26 October 2026

Emilie Bateman
London Borough of Hillingdon
Environment and Community Services
Civic Centre
High Street
Uxbridge
UB8 1UW

Diana Thomson
E: DThomson@savills.com
D: +44 (0) 20 7499 8644

33 Margaret Street
W1G 0JD
savills.com

Dear Emilie,

FORMER SIPSON GARDEN CENTRE, WEST DRAYTON
SUBMISSION OF OUTLINE PLANNING APPLICATION (PP-15282280)

On behalf of the applicant, VIRTUS HOLDCO Limited, please find enclosed an outline planning application for the redevelopment of the above site which has been submitted via the Planning Portal.

The proposed development comprises the demolition of the existing structures on the site and the construction of a new data centre facility with an overall IT capacity of approximately 54MW. The development would provide up to 54,000 sqm of gross internal floorspace, comprising data halls, an administration block, external plant and associated ancillary infrastructure.

The application is submitted in outline, with access included as a detailed matter for determination. This approach has been agreed with officers throughout the pre-application process.

1. Description of Development

The description of development is as follows:

"Outline planning application (with all matters reserved except for access) for the redevelopment of the former Sipson Garden Centre site to provide a data centre facility, including associated energy infrastructure, security measures, landscaping, and access arrangements."

2. Application Documents

The application has been submitted electronically via the Planning Portal, and comprises the following documents:

- Application Form;
- CIL Form 1;
- Site Location Plan;
- Illustrative Masterplan and Sections;
- Proposed Parameter Plans;
- Design and Access Statement, prepared by AECOM;
- Design Code, prepared by AECOM;
- Planning Statement, prepared by Savills;
- Alternative Sites Assessment, prepared by Savills;
- Arboricultural Impact Assessment (including Tree Protection Plan and Tree Root Protection Areas), prepared by AECOM;
- Aviation Safeguarding Assessment, prepared by WSP;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- Biodiversity Net Gain Assessment and Metric, prepared by AECOM;
- BREEAM Pre-Assessment, prepared by AECOM;
- Circular Economy Statement, prepared by Savills Earth;
- Construction and Demolition Logistics and Management Plan (Outline), prepared by AECOM;
- Data Centre Needs Assessment and Economic Benefits Statement, prepared by Savills Economics;
- Daylight, Sunlight and Overshadowing Assessment, prepared by AECOM;
- Ecological Appraisal, prepared by AECOM;
- Energy and Sustainability Statement, prepared by AECOM;
- Environmental Statement, prepared by Savills, comprising the following chapters:
    - Air Quality
    - Archaeology
    - Climate Change and Greenhouse Gases
    - Landscape, Townscape and Visual Impact Assessment (LTVIA)
    - Noise and Vibration
- Environmental Statement appendices, comprised of the following:
    - Agricultural Land Classification Report, prepared by Tetra Tech
    - Historic Environment Desk-Based Assessment, prepared by Savills Heritage, Townscape and Archaeology
- Flood Risk Assessment and Drainage Strategy, prepared by AECOM;
- Healthy Streets Transport Assessment, prepared by AECOM;
- Land Contamination Assessment, prepared by AECOM;
- Landscaping Plans and Details (including Urban Greening Factor), prepared by AECOM;
- Lighting Strategy, prepared by AECOM;
- London Plan Fire Statement, prepared by AECOM;
- Microclimate and Wind Assessment, prepared by AECOM;
- Statement of Community Consultation, prepared by Camargue;
- Travel Plan (Draft), prepared by AECOM;
- Utilities Statement, prepared by AECOM;
- Water Cycle Strategy, prepared by AECOM; and
- Whole Life Cycle Carbon Assessment, prepared by Savills Earth.

Please note that the application fee (£25,260.00) has been paid via the Planning Portal by the applicant under separate cover.

3. Summary

I trust the enclosed is in order, and look forward to receiving prompt confirmation that the application has been formally validated and can be determined positively and promptly, in accordance with the Council's statutory timescales.

Please feel free to contact me or my colleague, Emily Brosnan, of these offices in the first instance if you have any queries or would like to discuss.

Yours sincerely

Savills

Diana Thomson
Director

cc. Michael Briginshaw, London Borough of Hillingdon
Grace Liu, London Borough of Hillingdon
Simon Ramsell, VIRTUS
Harry McGregor, VIRTUS
Emily Brosnan, Savills

Enc. As above