



Nick Heard  
Associate Director  
Savills  
2 Kingsway  
Cardiff, CF10 3FD

Via e-mail: [nheard@savills.com](mailto:nheard@savills.com)

Date: 25 October 2024  
Ref: 38421/APP/2024/2215

Dear Mr Heard,

**Request for a Screening Opinion under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)**

**REDEVELOPMENT OF SITE TO DELIVER DATA CENTRE CAMPUS AND TECHNOLOGY CENTRE  
HAYES BRIDGE RETAIL PARK AND HEATHROW INTERCHANGE, BEACONSFIELD ROAD**

I refer to your Screening Request submission which was received by the Local Planning Authority on 19th August 2024.

The development comprises of "Schedule 2 development" as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). As a consequence, the Local Planning Authority is required to make a determination as to whether the development is likely to have significant environmental effects and in turn, whether further application of the Regulations is necessary.

Following examination of the screening request (ref: 38421/APP/2024/2215) and based on a precautionary approach, we found that the development proposed is likely to have significant environmental effects. Consequently, a subsequent planning application must be accompanied by an Environmental Statement in accordance with Part 4 of the Regulations and that meets the criteria of Schedule 4.

We would welcome initial discussions in relation to the environmental statement scoping stage to determine the methodology to be used to assess impacts, receptors and effects.

If you wish to challenge the decision by asking for a Screening Direction from the Secretary of State, please notify me at the earliest opportunity in accordance with the Regulations.

If you wish to discuss the contents of the enclosed opinion in more detail, please do not hesitate to contact Michael Briginshaw ([mbriginshaw1@hillingdon.gov.uk](mailto:mbriginshaw1@hillingdon.gov.uk)) in the first instance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Roz Johnson', with a stylized flourish at the end.

**Roz Johnson**  
**Head of Development Management and Building Control**