Camargue

Former Sipson Garden Centre

Statement of Community Consultation

October 2026

Prepared by Camargue on behalf of VIRTUS Data Centres

VIRTUS
Data Centres

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1 Executive summary

1.1 This Statement of Community Consultation (SCC) has been prepared by Camargue on behalf of VIRTUS Data Centres (VIRTUS as "the applicant"). It supports the outline planning application submitted by the applicant to London Borough of Hillingdon ("the council") for the construction of one data centre building with two wings of data halls, ancillary offices, associated plant, equipment and emergency backup generators, ancillary buildings and substation. The development also comprises internal circulation areas, car and cycle parking, hard and soft landscaping and other associated works and ancillary site infrastructure.

1.2 This document describes the applicant's approach to pre-application community engagement, the feedback received from the local community and the team's response to this. This engagement programme was separate from, and in addition to, the pre-application dialogue entered into by the applicant with the council and other statutory and technical consultees.

1.3 The applicant's approach to pre-application consultation has met the guidance provided in the National Planning Policy Framework (NPPF) and London Borough of Hillingdon's Statement of Community Involvement (SCI), adopted in October 2021.

1.4 The applicant is aware of the previous proposals for the development of the site, and looked to address local concerns by engaging closely with the community.

1.5 The programme of pre-application consultation aimed to give people the opportunity to view the plans, ask questions and provide their feedback on the proposals.

1.6 The applicant proactively sought to consult political representatives and site neighbours to ensure that its application took the views of local people into account.

1.7 Publicity for the consultation was carried out through a flyer shared with site neighbours (see Appendix A), a separate letter sent to immediate site neighbours (see Appendix B), and through a dedicated website. Local political representatives were also contacted ahead of the event with details on how to participate (Appendix C).

1.8 The applicant gathered feedback from the community through an in person drop-in consultation event on Monday 7 September. Feedback forms were available online and during the event.

1.9 The project team has carefully considered the comments which have been submitted as part of the consultation and is committed to maintaining an open dialogue with the community and stakeholders as the application progresses.

Consultation methodology

2.1 National and local policy has guided the approach to public consultation and community involvement for this application. This encourages proactive communication between applicants, local planning authorities and communities to help facilitate better planning applications and outcomes.

> *'Understanding the issues, opportunities, challenges and options is an important part in the plan-making process and engagement and consultation with relevant partners and communities is essential to this.' (paragraph 1.1.3)*
>
> *'There are clear benefits of involving the community in developments which are considered likely to have an impact on the community, and the most effective time to involve the community is at the pre-application stage. At this point in the development process, information and views gained from the community can still have a meaningful impact on the final shape the development takes.' (paragraph 6.5.2)*
>
> **Hillingdon Council's Statement of Community Involvement, October 2021**

> *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*
>
> **National Planning Policy Framework (NPPF), August 2026**

Consultation objectives

2.2 Through the pre-application consultation, the project team's objectives were to:

- Raise awareness among neighbouring residents and political representatives of the forthcoming planning application for a data centre facility on the site of the former Sipson Garden Centre.
- Provide opportunities for the community to put forward their thoughts on the proposals, enter into a dialogue with the project team to alleviate any concerns, and help shape the best feasible proposals for the site.
- Ensure the consultation is fair and inclusive, recognising different needs and respecting a range of perspectives.

2.3 To achieve these objectives, the team developed a consultation and engagement strategy that would provide easily accessible opportunities for the public to view the proposals and ask questions, while also offering opportunities for local representatives and interest groups to engage with the project team. This is explained within the following chapter.

3 Delivering the consultation programme

3.1 To deliver its objectives for the consultation programme, the applicant carried out the following consultation activity:

i. Publicity to promote the proposals and associated consultation through a flyer shared with site neighbours and politicians (Appendix A), letters to immediate site neighbours (Appendix B), and creating a dedicated website (https://virtussipson.co.uk/)

ii. Inviting local stakeholders and political representatives to discuss the plans at an in person consultation drop-in consultation event on 7 September 2026 at Harlington Scout Hut

iii. Hosting an in person drop-in consultation event on 7 September 2026 at Harlington Scout Hut

iv. Making all consultation information available online, and establishing a project team email (info@virtussipson.co.uk) and phone number (020 7323 3544) to receive enquires

v. Providing a range of ways to give feedback, including: feedback forms to fill in at the event, online feedback forms, and via phone / email

Consultation Publicity

3.2 Prior to consultation, the project team undertook publicity to invite the local community and key stakeholders to participate.

3.3 Flyers to local residents informing them of dates for the consultation and drop-in event (Appendix A), and emails to political stakeholders (Appendix C) were sent in the week commencing 24 August 2026 – providing two-weeks' notice ahead of the event. The flyer included key information about the proposals, the consultation event, the opportunity to provide feedback via the project website, as well as contact details for the project team. A follow up letter was shared with immediate site neighbours in the week commencing 24 August 2026.

3.4 A dedicated website was created to provide information on the proposals as well as contact details for the project team. The plans remain online and the website (see Appendix D) was updated at the end of consultation.

3.5 The project's consultation email address (info@virtussipson.co.uk) and a consultation telephone number (020 7323 3544) were monitored by the project team throughout the

consultation process. All communication channels continue to be open to allow for further dialogue about the plans.

3.6 In summary, the following local stakeholders were directly invited to participate in the consultation:

i. Leader of London Borough of Hillingdon

ii. Relevant cabinet member at London Borough of Hillingdon

iii. Chair of the planning committee at London Borough of Hillingdon

iv. Ward members for the site (Heathrow Villages)

v. The site's Member of Parliament (John McDonnell MP), and local assembly member (Bassam Mahfouz AM)

vi. Local residents and businesses living and working at 639 addresses shown in the area below. The consultation area was chosen to reflect those properties that could be impacted by the proposed development during its construction and operation period.

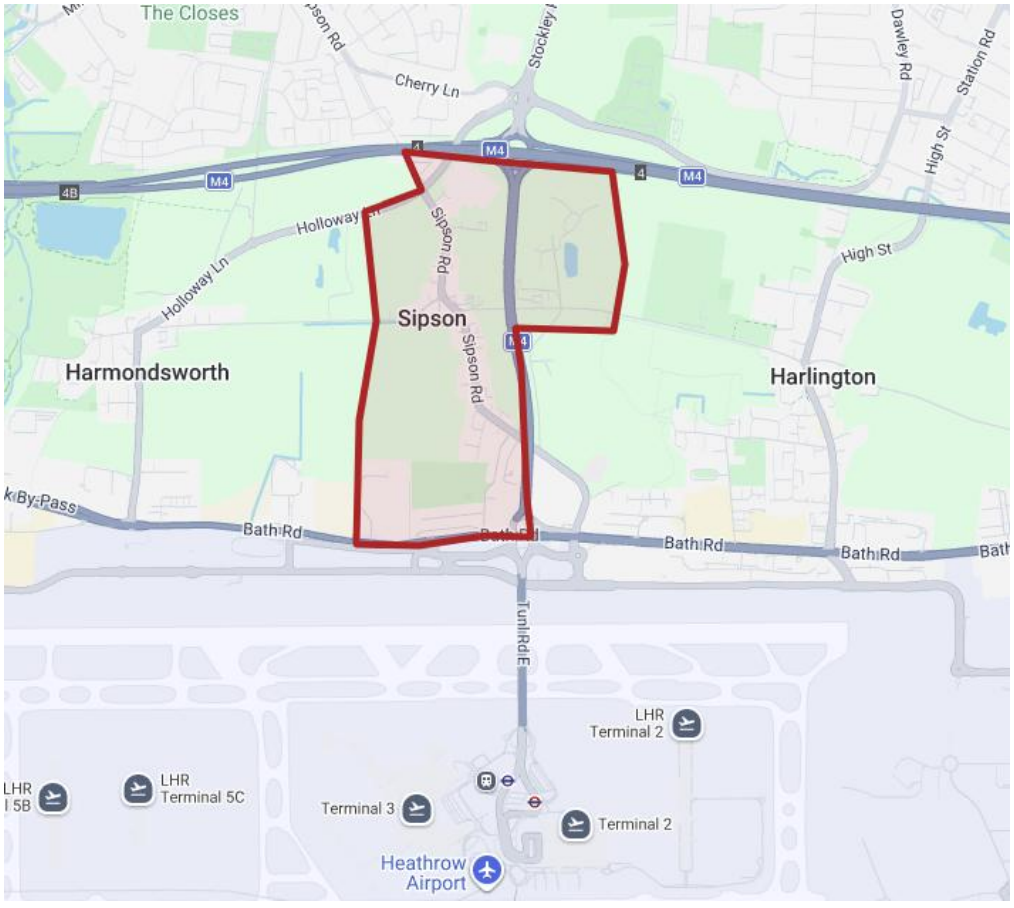


Image 1 – map showing the area to which letters were sent ahead of consultation

Consultation activity

3.7 The formal pre-application consultation period launched on 7 September 2026 and the online feedback form was available until 21 September 2026, with the website remaining live after this period for enquiries and future updates.

3.8 A dedicated website was created to provide information on the proposals as well as contact details for the project team. The plans remain online at www.virtussipson.co.uk

3.9 The drop-in consultation event was held on 7 September 2026 from 3pm until 8pm at Harlington Scouts Hut (UB3 5ER). It was an opportunity for the surrounding community to speak to the project team in person about the proposals, and to provide verbal and written feedback. A total of 19 people attended the event, with a range of topics discussed between the project team and attendees. Many attendees stayed at the event for multiple hours.

4 Feedback from the community

Drop-in consultation event – 7 September 2026

4.1 Nine members of the project team took part in the consultation event, which took place on Monday 7 September 2026.

4.2 Exhibition boards (Appendix E) were presented alongside physical feedback forms and information flyers. Feedback forms and exhibition boards included links to the consultation website (Appendix D), the project email address and the project phone number.

4.3 Feedback was received on a number of elements of the scheme, including noise impact, proximity to properties and impact on the local community. The project team engaged in lengthy discussions with attendees about different aspects of the scheme. The applicant's response to this feedback is available to view in Table 1.

Online feedback forms and email contact

4.4 The feedback form was also available on the project website. The project team received two feedback forms online. This feedback included:

- One resident said the building was 'too big for a small village', also referencing the proximity to Heathrow, stating that the villages need to be brought together amid the expansion. The respondent was concerned about the number of data centres coming forward in the area, stating that the area was already too built up.
- Another resident doubted that the development would be 'any more attractive' than other projects proposed on the site. The resident stated they 'have not spent time' on the feedback because of consultation fatigue.

Online queries

4.5 The project team received questions from one member of the public via email, asking why they had not been informed about the consultation. The resident lived in Harmondsworth, the neighbouring village to the site which is over a mile from the proposed development, and was therefore not included in the flyer distribution area.

4.6 The email was responded to on the same day the query was raised reinforming the resident of the consultation event and the ways to provide feedback on the scheme, as well as an overview of the political stakeholders contacted.

5 Response to feedback

Table 1: The applicant's response to feedback

Feedback raised	Project team response
Noise impact	Data centres typically produce a low level of noise. During operation, the project would comply with the council's noise policy, which states that any noise produced must be at least five decibels below background noise. VIRTUS is also proposing a range of measures to minimise noise impacts, including acoustic screening, landscape buffers and tree planting around the site perimeter, and acoustic attenuation measures for plant and equipment, including rooftop plant and backup generators. These measures have been incorporated into the design to ensure noise levels remain within acceptable limits at nearby sensitive receptors. During construction, working hours will be restricted to 8:00am – 6:00pm on weekdays, and 8:00am – 1:00pm on Saturdays, with no work on Sundays or Bank Holidays. No HGVs will arrive before 7:30am.
Impact on local water / power supplies	The data centre would be filled with non-potable water just once – using a closed loop cooling system for cooling. This means very little water will be required to cool the data centre once it is operational. Power for the data centre will come directly from the Laleham Substation – this supply is separate from the local network that serves homes and businesses. The development of the data centre is not expected to reduce power capacity for the local community.
Impact on human health	Human health has been considered throughout the development of the outline plans, with effects to be tested as part of the Environmental Impact Assessment (EIA). The EIA scoping report indicates that health impact from operations is unlikely, with air quality tested to ensure operation falls within regulatory requirements.
Community impact	The project would generate economic benefits for the community through the investment data centres bring. VIRTUS is proud to be a long-term community partner wherever its sites are located, working closely with the local community to add benefits to the people neighbouring our facilities. A Community Development Programme will be shaped to the needs and aspirations of Sipson and the surrounding areas. Areas of public amenity space have been earmarked on the parameter plans, including the creation of new publicly accessible landscaped areas. The parameter plans identify a primary public amenity space adjacent to the site entrance, providing an attractive setting for walking, informal recreation and relaxation, together with a secondary landscaped area which would further enhance the site's green infrastructure and biodiversity value. These spaces would be complemented by extensive tree planting and landscape buffers, creating a more attractive environment for local residents and visitors while improving the overall setting of the development.

Proximity to residential properties	The project would be visible from some neighbouring properties, however there would be a substantial landscape buffer surrounding the site boundary to mitigate this, including through planting new trees, shrub belts and native hedgerows. The final design of the building is being developed, but it would likely include green walls to further minimise impact on nearby residents.
The development won't create jobs	Each direct job created in the data centre industry supports more than six jobs elsewhere in the supply chain. This data centre will support hundreds of jobs during the construction period, and anticipated to create around 55 during operation. This includes jobs in engineering, facilities management, security, technical and maintenance. Around 30 additional indirect and induced jobs will also be created through supply chain expenditure and wider economic effects. Other associated employment programmes could be agreed as part of the Community Development Programme, or in collaboration with Hillingdon Council as part of a Section 106 agreement.

6 Conclusion

6.1 This SCC demonstrates that the applicant is committed to public consultation, aimed at spreading awareness of its proposals for a data centre on the site of the former Sipson Garden Centre.

6.2 Through the pre-application consultation process, the project team has provided opportunities for residents, community groups, businesses and other stakeholders to comment on the plans.

6.3 The applicant ensured the community had a voice throughout the consultation period, holding the drop-in consultation event to give the community the opportunity to discuss the outline plans in further detail. As a result of the meeting, as well as wider feedback, the project team has made enhancements to landscape buffer, public amenity space, and acoustic mitigation.

6.4 The consultation website will be updated to reflect the planning application, and the consultation telephone line and email address will remain active so that local people are able to keep up to date with the application's progress.

7 Appendices

Appendix A – flyer distributed to the local community before consultation

SHARE YOUR VIEWS FROM 7 SEPTEMBER – 21 SEPTEMBER 2026

Consultation on plans for a data centre on the site of the former Sipson garden centre



Indicative CGI aerial image of the data centre campus

VIRTUS Data Centres is bringing forward outline plans for a data centre campus on the site of the former Sipson garden centre, to the west and south of the M4.

All information about the project will be available on our website:
www.virtussipson.co.uk

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Data Centres

CONSULTATION ON PLANS FOR A DATA CENTRE ON THE SITE OF THE FORMER SIPSON GARDEN CENTRE

Our plans include:

- **A 54 megawatt** data centre
- **A high-quality and sensitive design** to reduce perceived scale, with screening to reduce visual impact on neighbouring properties
- **New landscaping and green buffers** around the site, including new trees, hedgerows, wildflowers and the creation of habitats
- **Office space** to support skilled operational and maintenance jobs

The development would bring the partly derelict site back into productive use to support the UK's cloud services, providing jobs in a growing sector.

Have your say

We will be holding a consultation event from **3pm-8pm** on **Monday 7 September** at:

Harlington Scouts Hut,
off Pembury Court (UB3 5ER).

Our project team will be available to meet and discuss the outline plans in more detail.

VIRTUS Data Centres is one of Europe's leading data centre developers and operators, and the largest provider in the UK.

We are committed to reducing the environmental impact of our plans, which are energy efficient and feature a built-in closed loop cooling system. This means the site will need very little water to cool the data centre and its IT equipment.

What is a data centre?

A data centre is a building that contains lots of computers and equipment used to store, process and manage digital information. It supports the online services we use every day, such as websites, emails, cloud storage and video streaming.

DEADLINE FOR FEEDBACK: **11:59PM ON 21 SEPTEMBER 2026**

Contact us

Website: **www.virtussipson.co.uk**

Phone: **020 7323 3544**

Email: **info@virtussipson.co.uk**

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Appendix B – letter shared with immediate site neighbours

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27 August 2026

[redacted]

Dear neighbour

VIRTUS Data Centres is one of Europe's leading data centre developers and operators and the largest provider in the UK. We are writing to you to introduce our plans for a data centre on the site of the former garden centre in Sipson.

We are bringing forward outline plans for a new data centre campus on the site of the former Sipson garden centre, to the west and south of the M4. Our draft plans include:

- A 54 megawatt data centre
- A high-quality and sensitive design to reduce perceived scale, with screening to reduce visual impact on neighbouring properties
- New landscaping and green buffers around the site, including new trees, hedgerows, wildflowers and the creation of habitats
- Office space to support skilled operational and maintenance jobs

The development would bring the partly derelict site back into productive use to support the UK's cloud services, providing jobs in a growing sector.

We are also committed to reducing the environmental impact of our plans, which are energy efficient and feature a built-in closed loop cooling system. This uses liquid in a sealed network which transfers heat away from servers while significantly cutting water usage.

Public consultation

Public consultation on the outline plans will run from **7 September – 21 September 2026**. Our website www.virtussipson.co.uk will include more information on the proposals and opportunities to provide feedback.

We will be holding a drop-in event at **Harlington Scouts Hut, off Pembury Court (UB3 5ER) on 7 September between 3pm – 8pm**, where our project team will be available to meet and discuss the outline plans in more detail.

We will consider all feedback we receive during consultation and use comments to shape our plans before the planning application is finalised.

If you have any questions or would like more information, please contact our project team by email at info@virtussipson.co.uk or phone on 020 7323 3544.

VIRTUS (Data Centres) Limited
Registered in England and Wales
Company Number: 06762600

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www.virtusdatacentres.com

Appendix C – letter shared with local political stakeholders

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Sent by email

Plans for a data centre on the site of the former Sipson garden centre

Dear [redacted]

I am writing to you from VIRTUS Data Centres – one of Europe's leading data centre developers and operators and the largest provider in the UK – to introduce myself and brief you on our plans for a data centre on the site of the former garden centre in Sipson.

We previously contacted you in September 2025 to invite you to one of our existing data centres in your constituency for a tour, and to tell you about the positive impact our developments have on the local community.

We are now bringing forward proposals for a new data centre campus on the site of the former Sipson garden centre, to the west and south of the M4. Our draft plans include:

- A 54 megawatt data centre
- A high-quality and sensitive design to reduce perceived scale, with screening to reduce visual impact on neighbouring properties
- New landscaping and green buffers around the site, including new trees, hedgerows, wildflowers and the creation of habitats
- Ancillary office space, supporting skilled operational and maintenance jobs

The development would bring a partly derelict site back into productive use to support the UK's cloud services, providing jobs in a growing sector.

We are also committed to reducing the environmental impact of our plans, which are energy efficient and feature a built-in closed loop cooling system. This uses liquid in a sealed network which transfers heat away from servers while significantly cutting water usage.

Public consultation

Public consultation on the plans will run from **7 September – 21 September 2026.** Our website (virtussipson.co.uk) will include more information on the proposals and opportunities to provide feedback.

Local residents will be informed of the consultation before it starts, with the opportunity to influence the plans throughout the consultation period. We want to ensure our plans provide long-term benefits for the community in Sipson and the surrounding area.

We will be holding a drop-in event at Harlington Scouts Hut, off Pembury Court (UB3 5ER) on 7 September between 3pm – 8pm, where our project team will be available to meet and discuss the plans in more detail.

We hope you are available to attend this, and we would also be grateful for the opportunity to brief you on our plans and the positive impact we can bring to the local community – ahead of consultation starting. Please do email us at info@virtussipson.co.uk with a date convenient for you in the coming weeks and we will arrange the meeting.

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We will consider all feedback we receive during consultation and use comments to shape our plans before the planning application is finalised.

We have been bringing forward our plans in close collaboration with officers at Hillingdon Council, including holding a formal pre-application meeting in July.

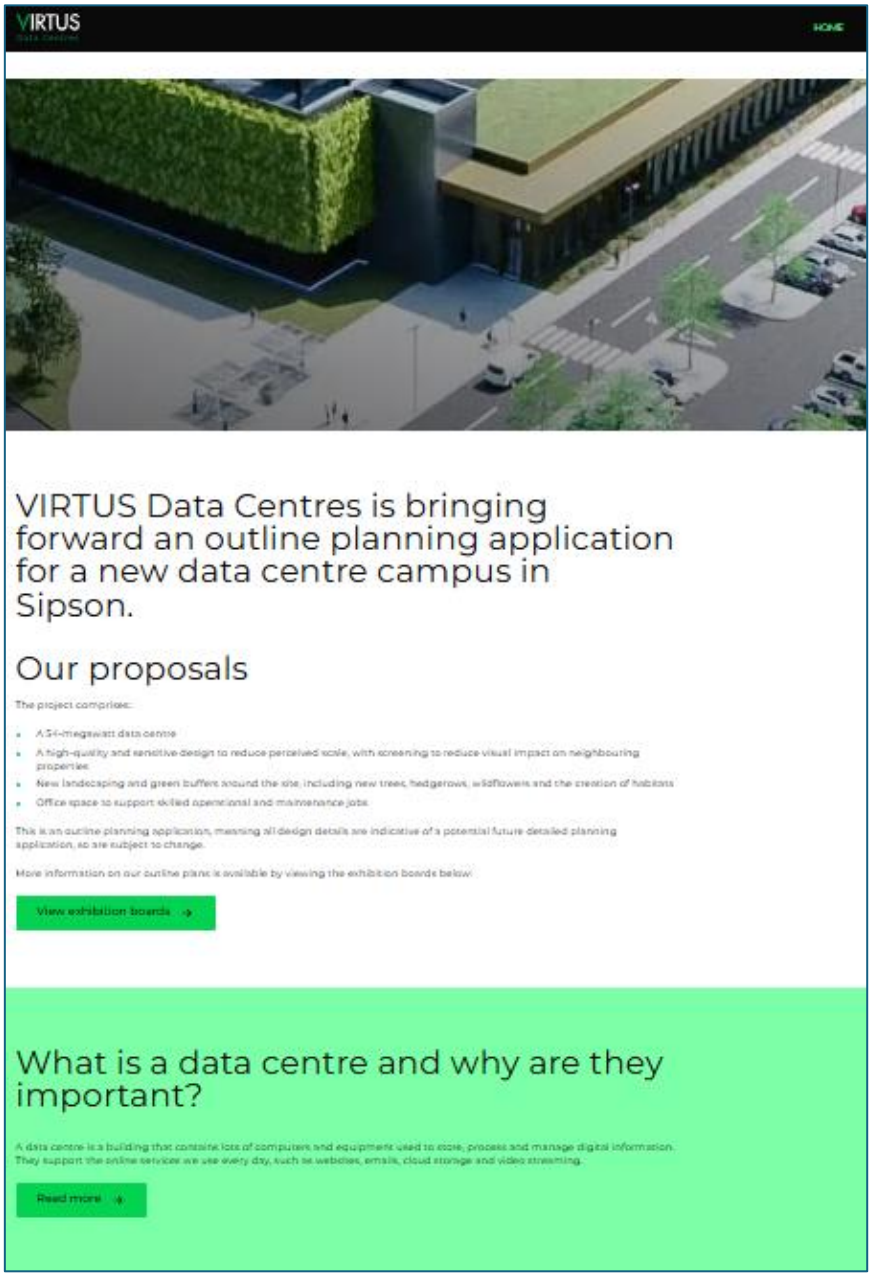
If you have any questions or would like more information, please contact our project team by email at info@virtussipson.co.uk or phone on 020 7323 3544.

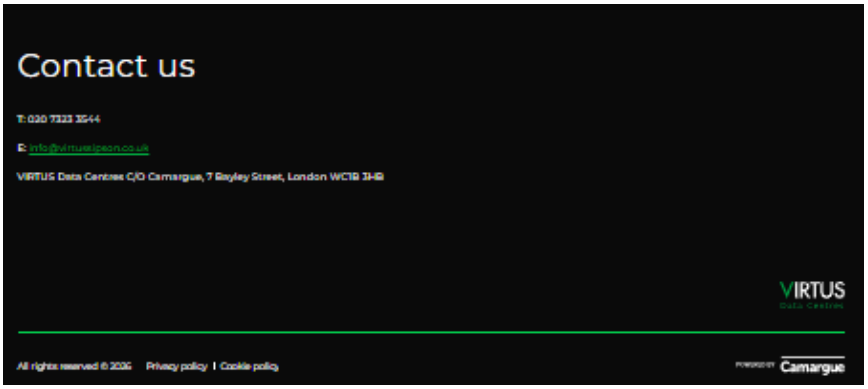
Kind regards

Adam Eaton

CEO of VIRTUS Data Centres

Appendix D – consultation website





Appendix E – exhibition boards



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Existing site

The proposed site occupies approximately seven hectares of land at the former Sipson Garden Centre. Located immediately south and west of the M4 motorway, the site is accessed from Sipson Road and sits between residential properties, the Holiday Inn Heathrow hotel, and a secondary school.

Bringing the site back into use

The proposals would bring a largely vacant and underused former garden centre site back into productive use, transforming the site into a modern, well-managed development. The scheme would deliver significant investment and create a high-quality environment.

New trees, habitat areas, sustainable drainage features and greenery would improve the site's environmental value, while careful design and screening would help integrate the development into its surroundings.

Overall, the proposals represent an opportunity to revitalise a long-neglected site and secure its long-term use.



Local considerations

The site's location presents a number of important design considerations. Neighbouring the site are homes, a school, a pub and hotel, meaning careful consideration of visual impact and the relationship between the development and its surroundings is required.

Existing trees and green spaces, prominent views into the site, drainage requirements and utility infrastructure have also influenced the design approach. In addition, the site's proximity to Heathrow Airport has informed landscape proposals, including a selection of planting that does not attract flocking birds.



NOTE: VIRTUS Data Centres is submitting an outline planning application – design details included here are indicative of a potential future detailed planning application so are subject to change.

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Proposals and design

VIRTUS Data Centres is submitting an outline planning application – that means the design elements set out here are only indicative, to provide a sense of what the future final buildings may look like. The indicative design combines high-quality architecture, landscaping and environmental enhancements, creating a modern data centre campus that is designed to sit harmoniously within its local context.

Building layout

The illustrative design comprises a single, purpose-built data centre arranged as two data halls with integrated office and administration facilities. The building has been positioned towards the eastern edge of the site, allowing extensive landscaping around its boundaries and creating a clear separation from neighbouring properties.

Supporting infrastructure, including a substation, parking and service facilities would be carefully integrated within the wider campus layout to ensure efficient day-to-day operation.

Architecture and appearance

The design aims to create a modern, high-quality building that responds sensitively to its surroundings. The massing has been broken up through a series of horizontal and vertical façade changes to avoid the appearance of one large, continuous structure. This helps reduce the perceived scale of the building and creates a more visually interesting form.

The illustrative design shows the main data hall finished in dark grey and black materials, providing a neutral backdrop that allows landscaping and green features to stand out. Administration areas facing towards neighbouring homes could use lighter brick and bronze detailing to create a more welcoming and attractive frontage.

Screening and visual impact

A key design objective has been to minimise visual impact for nearby residents. Landscaping, green walls, equipment screening and carefully selected materials will work together to reduce the prominence of the development from surrounding viewpoints. Additional planting within the site helps break up views of the building and creates a greener, more attractive setting.





NOTE: VIRTUS Data Centres is submitting an outline planning application – design details included here are indicative of a potential future detailed planning application so are subject to change.

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Protecting the environment and supporting local communities

VIRTUS is proud to be a long term community partner wherever new sites are located, working closely in conjunction with the local community to add real benefit to the people neighbouring our facilities. We believe in early, clear, honest and transparent community and political engagement to build trust.

Our data centres are built to the highest modern standards to limit their impact on the local community and environment.

Energy

100% of VIRTUS' energy comes from renewable sources, with 17% coming directly from offshore wind. Our power comes from a different place to the power supplied to your homes or businesses. Essentially it comes straight from the power station and is pre-contracted to VIRTUS.

We have procured a direct contract with an energy provider which does not affect supply to the local area, thereby also avoiding an impact in the way of increased prices.

Water

This data centre will be filled with water just once – using a closed loop cooling system to remove heat. Once operational, the site will need very little water to cool the data centre and its IT equipment.

Sound

Minimising noise for neighbouring homes is central to our design. We're prioritising sound containment with acoustic screening, enclosures and careful equipment siting to reduce impact on the surrounding area, including the school and hotel nearby. Any planning permission would carry strict noise conditions, agreed with the local authority.

Creating jobs

Each direct job created in the data centre industry supports more than six jobs elsewhere in the supply chain. It is anticipated that a data centre in Sipson will create many direct jobs, as well as support hundreds of jobs during construction and in the lifecycle of the data centre.

Support thriving communities

VIRTUS is committed to being a good neighbour in the communities in which we operate. That has meant supporting grassroot sports, enhancing community facilities, and investing in education and environmental initiatives.

Working with local people and organisations, we will shape a Community Development Programme tailored to the needs and aspirations of Sipson and the surrounding areas.



NOTE: VIRTUS Data Centres is submitting an outline planning application – design details included here are indicative of a potential future detailed planning application so are subject to change.

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Landscaping and ecology

The emerging landscaping strategy for the proposed data centre has been designed to minimise visual impact, enhance biodiversity and create a greener, more attractive setting for neighbouring residents, businesses and passing road users.

A substantial green buffer would surround the development, with new tree planting along the western, northern and southern boundaries helping to screen views of the building and reinforce the site's connection to the surrounding landscape.

Protecting nature

The scheme would introduce a wide range of native and climate-resilient planting, including trees, hedgerows, shrubs, wildflowers and meadow planting. These habitats will support pollinators and local wildlife while improving the overall ecological value of the site. Existing green corridors will be strengthened through additional planting, helping to create wildlife connections across the area.

- **Boundary planting** – screening hedges and trees
- **Wildflowers** – mix of species good for pollinators
- **Green wall** – to soften the facade and increase biodiversity
- **Natural drainage** – ponds and basins that retain rainwater runoff
- **Green roof** – to increase biodiversity
- **Plaza** – paved entrance area enhanced with planters and seats



NOTE: VIRTUS Data Centres is submitting an outline planning application – design details included here are indicative of a potential future detailed planning application so are subject to change.

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Have your say and next steps

Our outline proposals for the VIRTUS Sipson data centre are currently being developed and we welcome all comments and suggestions.

Providing your feedback

You can provide comments using a feedback form available at our event or by using our address listed below. Please speak to a member of the team if you would like a paper copy.

This feedback form is also available on our website: **www.virtussipson.co.uk**

The deadline for all feedback to be received is **11:59pm** on **Monday 21 September 2026**.

Indicative timeline

- **September 2026**
  Pre-submission public consultation
- **October 2026**
  Submission of an Outline Planning Application to Hillingdon Council
- **November / December 2026**
  Hillingdon Council invites feedback from the community
- **January 2027**
  Hillingdon Council determines VIRTUS' Outline Planning Application
- **2027 – 2029**
  Further detailed design work (pending planning decision)
- **2030**
  Anticipated construction alongside supporting infrastructure

Contact us

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