

4 December 2025

savills

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Dear Mr Briginshaw,

**PARTIAL DISCHARGE OF CONDITION 17 (LPA ref. 38421/APP/2025/1118)
OF PLANNING PERMISSION 38421/APP/2021/4045 IN CONNECTION TO PHASE 1.**

LAND AT TUDOR WORKS, BEACONSFIELD ROAD, HAYES

On behalf of Colt Data Centre Services (or 'Colt'), Savills secured planning permission for the redevelopment of the Tudor Works, Veetec Facility, and Optimum Data Centre site at Beaconsfield Road in Hayes to deliver a new data centre campus (ref. 38421/APP/2021/4045). The description of development is as follows:

"Redevelopment of the site to deliver data centre campus including: two data centre buildings (Use Class B8); associated energy and electricity infrastructure, buildings, and plant; security gatehouse, systems and enclosures; works to the highway, car parking and cycle parking; hard and soft landscaping; as well as associated infrastructure, ancillary office use, and associated external works."

Planning permission was granted on 25th November 2022. A total of 36 planning conditions were attached to the decision notice.

Savills submitted a discharge of condition application (LPA ref. 38421/APP/2025/1118), validated by LBH on 16 April 2025, seeking the partial discharge of Condition 17 (iii) and (iv) (Contaminated Land) in respect of Phase 1 only.

The tenant intends to occupy the buildings within Phase 1 by October 2025; however, the soft landscaping works will not be completed by that time. As these works are scheduled to commence after October 2025, Colt is seeking to partially discharge Condition 17 (iii) and (iv). This would allow the condition to be discharged for the buildings due to be occupied, while excluding the landscaping elements within Phase 1 that are yet to be implemented.

We understand that LBH may be unable to discharge Condition 17 (iii) in full until verification of the soft landscaping works is provided. Accordingly, we propose that the condition be discharged for the completed works to date, with a follow-up submission to cover the landscaping element once installation and verification are complete. This approach would enable discharge of the condition for the buildings, while deferring discharge for the landscaping areas.

A plan (Drawing No. DCS20109-NWA-DC-B1-LP-DR-A-10512), prepared by Studio NWA, is submitted to delineate the land covered by the current application and the areas to be addressed in a future submission.

We propose to revisit the landscaping aspect when Phase 2 progresses and the associated works are completed.





Colt acknowledges that the condition will not be fully discharged at this stage and remains committed to submitting the necessary information to enable full discharge at the appropriate time.

Should you require any further information on the application, please do not hesitate to contact me or my colleague Emily Brosnan (emily.brosnan@savills.com).

Yours sincerely,

Nick Heard
Associate Director