

5 Approach to Assessment

5.1 EIA Process

- 5.1.1 As set out in Chapter 1, EIA is a process through which the likely significant environmental effects of a development proposal can be identified and, where possible, adverse effects prevented, reduced or offset.
- 5.1.2 The overarching aim of this Environmental Statement (ES) is to present an objective, transparent and proportionate account of the likely significant environmental effects of the Proposed Development. The ES assesses the capacity of the Site and the surrounding environment to accommodate these effects. The ES also describes the mitigation measures envisaged to avoid, prevent, reduce or offset identified significant adverse effects.
- 5.1.3 This chapter sets out the overarching methodology adopted for the EIA. It explains the process used to determine the environmental topics included within the assessment and describes the approach taken to identifying, characterising and evaluating the significance of environmental effects arising from the Proposed Development.

EIA Screening

- 5.1.4 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”), require that before consent is granted for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 developments). Guidance and thresholds are available to help to decide whether EIA is required for a Schedule 2 development. This decision process is known as ‘screening’.
- 5.1.5 The selection criteria for screening Schedule 2 development are provided in Schedule 3 of the EIA Regulations. Schedule 2 projects require EIA if they are likely to have significant effects on the environment by virtue of their nature, size or location. The potential for likely significant effects on ‘sensitive areas’, as defined in Regulation 2(1) of the EIA Regulations, is a particularly important consideration.
- 5.1.6 The Proposed Development falls within Schedule 2 Part 10 (a) “Industrial estate development projects”. The criterion to be considered for Part 10 (a) Industrial Estate Development Projects is given in column 2 as “the area of the development exceeds 5 hectares.”
- 5.1.7 Given the nature and scale of the Proposed Development, and as the Site extends to approximately 6.3 hectares, the Applicant considered that the scheme was likely to give rise to significant environmental effects. As such, no formal request for a Screening Opinion was sought from the London Borough of Hillingdon (LBH), and the Applicant elected to undertake a voluntary EIA.

EIA Scoping

- 5.1.8 Informal scoping discussions were undertaken with LBH between September and November 2025 to agree the scope of the technical assessments required for the EIA. A Scoping Report was submitted to the Council in October 2025 (see Appendix 4.1) identifying the environmental topics considered likely to be relevant. LBH subsequently consulted with relevant stakeholders and issued scoping comments in November 2025 (see Appendix 4.2). Although not constituting

a formal Scoping Opinion under the EIA Regulations, the scoping process provided a clear and robust basis for determining the scope of the EIA.

- 5.1.9 Through engagement with the Local Planning Authority (LPA), a clear steer was provided regarding the environmental topics requiring assessment. Table 5.1 sets out the proposed and agreed scope for the EIA. The Scoping Report included summaries of each technical discipline and justified topics proposed to be scoped out of the EIA. These topics were excluded because significant effects were not deemed likely to occur. For some topics this was because the extant planning permission had already assessed the environmental effects of the existing constructed buildings in detail, and embedded mitigation secured. As a result, only two topics, Air Quality (Chapter 6) and Climate Change and Greenhouse Gases (Chapter 7), were carried forward and assessed in full within this EIA.

Table 5.1 EIA Scope

Topic	ES Chapter	Scoped In / Out
Ground Conditions and Contamination	5	Scoped out
Townscape and Visual	5	Scoped out
Heritage	5	Scoped out
Archaeology	5	Scoped out
Biodiversity	5	Scoped out
Transport	5	Scoped out
Hydrology	5	Scoped out
Noise	5	Scoped out
Major accidents and disasters	5	Scoped out
Waste	5	Scoped out
Utilities	5	Scoped out
Wind microclimate, daylight overshadowing	5	Scoped out
Human Health	5	Scoped out
Air Quality	6	Scoped in
Climate Change and Greenhouse Gases	7	Scoped in

- 5.1.10 A copy of the Council's letter and consultation responses to the scoping request can be found in Appendix 4.2. Notwithstanding this, separate technical discussions have been held as part of the pre-application consultation to confirm the assessment scope for the topics scoped into the EIA. These outcomes are summarised in Table 5.2.

Table 5.2 The LBH EIA Scoping Opinion Summary table

Topic Area	Summary of Comments	Page No.	ES Chapter								
Section 1.2 – Proposed contents of Scoping Report	The Authority agrees with the approach to reporting in scoping in the assessment of both climate mitigation and climate adaptation. Supporting details are requested within the assessment considering the extent of reliance or vulnerability on power supply connections and water supply systems to site.	1	Chapter 6 – Air Quality Chapter 7 – Climate Change and Greenhouse Gases								
Section 5.3 – Utilities	Agreed to be scoped out on the basis a separate Utilities Statement will accompany the planning application. This should include discussions with the DNO and the initial grid capacity request required for operation.	1	N/A								
Section 5.4 – Assessment Methodology	Agreed with approach to assessment.	1	N/A								
Section 5.4 – Table 5.5 (Cumulative Sites)	Agreed with approach to assessment of cumulative effects and is consistent with ISEP associated best practice guidance.	1	Chapter 5 – Approach to Assessment								
Air Quality											
Section 6.3 – Backup Generator Emissions Assessment	Agreed with approach to assessment.	1	Chapter 6 – Air Quality								
Section 6.5 – Potential Significant Effects Assessed	Agreed with approach to assessment of significant effects within the Air Quality chapter. Assessment on ecological receptors is not required given the Proposed Development does not meet the criterion noted for being within the SSSI Impact Risk Zone. Construction phase dust assessment can be scoped out subject to a suitable CEMP being agreed.	1 - 2	Chapter 6 – Air Quality								
Climate Change and Greenhouse Gases											
Section 7 – Table 7.1	Authority considers the following life cycle stages to be within the elements to be included in the assessment. <table><tr><th>Stage</th><th>Lifecycle Stages included in Assessment</th></tr><tr><td>Construction</td><td> [A1 – A3] Embodied carbon associated with the raw material supply, transport and manufacturing in supply of primary materials [A4] Transport of construction materials to site [A5] Construction and installation processes at site. This includes waste arisings and transport of waste off site for disposal </td></tr><tr><td>Operation</td><td> [B1] Refrigerants used in ventilation or cooling systems [B2 – B5] Maintenance, repair, replacement and refurbishment activities [B6] Operational energy use [B7] Operational water use [B8] Transport relating to deliveries of goods and staff access to site </td></tr><tr><td>Decommissioning</td><td>Scoped out of assessment</td></tr></table>	Stage	Lifecycle Stages included in Assessment	Construction	[A1 – A3] Embodied carbon associated with the raw material supply, transport and manufacturing in supply of primary materials [A4] Transport of construction materials to site [A5] Construction and installation processes at site. This includes waste arisings and transport of waste off site for disposal	Operation	[B1] Refrigerants used in ventilation or cooling systems [B2 – B5] Maintenance, repair, replacement and refurbishment activities [B6] Operational energy use [B7] Operational water use [B8] Transport relating to deliveries of goods and staff access to site	Decommissioning	Scoped out of assessment	2	Chapter 7 – Climate Change and Greenhouse Gases
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Decommissioning	Scoped out of assessment										

Topic Area	Summary of Comments	Page No.	ES Chapter
	Energy use should be assessed on the basis of site demand being met via grid supply alone. Applicant is encouraged to outline energy efficiency considerations in design, particularly in respect of benchmark Power Usage Effectiveness (PUE) performance.		
Section 7.2 – Assessment Criteria & Methodology	Agreed with approach to assessment. Encouraged to present details in terms of what operating conditions are required within the data centre and the implications of future climate change on maintaining these.	1	Chapter 7 – Climate Change and Greenhouse Gases
Section 7.3 – Baseline Environment	As the baseline (without development) case consists of the existing building, the embodied carbon associated with the existing building does not need to be quantified in order to assess the impact with development. Baseline (without development) transport emissions will be modelled as part of the Transport Consultant analysis. The baseline (without development) energy use should include both regulated and unregulated sources as proposed. Water use should also be included in this baseline. It is agreed that future baseline (without development) would be the same as the baseline (without development).	1	Chapter 7 – Climate Change and Greenhouse Gases
Section 7.4 – Occupation Impacts and Effects	Agreed operational lifetime of 60 years as aligned with RICS best practice guidance. Operational water use should be included within the assessment. Ongoing decarbonisation of the national grid can be assessed using appropriate UK Government published data.	1	Chapter 7 – Climate Change and Greenhouse Gases

5.2 Topics Scoped out of the EIA

- 5.2.1 In agreement with the Local Planning Authority (LPA) through informal engagement, the EIA for the Proposed Development focuses on Air Quality and Climate Change (Greenhouse Gas Emissions) as the only topics with potential to result in likely significant environmental effects. All other environmental topics have been scoped out on the basis that, no likely significant effects are anticipated. The justification for scoping out these topics is set out below.

Ground Conditions and Contamination

- 5.2.2 The Site is considered to present a low risk in relation to land contamination. Pinnacle have prepared a Current Site Remediation and Ground Conditions report (report ref: PLON01-PIN-XX-XX-RP-Q-00001) which is submitted as part of the planning application.

- 5.2.3 This found that the remediation works undertaken at the Site have successfully reduced environmental and human health risks to a negligible level and have rendered the Site suitable for commercial development.
- 5.2.4 Residual risks, specifically those associated with possible trace asbestos in deeper made ground and potential ground gas presence, are fully manageable through procedural controls and established construction practices.
- 5.2.5 With the precautionary measures set out in this summary the site presents no unacceptable risks to:
- End users
 - Construction and maintenance workers
 - Controlled waters
 - Potable water supplies
 - Adjacent land users
- 5.2.6 On this basis, the Site is considered appropriate and suitable for the Proposed Development.
- 5.2.7 As no new contaminative uses have occurred, significant environmental effects are not likely, and this topic is **scoped out** of the EIA.

Townscape and Visual and Heritage

- 5.2.8 A Townscape, Heritage, Landscape and Visual Impact Assessment has been prepared by Savills and accompanies the planning application (report reference: PLON01-SAV-XX-XX-RP-Q-00001). The Proposed Development would not affect the significance of nearby non-designated heritage assets and would not have a negative effect on the significance of the registered Stockley Park.
- 5.2.9 The Proposed Development seeks only to adapt the existing buildings, with no increase in maximum building height. Assessment work indicates limited or no material change to longer-range or near viewpoints, and any affected views are of low sensitivity.
- 5.2.10 Given the scale and nature of the Proposed Development and the established built form at the Site, the proposals are not considered to have **significant** environmental effect and therefore is **scoped out** of the EIA.

Archaeology

- 5.2.11 The Site contains no designated archaeological remains and is not within an Area of Archaeological Priority. As confirmed by GLAAS during the 2021 Permission, historic brickearth extraction means significant archaeological remains are unlikely to survive, and no further assessment or conditions were required.
- 5.2.12 No likely significant effects are anticipated, and archaeology is **scoped out** of the EIA.

Biodiversity

- 5.2.13 FPCR Environment and Design Ltd have prepared an Ecological Appraisal which accompanies the planning application (report reference: PLON01-FCP-XX-XX-RP-N-00003). The Site is not subject to statutory ecological designations, and nearby designations are well separated by

existing development. The Site comprises ornamental planting, hardstanding and buildings, offering limited ecological value. The proposals are not likely to have a significant environmental effect on ecology in. As such, ecology is **scoped out** of the EIA.

Transport

- 5.2.14 A Transport Statement has been prepared by TPA which accompanies the planning application (report reference: PLONO1-TPA-XX-XX-RP-Q-00001).
- 5.2.15 The Proposed Development would utilise the existing vehicular and active travel access from Iron Bridge Road and would not result in any material change to the local highway network. When compared to the lawful existing use of the site, the proposals would generate a significantly lower level of traffic, servicing activity, staff presence and parking demand, resulting in a clear reduction in overall highway impact.
- 5.2.16 Given that no significant transport-related environmental effects are anticipated, this topic is **scoped out** of the EIA.

Hydrology and Water Resources

- 5.2.17 The Site lies within Flood Zone 1, with limited and localised areas of modelled surface water risk that do not reflect the existing site layout. The Proposed Development does not result in material changes to runoff or flood risk. SuDS measures will be incorporated where required. A Flood Risk Assessment and Drainage Strategy has been submitted with the application.
- 5.2.18 As the Proposed Development does not increase flood risk on- or off-site, hydrology is **scoped out** of the EIA.

Noise

- 5.2.19 Sharps Redmore have prepared noise assessment which accompanies the planning application (Report reference: PLON01-SRM-SW-XX-RP-N-00002). Overall, with the attenuation measures proposed and predicted noise levels lower than the existing measured noise environment and the context of the area as a commercial in character (including established data centre use); the approach is considered to be in line with the NNPF goals of avoiding significant impacts, the LBH guidance and minimising potential adverse impacts effectively.
- 5.2.20 Construction noise will be managed through a Construction Environmental Management Plan (CEMP). Operational noise has been assessed through acoustic modelling, with appropriate mitigation (e.g., plant selection, acoustic enclosures) incorporated into the design.
- 5.2.21 Given the separation distances, commercial context, and mitigation available, significant noise effects are not likely, and noise is **scoped out** of the EIA.

Major Accidents and Disasters

- 5.2.22 In the absence of recognised EIA-specific guidance on major accidents and disasters, relevant guidance has been reviewed from the Cabinet Office National Risk Register (2017), UK Government Emergency Response and Recovery Guidance, and the International Federation of Red Cross and Red Crescent Societies' Disaster and Crisis Management Guidance.
- 5.2.23 A disaster is defined as a sudden event causing widespread disruption and losses beyond a community's capacity to cope, while an accident is an unforeseen and unintentional incident resulting in damage or injury.

- 5.2.24 Given the Site's UK location, natural disasters are not considered a likely risk to the Proposed Development. The probability of seismic activity of a magnitude capable of causing structural damage or loss of life is extremely low, and site topography does not present a risk of significant mass movement.
- 5.2.25 While a residual risk from accidents, fire, or extreme events cannot be entirely eliminated, this is appropriately mitigated through the Site's location within an established industrial area, embedded design measures aligned with manufacturer and statutory requirements, and compliance with relevant design standards.
- 5.2.26 The Proposed Development will incorporate emergency response procedures and monitoring systems to minimise the risk and consequences of major incidents, including real-time monitoring via BMS and EPMS systems, redundant power and control systems, and integrated security, fire, and emergency controls.
- 5.2.27 On-site fuel storage will be limited and below Health and Safety Executive thresholds, with any potential impacts expected to be localised. An operational emergency plan will be implemented in accordance with HSE guidance.
- 5.2.28 Given the low likelihood of major accidents or disasters giving rise to significant environmental effects, this topic is **scoped out** of the EIA.

Waste

- 5.2.29 Construction and operational waste can be appropriately managed through standard waste management plans and relevant legislation. The Waste Local Plan provides strategic capacity for waste arisings, and the Proposed Development is not expected to generate significant volumes of waste.
- 5.2.30 Waste is therefore **scoped out**, although estimated waste volumes are described in the project description in accordance with the EIA Regulations.

Human Health

- 5.2.31 Human health effects relating to Air Quality and Climate Change will be addressed in the relevant ES chapters. Other factors with potential health implications (e.g., noise) have been **scoped out** of the EIA as they are not expected to give rise to significant effects. Construction-phase health risks will be managed through standard health and safety procedures.

Wind Microclimate, Daylight and Overshadowing

- 5.2.32 The heights of the Proposed Development do not exceed the existing maximum of the host buildings (18m). The proposed physical works are not anticipated to trigger any material change to the local wind microclimate which, as part of an established commercial estate, is not considered to be a sensitive location.
- 5.2.33 With regard to potential impacts on Daylight and Overshadowing; again, the works do not extend beyond the established maxima of the existing buildings. There will be no material impact on any adjoining land or uses in terms of any loss of light or overshadowing.
- 5.2.34 The proposals are not likely to have a significant environmental effect and this topic is **scoped out** of the EIA.

5.3 EIA Methodology

- 5.3.1 The assessments presented in the ES consider the potential for significant environmental impacts to affect the baseline conditions as a direct/indirect result of the Proposed Development.
- 5.3.2 A description of the aspects of the environment likely to be significantly affected by the Proposed Development is a requirement of the EIA Regulations. The baseline conditions are defined as the current state of the environment (within schedule 4, section 3 of the EIA Regulations) and how it may develop in the future in the absence of the proposals and with certain committed developments included. In order to forecast potential future effects, it is necessary to make predictions. To ensure that predictions are as accurate as possible, a description of the methods used to assess the effects of the Proposed Development is also required by the EIA Regulations.
- 5.3.3 Unless specifically stated otherwise, the assessments have been undertaken in accordance with best practice guidelines published by the relevant professional bodies for the technical aspect being assessed. Each technical chapter in this report provides full details of the baseline and assessment methodology employed for that topic area alongside terminology used in the context of that technical discipline.
- 5.3.4 Where there is no topic specific guidance available, a generic framework of assessment criteria and terminology has been developed to enable the prediction of potentially significant effects and their subsequent presentation. The development of this framework has drawn upon the experience of Savills and project team of undertaking EIA.
- 5.3.5 As the planning application is being made in full, the EIA assesses the construction and operation effects of the Proposed Development through detailed plans.
- 5.3.6 The detailed plans identify the maximum extent of development in order to assess the worst-case development scenario and set out the required information to allow the environmental effect of the Proposed Development to be assessed with sufficient certainty.
- 5.3.7 The EIA parameters therefore comprise the project description, including development quantum, and detailed plans specified in Chapter 3 – The Proposed Development.
- 5.3.8 The detailed plans have enabled the EIA team to establish the appropriate “development scenario” for assessment which enables the identification of the likely significant environmental effect of the Proposed Development.

Assessment scenarios

- 5.3.9 The EIA assesses the Proposed Development using the following assessment scenarios:
- 1) Baseline/Future Baseline
 - 2) Baseline/Future Baseline + Proposed Development
 - 3) Baseline/Future Baseline + Proposed Development + Other Committed Development
- 5.3.10 The above scenarios are necessary to demonstrate the impacts, effects and necessary mitigation required to deliver the Proposed Development.
- 5.3.11 The assessments presented in the ES consider the potential for significant environmental impacts to affect the baseline conditions as a direct / indirect result of the Proposed Development.

- 5.3.12 A description of the aspects of the environment likely to be significantly affected by the Proposed Development is a requirement of the EIA Regulations. The baseline conditions are defined as the current state of the environment (within schedule 4, section 3 of the EIA Regulations) and how it may develop in the future in the absence of the proposals and with certain committed developments included. In order to forecast potential future effects, it is necessary to make predictions. To ensure that predictions are as accurate as possible, a description of the methods used to assess the effects of the Proposed Development is also required by the EIA Regulations.

Study area and temporal scope

- 5.3.13 Each assessment topic defines its study area geographically and indicates the timescales over which the environmental effects have been considered. The temporal scope considers the deconstruction and construction phase, and thereafter when the development is completed and operational (referred to as the 'operational' phase).

Generic Assessment Framework

- 5.3.14 Each technical chapter of the ES details the methodology used for its assessment. Unless otherwise specified in the specific technical chapter, the ES generally follows the generic assessment framework detailed below.

Receptor Sensitivity and Impact Magnitude

- 5.3.15 'Receptors' are those aspects of the environment sensitive to changes in baseline conditions. The sensitivity of a particular receptor depends upon the extent to which it is susceptible to such changes.
- 5.3.16 'Impact magnitude' is determined by predicting the scale of any potential change in the baseline conditions. Where possible, magnitude is quantified however where this is not possible, a fully defined qualitative assessment is undertaken. The assessment of magnitude is carried out taking account of any inherent design mitigation in the proposal that forms part of the development description.

Table 5.3 Receptor Sensitivity

Sensitivity of Receptor	Typical Description
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 5.4 Magnitude of impact and typical descriptions

Magnitude of Impact		Typical Description
High	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large-scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.

Magnitude of Impact		Typical Description
Medium	Adverse	Loss of resource but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Low	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Level of effect

5.3.17 As shown in the table below, the effect is determined by combining the predicted magnitude of impact with the assigned sensitivity of the receptor.

Table 5.5 Framework for identifying environmental effects

		Magnitude of Impact			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5.3.18 As required by Schedule 4, paragraph 5 of the EIA Regulations, the likely significant effects of the Proposed Development are described as:

- Adverse or beneficial
- Direct or indirect
- Temporary or permanent
- Reversible or irreversible
- Cumulative (where applicable)

5.3.19 Adverse effects are undesirable and result from negative impacts. Beneficial effects are desirable and result from positive impacts.

5.3.20 Each effect has a source originating from the Proposed Development, a pathway and a receptor. Effects which operate in this direct way are regarded as direct effects. Effects on other receptors via subsequent pathways are regarded as indirect effects.

5.3.21 The definition of the level of significance at which a significant impact arises is provided within the topic method section of each chapter of the ES. Unless stated otherwise, effects of moderate significance or above are considered to be significant in EIA terms.

Initial and Residual Effects

5.3.22 As stated previously, the EIA process enables the likely significant effects of a proposed development to be identified so that, where possible, adverse effects predicted to arise as a result of the proposal can be avoided, prevented, reduced or mitigated / offset through the adoption of suitable measures. Additionally, enhancement measures can be incorporated to maximise the beneficial effects of the development. These can be defined as:

- Initial Effects: Effects occurring as a result of the Proposed Development prior to the adoption of any additional mitigation or enhancement measures.
- Residual Effects: Effects occurring as a result of the Proposed Development taking into account the adoption of identified additional mitigation or enhancement measures.

5.3.23 Measures that design out significant effects that form an inherent part of the Proposed Development as proposed, known as inherent mitigation, are considered in the initial impact.

5.3.24 For example many environmental constraints, such as flood risk, must be designed out of a project for it to be viable and it would be impractical to consider the Proposed Development without such measures in place.

5.4 Cumulative assessment

5.4.1 The requirement for cumulative effects assessment is set out in Schedule 4 of the EIA Regulations. At Schedule 4(5), the EIA Regulations require 'A description of the likely significant effects of the development on the environment resulting from, *inter alia*: ...*(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources*'.

5.4.2 Cumulative impact comprises the combined effects of the Proposed Development with other existing and/or approved development. This ES considers the potential for cumulative effects when the construction and operational phases could be concurrent, and where there are sensitive receptors common to other developments. Identified cumulative developments that have been assessed in relation to the Proposed Development are listed below.

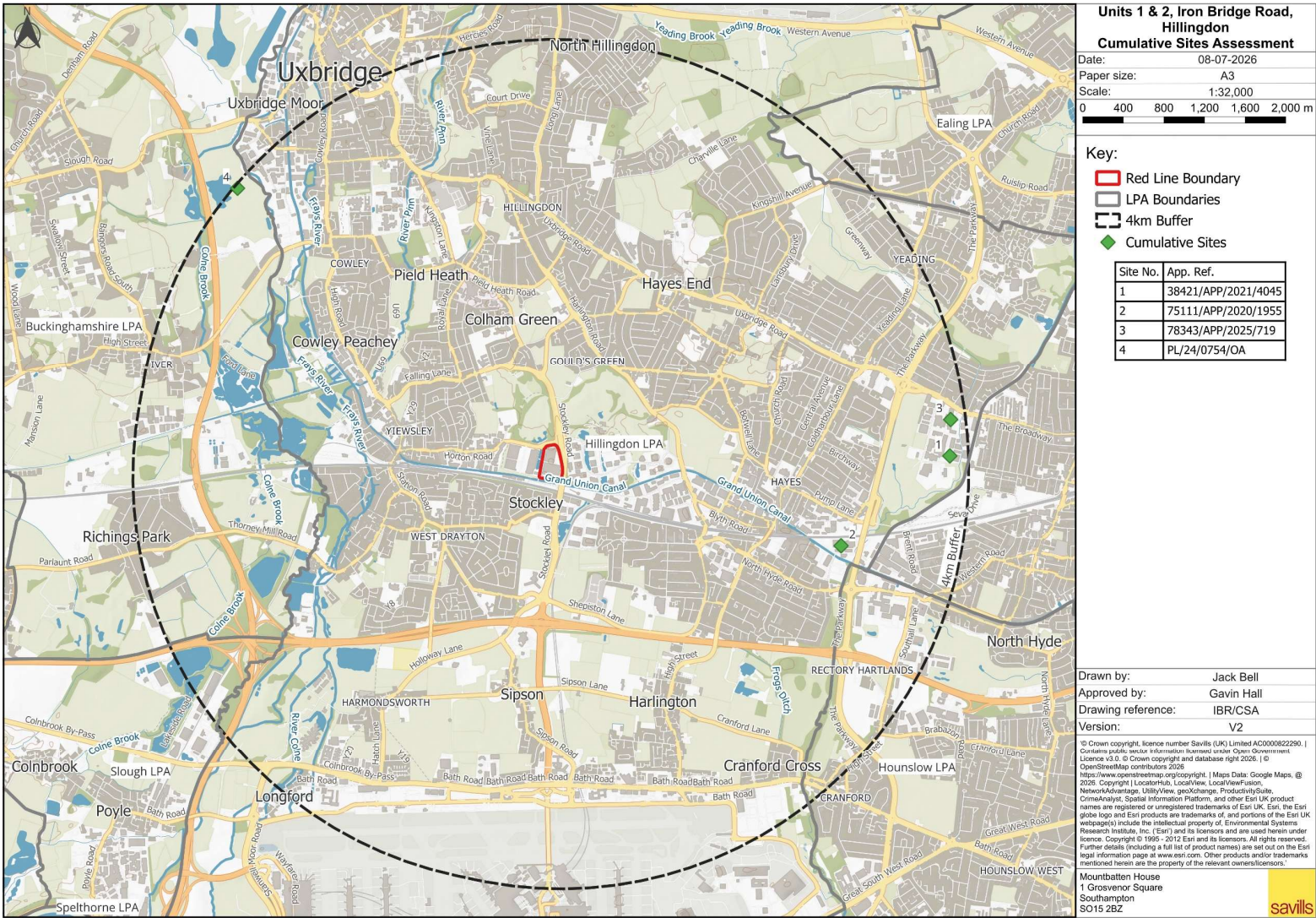
5.4.3 For most disciplines, the consideration of cumulative effects is of a qualitative nature. Consideration of the potential for cumulative effects should have regard to specific environmental receptors. The scope of the committed development has been agreed with the LPA during the EIA Scoping process.

Table 5.6 Cumulative sites

Map Ref	Address	Description	Planning Reference	Status
1	Optimum Data Centre, Tudor Works, North Of Beaconsfield Road, Hillingdon, London, UB4 0SL	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.	38421/APP/2021/4045	Under Construction
2	North Hyde Gardens, Bulls Bridge Industrial Estate, Hillingdon, London, UB3 4QQ	Site clearance and preparation, including the demolition of remaining buildings, and the redevelopment of the site to provide: a new data centre (Use Class B8), two MV Energy Centres (including stand-by generation plant and gas storage), a HV Sub-Station, a visitor reception centre, plant, the creation of a new footpath and cycleway link to the canal towpath, works to the highway, car parking, cycle parking, associated infrastructure, enclosures and necessary physical security systems, hard and soft landscaping (including works to the River Crane) and ancillary uses, as well as associated external works.	75111/APP/2020/1955	Under Construction

3	Hayes Bridge Retail Park, Uxbridge, Hillingdon, London, UB4 0RH	Hybrid planning application for a four-phased redevelopment to deliver a data centre campus comprising of: Phase 1 - Full planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) site access and internal roads including a vehicular and pedestrian link between Uxbridge Road and Bullsbrook Road; (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development; Phase 2 - Outline planning permission for (a) an Innovation Hub; (b) hard and soft, green and blue, infrastructure; and (c) other ancillary and auxiliary forms of development (all matters reserved); Phase 3 - Outline planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) internal roads; (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development (all matters reserved); and Phase 4 - Outline planning permission for (a) a data centre building; (b) energy, power, and water infrastructure; (c) internal roads; (d) site security arrangements and security fencing; (e) hard and soft, green and blue, infrastructure; and (f) other ancillary and auxiliary forms of development (all matters reserved).	78343/APP/2025/719	Pending Decision
4	Woodlands Park Landfill Site, Land South Of Slough Road, Iwer, Buckinghamshire	Outline planning application with all matters reserved except for principal points of access for the redevelopment of the former landfill site to comprise a data centre development (Use Class B8) of up to 72,000 sqm (GEA) delivered across 2 buildings to include ancillary offices, internal plant and equipment and emergency back-up generators and associated fuel storage. Cycle and car parking, internal circulation routes, soft and hard landscaping, security perimeter fence, lighting, earthworks, sustainable drainage systems, ancillary infrastructure and a substation.	PL/24/0754/OA	No Start. Expires July 2028.

Figure 5.1 Cumulative Sites Map



5.5 Limitations

5.5.1 The preparation of this Environmental Statement has been undertaken with due regard to the proportionality principles of the EIA Regulations. The following assumptions and limitations apply to the assessment:

- **Baseline information** has been obtained from sources available at the time of writing, including published data, surveys and site visits. The ES reflects the most up-to-date and reliable information reasonably accessible during the assessment period.
- **Assessment of unmitigated effects** assumes that the Proposed Development will be constructed and operated using standard industry practices, recognised construction techniques and regulatory requirements. These embedded, good-practice measures are not treated as additional mitigation.
- **Topic-specific assumptions** made to support individual technical assessments are set out within the relevant ES chapter where they arise.
- **Limitations and uncertainties**, including those associated with data availability, modelling assumptions or sensitivity of receptors, have been identified within the relevant technical chapters. Where uncertainty could influence the robustness of impact predictions, this is clearly explained and the assessment adopts a precautionary but proportionate approach.