

1 Introduction

1.1 Introduction

1.1.1 This Environmental Statement (ES) has been prepared by the Environmental Impact Assessment (EIA) project team (See section 1.5) on behalf of Prologis UK CCCXXXVIII S.à r.l. (the 'Applicant') to accompany the planning application for the re-development of Units DC5 and DC6, Prologis Park West, Iron Bridge Road North, West Drayton, UB11 1BT (the Site) to facilitate the operation of the Site as a data centre.

1.1.2 The application seeks full planning permission for the partial deconstruction and adaptation of the existing buildings and installation of a new sub-station and plant equipment to facilitate the conversion of the buildings to data centres as well as alterations to the Site. The description of development for this application is as follows:

"Partial deconstruction and adaptation of existing buildings; installation of mezzanines and new gantry decks housing MEP, a sub-station and fire suppression infrastructure; and associated physical works including alterations to the layout of the Site."

1.1.3 The Proposed Development assessed within the EIA and reported within this ES relates to the description of development above.

1.1.4 The location and the extent of the Site is identified by the red line shown on Figure 1.1 below (see separate Figure 1.1 to view full-size drawing). Figure 1.2 is provided to show the Site in its wider context.

Figure 1.1 Extract from Site Location Plan (Ref. PLON01-CWO-SW-ZZ-DR-Q-30000)



Figure 1.2 Site Context



1.2 Background and Planning Context

Planning Policy Context

National Planning Policy Framework (NPPF)

1.2.1 The ES takes into consideration the National Planning Policy Framework (NPPF). The primary purpose of the NPPF is to set out the government's planning policies for England, and how these should be applied. It broadly seeks to encourage sustainable development, with paragraph 11, directing local planning authorities to apply a *presumption in favour of sustainable development*. This aims to ensure development is not delayed by the planning process, providing it accords with the development plan. The NPPF is accompanied by the Planning Practice Guidance (PPG) which is also considered within the ES.

1.2.2 Paragraph 86 and 87 place particular emphasis on planning policies and decisions recognising and addressing the specific locational requirements of different sectors which includes making provision for:

Paragraph 86

*'[...] c) pay particular regard to **facilitating development to meet the needs of a modern economy, including** by identifying suitable locations for uses such as laboratories, gigafactories, **data centres**, digital infrastructure, freight and logistics [...]*

Paragraph 87

*'[...] a) **clusters or networks of knowledge** and data-driven, creative or high technology industries; and for **new, expanded or upgraded facilities and infrastructure** that are needed to support the growth of these industries (**including data centres** and grid connections) [...]*

The London Plan (March 2021)

1.2.3 The London Plan (2021) is the spatial development strategy for the London boroughs and was adopted in March 2021. The plan contains the majority of regional level planning policy, providing guidance on a range of issues, including optimising site capacity, economic policy and design. The plan is also accompanied by regional Supplementary Planning Documents and Guidance (SPD/SPG).

The Hillingdon Local Plan

1.2.4 The adopted development plan for Hillingdon Borough consists of three documents:

- *Hillingdon Local Plan Part 1: Strategic Policies (November 2012)* which covers the period 2011-2026 and sets the planning vision and strategy for the Borough and identifies how the borough will guide future development;
- *The Hillingdon Local Plan Part 2: Development Management Policies (January 2020)* which provides detailed policies that will form the basis of the Council's decisions on individual planning applications.
- *The Hillingdon Local Plan Part 2: Site Allocations and Designations (January 2020)* which sets out sites for development to meet the Borough's needs to 2026, base on the level of growth and general locations set out in Part 1.

1.2.5 Other Supplementary Planning Documents and Guidance support the Local Plan and consist of the *Planning Obligations SPD (July 2014)*; *Accessible Hillingdon SPD (September 2017)*;

and, RAF Uxbridge SPD (January 2009). These documents do not form part of the statutory development plan for Hillingdon.

- 1.2.6 The Council started work on the Hillingdon Borough Local Plan Review and is expected to comprise a Strategic and Development Management Policies document alongside a separate Site Allocations document. Adoption of the new Local Plan is expected in April 2027.

West London Waste Plan (July 2015)

- 1.2.7 In addition, the West London Waste Plan (July 2015) (WLWP) forms part of the development plan and is a joint plan between six London Boroughs (Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond Upon Thames (as well as the Old Oak and Park Royal Development Corporation (OPDC))). As with the Hillingdon Local Plan, a review is being undertaken on the WLWP, with adoption expected in February 2028.

The Site

- 1.2.8 The Site comprises approximately 6.3 hectares (Ha) of previously developed industrial land located around 3 km north of Heathrow Airport. The eastern boundary of the Site is defined by Stockley Road (A408), beyond which lies Stockley Park, characterised by a series of large office buildings typically rising two to three storeys in height.
- 1.2.9 To the north, the Site is bounded by Horton Road, beyond which lies extensive mature landscaping associated with Stockley Country Park and Stockley Park Golf Course. To the south, between the Grand Union Canal and a mainline railway corridor, are a number of industrial yards accommodating uses such as car parking and storage. Residential areas are located further south and represent the nearest sensitive land use receptors. To the west, the Site adjoins Iron Bridge Road North, with the remainder of the Prologis Park West Estate and additional commercial uses beyond.
- 1.2.10 The Site currently accommodates two single-storey warehouse buildings which were completed in 2023: DC5 - Distribution Centre 5; and DC6 - Distribution Centre 6.
- 1.2.11 The development was constructed so that both buildings can be occupied together by a single tenant or independently from one another.
- 1.2.12 The existing buildings on the Site were erected pursuant to planning permission granted on 24 June 2021 (Ref: 39207/APP/2020/218)' (the '2021 Permission') for:
- 'Redevelopment of the site to provide two industrial units providing industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with associated parking, access arrangements, landscaping and infrastructure'*
- 1.2.13 The existing buildings are currently vacant but benefit from the flexible use included within the following use classes: Classes B2, B8 and E(g)(iii).
- 1.2.14 Direct access to the Site is via Iron Bridge Road, which forms the western boundary and runs in a north-south direction from the Stockley Road roundabout to West Drayton (approximately 1.3 km west).
- 1.2.15 Further details on the Site and its local context are provided in Chapter 2 of the ES.

1.3 Environmental Impact Assessment

- 1.3.1 Environmental Impact Assessment (EIA) is a systematic process that considers the likely significant environmental effects of a development during both its construction and operational phases. The findings of an EIA are presented in a written report known as an Environmental Statement (ES). The ES provides the environmental information required for decision-making, including a description of the Proposed Development, an assessment of its predicted environmental effects, and the mitigation measures proposed to avoid, reduce or offset adverse impacts.
- 1.3.2 This document comprises the ES submitted in support of the planning application for the Proposed Development and sets out the outcomes of the EIA undertaken. The ES has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). A separate Non-Technical Summary (NTS) is provided to present the key findings of the ES in a clear and accessible format.
- 1.3.3 Prior to preparing this ES, informal discussions were held with the London Borough of Hillingdon (LBH, the 'Council') regarding whether the Proposed Development was likely to constitute EIA development. LBH confirmed that the development had the potential to give rise to significant environmental effects. As a result, the Applicant did not seek a formal Screening Opinion from LBH.
- 1.3.4 Informal scoping discussions were undertaken with the Council between September and November 2025 to agree on the scope of the technical assessments to be included within the EIA. A Scoping Report was issued to the Council in October 2025, identifying the environmental topics considered relevant to the Proposed Development. Following consultation with relevant stakeholders, the Council provided scoping comments in November 2025 (see Appendix 5.1). Although not a formal EIA Scoping Opinion, the EIA has been informed by the comprehensive scoping consultation undertaken as part of the pre-application process.
- 1.3.5 Full details of the EIA scoping process is set out within Chapter 5 – EIA Approach.

1.4 Environmental Statement Structure

- 1.4.1 This Environmental Statement (ES) comprises the Main Report, Figures, supporting Appendices, and a separate Non-Technical Summary (NTS). Following this introductory section, the ES Main Report is structured as follows:

Chapter 2.	Site and Local Context
Chapter 3.	Proposed Development
Chapter 4.	Consultation, alternatives and design evolution
Chapter 5.	Approach to Assessment
Chapter 6.	Air quality
Chapter 7.	Climate change and greenhouse gases
Chapter 8.	Summary of mitigation, residual effects and interaction effects

- 1.4.2 Chapter 2 describes the Site and its surrounding context. Chapter 3 outlines each component of the Proposed Development and defines the physical and operational parameters assessed as part of the EIA. The reasonable alternatives considered during site selection and the

environmental factors that influenced the design evolution are presented in Chapter 4. Chapter 5 provides a detailed explanation of the assessment methodology and overall EIA approach.

- 1.4.3 The technical assessments are reported in Chapters 6 and 7. The majority of associated Figures are presented as separate PDF files, with selected Figures included within the chapter text where appropriate. Chapter 8 summarises the proposed mitigation measures and sets out the predicted residual and interaction effects.

1.5 The Project Team

- 1.5.1 Those working on the EIA of the Proposed Development are as follows:

Table 1.1 Project Team

Chapter	Title	Responsibility
1	Introduction	Savills
2	Site Description	
3	Proposed Development	
4	Consultation, Alternative and design evolution	
5	Approach to Assessment	
7	Air Quality	SLR Consulting Ltd.
8	Climate Change and Greenhouse Gases	Red Engineering
18	Summary	Savills

- 1.5.2 The EIA has been coordinated by Savills with the technical assessments and input undertaken by the project team. An outline of the qualifications/experience of the assessors to demonstrate competency in accordance with the EIA Regulations is provided in Appendix 1.1. Furthermore, a glossary of terms is provided in Appendix 1.2.

1.6 Availability of environmental information

- 1.6.1 The Environmental Statement (including its figures and technical appendices) and other planning application documents can be viewed on the Council's planning applications website:

<https://www.hillingdon.gov.uk/article/6379/Search-planning-applications>

- 1.6.2 A copy of the ES on USB Flash Drive can be obtained for a charge of £25 from: UK_SouthamptonPlanning@savills.com, Telephone 01202 856 800. A printed copy of the NTS can also be obtained from Savills.

1.7 Consultation

- 1.7.1 Should interested parties wish to make representations on the content of this ES, they should be made in writing to:

planning@hillington.gov.uk

*Planning Department
London Borough of Hillingdon
Hillingdon Council Civic Centre
High Street
Uxbridge
UB8 1UW*

- 1.7.2 Alternatively, representations can be made online by following instructions at:

<https://www.hillingdon.gov.uk/article/6379/Search-planning-applications>