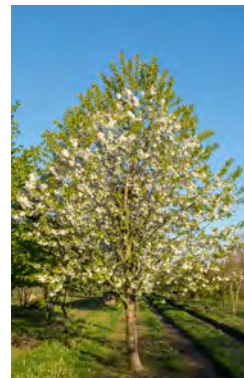
Acer campestre 'Elsrijk'



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)

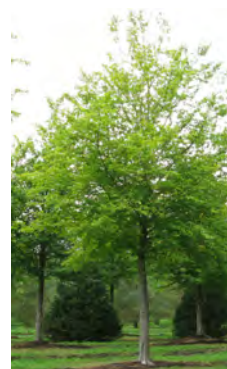


Malus 'Evereste'
(multi-stem umbrella)

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

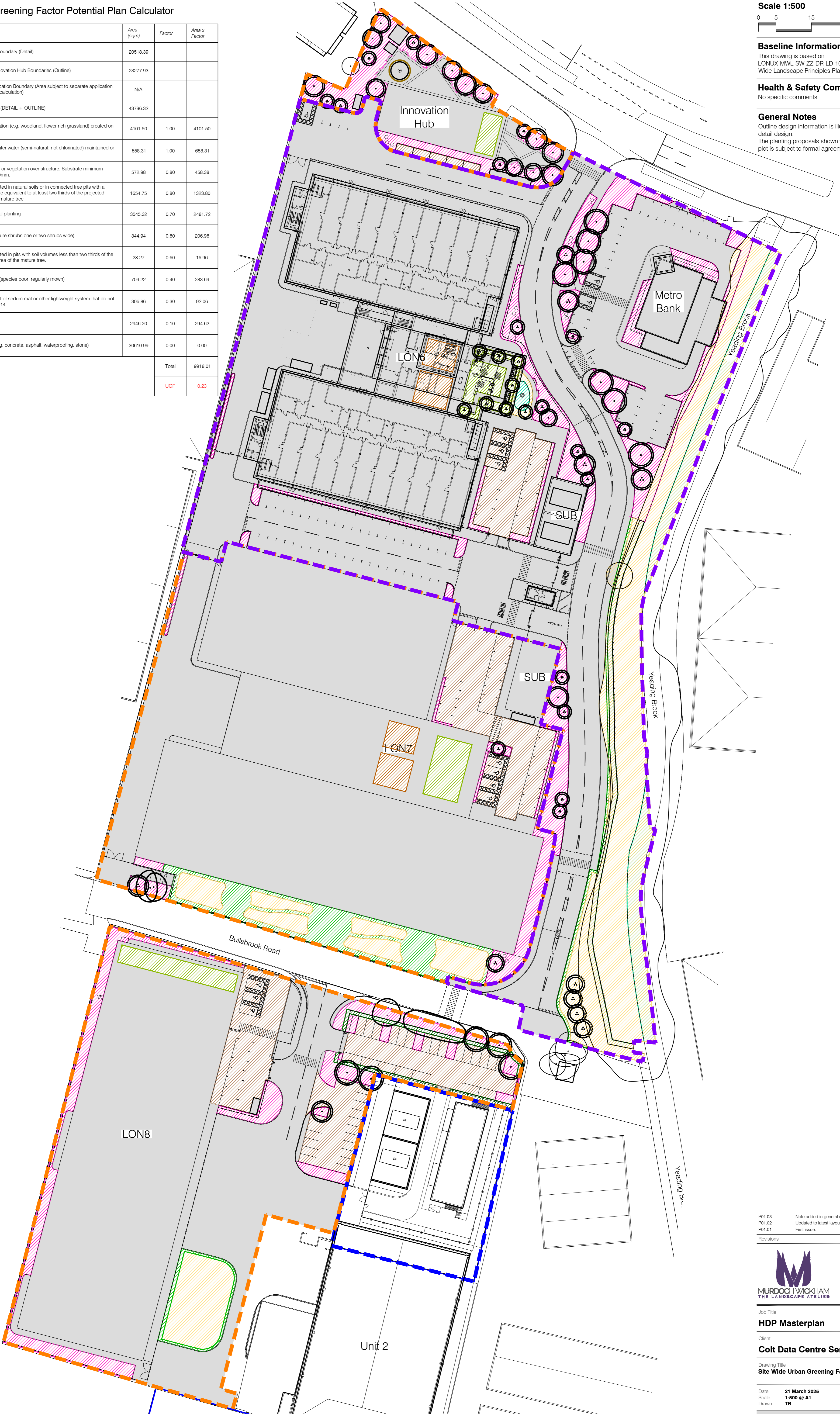
	Surface Cover Type	Area (sqm)	Factor	Area x Factor
<div></div>	LON6 Application Boundary (Detail)	20518.39		
<div></div>	LON 7, LON 8 & Innovation Hub Boundaries (Outline)	23277.93		
<div></div>	Sub Station 2 Application Boundary (Area subject to separate application and excluded from calculation)	N/A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



Baseline Information
This drawing is based on
LONUX-MWL-SW-ZZ-DR-LD-10200 Illustrative Site
Wide Landscape Principles Plan

Health & Safety Comments
No specific comments

General Notes
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.



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

Revisions

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Job Title
HDP Masterplan

Client
Colt Data Centre Services

Drawing Title
Site Wide Urban Greening Factor Potential Plan

Date **21 March 2025**
Scale **1:500 @ A1**
Drawn **TB**

Drawing no. **LONUX-MWL-SW-ZZ-DR-LD-10201** Rev. **P01.03**

LON6 Urban Greening Factor Calculator

	Surface Cover Type	Area (sqm)	Factor	Area x Factor
<div></div>	LON6 Application Boundary (Detail)	20518.39		
<div></div>	Semi-natural vegetation (e.g. woodland, flower rich grassland) created on site	3228.26	1.00	3228.26
<div></div>	Wetland or open water water (semi-natural; not chlorinated) maintained or established on site.	658.31	1.00	658.31
<div></div>	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	170.88	0.80	136.70
<div></div>	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
<div></div>	Flower-rich perennial planting	1614.72	0.70	1130.30
<div></div>	Hedges (line of mature shrubs one or two shrubs wide)	220.23	0.60	132.14
<div></div>	Amenity grassland (species poor, regularly mown)	101.72	0.40	40.69
<div></div>	Extensive green roof of sedum mat or other lightweight system that do not meet GRO Code 2014	153.43	0.30	46.03
<div></div>	Permeable paving	471.38	0.10	47.14
<div></div>	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	13899.46	0.00	0.00
Total				6005.89
UGF				0.29



Baseline Information

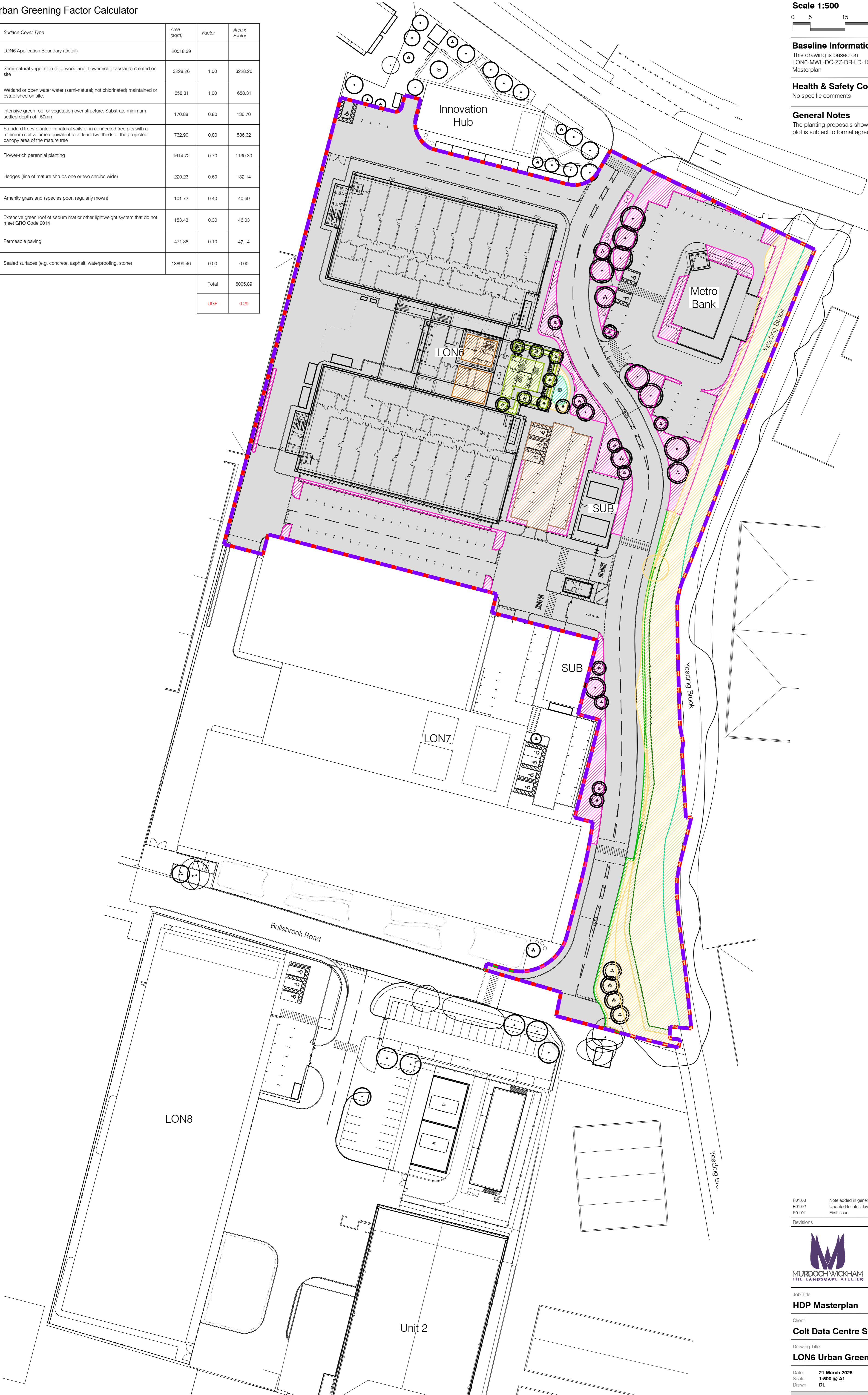
This drawing is based on
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Job Title
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Client
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Drawing Title
LON6 Urban Greening Factor

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

Drawing no.
LON6-MWL-DC-ZZ-DR-LD-10201

Rev.
P01.03

Appendix B Drawings

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

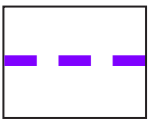




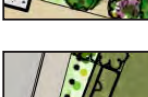



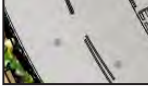

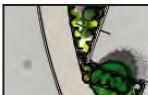



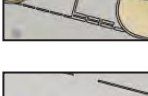



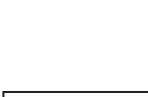


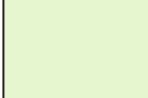
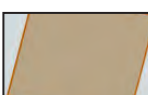
LON6-MWL-DC-ZZ-DR-LD-10200 LON6 Landscape Masterplan

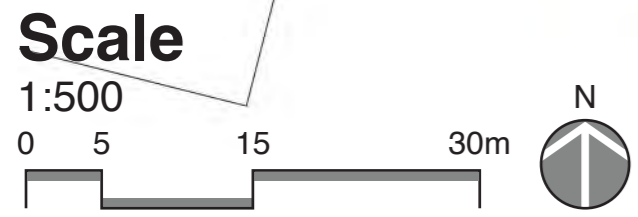
Aspect Arboricultural - Tree Protection Plan

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
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- 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

-  LON6 Application Boundary (Detail)
(Refer to LON6-MWL-DC-ZZ-DR-LD-10200 LON6 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)



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.



Native tree planting



Mixed native hedges



Pollinator friendly shrub planting



Wildflower grassland with mown margins



Species rich lawns

Trees Images



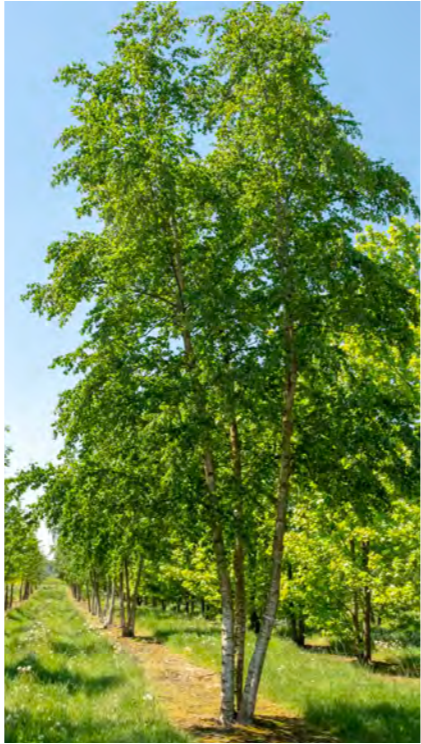
Acer campestre 'Elsrijk'



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



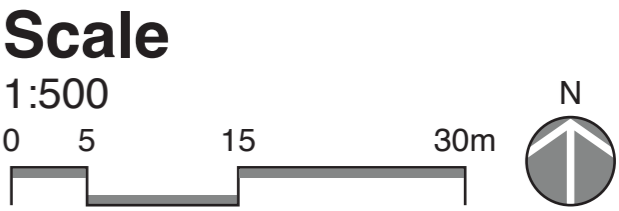
Landscape Elements

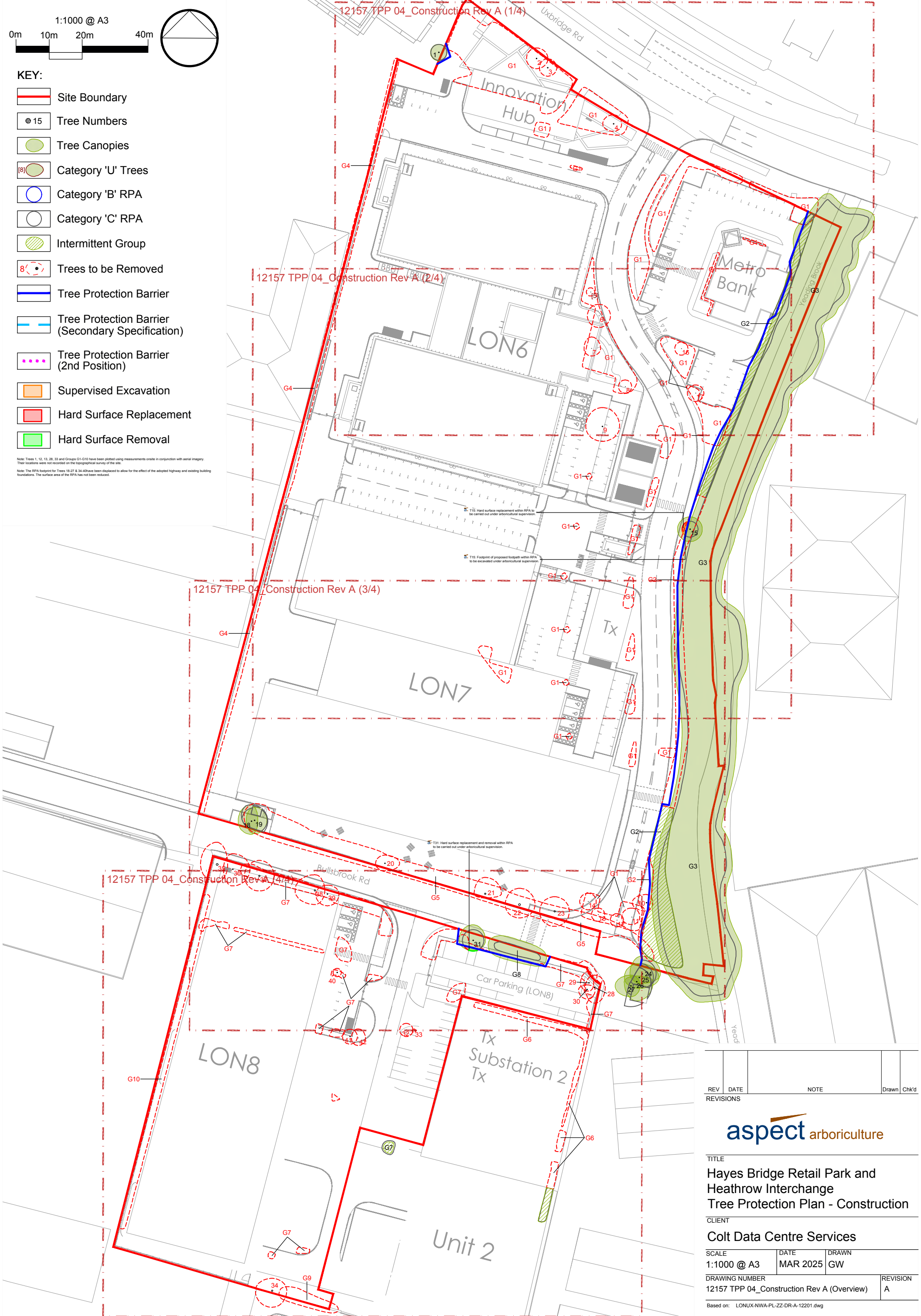
- Proposed shrub and tree planting to Metro Bank boundary, softening the perimeter of the car park, whilst also offering views from Uxbridge Road towards the Metro Bank signage and building
- Staff amenity garden with natural pond, landscaping and seating. Shrub and tree planting along the roadside to 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)		Timber bench
	LON7, LON8 & Innovation Hub boundaries (Outline)		Podium staff amenity garden
	Sub Station 2 application boundary (Refer to separate application)		Bio-diverse brown roof
	Building entrance		Bitumen macadam
	Loading bay access		Footway block paving
	Existing trees		Footway - Bitumen macadam
	Proposed trees		Permeable block paving
	Shrub planting		Grasscrete planted with species rich turf
	Mixed native hedge planting		Security fencing & gates, refer to Architects for details
	Amenity grass		Realigned fencing to accommodate hedgerow planting
	Wildflower meadow		Line of security fence
	Pond with native marginal aquatic planting		

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





- KEY:**
- Site Boundary
 - Tree Numbers
 - Tree Canopies
 - Category 'U' Trees
 - Category 'B' RPA
 - Category 'C' RPA
 - Intermittent Group
 - Trees to be Removed
 - Tree Protection Barrier
 - Tree Protection Barrier (Secondary Specification)
 - Tree Protection Barrier (2nd Position)
 - Supervised Excavation
 - Hard Surface Replacement
 - Hard Surface Removal

Note: Trees 1, 12, 13, 28, 33 and Groups G1-G10 have been plotted using measurements onsite in conjunction with aerial imagery. These locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 18-27 & 34-40 have been displaced to allow for the effect of the adopted highway and existing building foundations. The surface area of the RPA has not been reduced.

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				
aspect arboriculture				
TITLE				
Hayes Bridge Retail Park and Heathrow Interchange Tree Protection Plan - Construction				
CLIENT				
Colt Data Centre Services				
SCALE	DATE	DRAWN		
1:1000 @ A3	MAR 2025	GW		
DRAWING NUMBER				REVISION
12157 TPP 04_Construction Rev A (Overview)				A
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