Former Sipson Garden Centre

Utilities Statement

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13 October 2026

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Quality information

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Revision History

Revision	Revision date	Details	Authorised	Name	Position
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1. Introduction

AECOM has been commissioned by Virtus (the 'Applicant') to prepare a Utilities Statement to support an Outline planning application for the development of a new data centre (hereafter referred to as the 'proposed Development'), located in Sipson, Heathrow, London (the 'Site').

This Utilities Statement and Foul Drainage Assessment has been prepared to demonstrate that:

- The Applicant has undertaken a desktop study to understand the existing utility infrastructure located within the proposed Development site and in the surrounding area, and the Statutory Undertakers who own the utility assets.
- The Applicant has developed an understanding of the utility requirements for the proposed Development.
- The Applicant will commit to undertaking any necessary protection and/or diversion works and ensure continuity of services to the local residents.
- The Applicant will be commencing engagement with the electrical suppliers during the next stage of design regarding a provision of new electrical supply to the proposed Development.
- The Applicant will be commencing engagement with the Statutory Undertakers during the next stage of design to understand the existing capacity within the local networks for potable water, telecom and foul sewage discharge, and will commit to undertaking any necessary reinforcement works identified by the relevant Statutory Undertaker(s).
- The Applicant is aiming to deliver a sustainable, low carbon scheme and as such has no plans to utilise gas within the proposed Development. Therefore, no new gas infrastructure will be brought to the Site as part of the proposed Development.

This Utilities and Foul Drainage Statement does not include details on a surface water strategy. For details on the surface water drainage strategy, reference should be made to the Flood Risk and Drainage Strategy report, included within the Outline planning application.

1.1 The Site

The site is located on Grey Belt land to the east of the M4 Heathrow Spur at National Grid Reference TQ073780, and covers an area of approximately 6.9 ha (69,000m²), refer to Figure 1 below.



Figure 1: The Proposed Development Site Location

The site is irregular in shape and comprises the former Sipson Garden Centre and associated land. The northern part of the site contains the former garden centre buildings, areas of hardstanding, a car park, and external areas previously used for the display and storage of goods associated with the garden centre use. The southern part of the site comprises an undeveloped field.

The site is bounded to the east by a section of the M4 motorway in the vicinity of Heathrow Airport. A further section of the M4 motorway runs immediately to the north of the site. The western boundary is formed by the A408, from which the site gains vehicular access. A small number of residential properties are located to the south-west of the site, fronting the A408.

The Holiday Inn Hotel, which is currently being refurbished, is situated immediately north of the site, while The Plough public house occupies the north-western corner of the site boundary. The Plough is designated as a locally listed building. To the south of the site are residential properties forming part of the settlement of Sipson.

1.2 Site Designation

The site forms part of the Green Belt as designated in the development plan; however, a significant proportion of the site comprises previously developed land.

The site is considered to constitute Grey Belt land.

1.3 Proposed Development

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

The Applicant is submitting an 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.

1.4 Planning History

Full planning permission was granted on 7 March 2025 (LPA Ref. 67666/APP/2023/3721) for the redevelopment of the site to provide a Centre of Excellence for the servicing and repair of Airside Support Vehicles (Use Class B2). The approved scheme comprises a service building containing seven service bays and one storage bay, an ancillary two-storey office building, together with associated hardstanding, parking, and other supporting infrastructure.

This planning application was approved following a resolution to grant planning permission at Planning Committee in June 2024.

2. Electricity

2.1 Existing SSEN Infrastructure

2.1.1 Record Information

Scottish and Southern Electricity Networks (SSEN) is the electricity Distribution Network Operator (DNO) for the Sipson area. They are responsible for the provision of new electrical connections, disconnections and alterations within their network area.

The asset location record drawings received from Scottish and Southern Electricity Networks (SSEN) indicate that they have low voltage and service cables in Sipson Road together with a 22kV network.

The asset location record drawings also identify that the low voltage and service cables enter the Site, which serve the existing garden centre.

Copies of the SSEN overview asset location record drawings are included in Appendix A.

2.1.2 Diversions and Easements

The proposed Development will not require any significant alterations to the existing SSEN network however, the following localised changes are anticipated:

- Removal of the existing low voltage connections which supply the garden centre.
- There is a potential that the SSEN network within Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site.

Any localised protection and / or diversion of the existing network necessary to enable the proposed Development will be undertaken by the Applicant following consultation with SSEN.

The Applicant will work with SSEN during the detailed design phase to ensure continuity of services to local residents while any necessary protection and / or diversion works are undertaken.

2.2 Servicing Strategy

2.2.1 Development Demand Assessment

The proposed Development will be provided with an onsite substation comprising 132 kV Gas Insulated Switchgear (GIS) and 2No. Stepdown Power Transformers, which will be owned and operated by the Applicant.

Agreed capacity to the site has not been confirmed at the time of submitting the Outline Planning Application. The configuration and parameters of the high voltage (HV) circuits intended to be brought to the site remain under consultation between the Applicant and relevant DNOs.

2.2.2 Availability of Electrical Capacity

It is currently anticipated that the proposed Development substation will be supplied from the existing grid substation Lelaham 275/132 kV, which is located to the south of Heathrow Airport and operated by the National Grid.

The new electricity connection is expected to comprise 2No. HV circuits rated to 95 MVA at 132kV each, that will be routed from the National Grid Laleham substation, via the west of Heathrow Airport, to then reach the Site boundary via Sipson Road and entering the Site to the north of the proposed new main entrance, routing to the proposed new substation.

The final routing and details will be developed by the Applicant and the DNO during the next stages of the design for the proposed Development.

As the new electricity supply to the proposed development will be taken directly from the National Grid substation at Lelaham, it is anticipated that there will be no effect on the existing developments in the area, which are supplied by the SSEN infrastructure.

3. Potable Water

3.1 Existing Affinity Water Infrastructure

3.1.1 Record Information

Affinity Water are the statutory water authority, supplying on average, 969 million litres of potable (clean) water to a population of more than 3.9 million people in parts of Bedfordshire, Berkshire, Buckinghamshire, Essex, Hertfordshire, Surrey, the London boroughs of Harrow and Hillingdon and parts of the boroughs of Barnet, Brent, Ealing and Enfield.

Affinity Water have a potable water network in the area of the proposed development. The asset location record drawings received from Affinity Water (a copy of their overview asset location record drawing is included in Appendix B), indicate that they have a distribution water main in Sipson Road, with branches that serve the adjacent properties.

The asset location record drawings also indicate that Affinity Water have a 12” distribution water main located within the proposed development site boundary, which runs in a north / south direction and is on the eastern side of the site.

The asset location record drawings do not identify any connections from the Affinity Water distribution main into the existing Garden Centre however, we anticipate that the Garden Centre will have a connection. This will require further investigation during the next stage of design and if a potable water connection is found, will require disconnection from the Affinity Water network unless it can be proved to be suitable for the proposed development and sufficient capacity is available from Affinity Water to serve the proposed development.

3.1.2 Diversions and Easements

The easement associated with the 12" supply main that passes through the Site is 7.3m wide centred on the pipe. This supply main and the associated easement form a constraint to the proposed development due to restrictions on the proximity of buildings, landscaping and access requirements, which have been considered within the conceptual masterplan.

There is a potential that the Affinity Water distribution water main within Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site. The Applicant will work with Affinity Water during the detailed design phase to ensure continuity of services to local residents while any necessary protection and / or diversion works are undertaken.

3.2 Servicing Strategy

3.2.1 Development Demand Assessment

A preliminary potable water demand assessment has been undertaken for the proposed Development, with a peak clean water flow rate estimated at 3.7 l/s, comprising:

- Potable Water 2.3 l/s.
- Fire Fighting Water System 1.4 l/s.

The fire fighting water demand assumes infill to onsite Fire water storage tanks at 24-hour refill rate, direct fire mains supply for hydrant system to be proposed during the next design stage, subject to water authority approval.

The proposed Development will include water meters to electronically monitor water consumption in accordance with the LEED water conservation measures as well as metering of all main water supply systems. The incoming mains domestic and fire mains will be provided check water meters and interface with the BMS for major water leak detection monitoring.

The proposed Development will utilise air cooled chillers to provide cooling to the IT infrastructure, thus minimising the potable water demand to the proposed Development.

A sanitary water supply shut-off will be provided on the water supplies to all toilet areas linked to infra-red presence detectors within each toilet core as part of the LEED water conservation measures. Sanitary appliances and fittings will be selected to align with the water conservation requirements of LEED.

The following measures are expected to be implemented across the proposed Development to reduce water consumption:

- Dual flush WC's will be used.
- Hand wash basin taps will be limited to a flow rate of approximately 5l/min through the use of inbuilt or external flow restrictors.
- Rainwater collection and reuse systems will be installed as part of the proposed Development for WC flushing and irrigation.

3.2.2 Availability of Potable Water Capacity

The Applicant will work with Affinity Water to identify any necessary reinforcement works that may be required to the existing water supply infrastructure to supply the proposed development and will seek to agree a delivery strategy for these improvements.

The future location of the incoming Affinity Water network connection to the proposed Development will be determined at the detailed design stage to ensure coordination with other existing and proposed utility networks. In addition, the network alignment will be coordinated with the Landscape Architect to ensure that root protection zones to retained trees are not impacted.

4. Telecommunications

4.1 Existing Telecommunication Infrastructure

4.1.1 Record Information

There are a several telecommunication operators with existing telecommunications infrastructure within the public highway adjacent to the proposed Development, including Openreach, Virgin Media and Vodafone.

Asset location record drawings have been received from those telecommunication operators with assets in the vicinity of the proposed Development and the Applicant will work with the operators during the detailed design phase to ensure continuity of services to local residents and businesses while any necessary protection and / or diversion works are undertaken. There is a potential that the telecom networks in Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site.

Due to the number of Telecom operators in the vicinity, asset record plans have not been included in this report.

4.1.2 Diversions and Easements

The record information received to date for the existing telecommunications infrastructure indicates that there are no services within the site boundary however infrastructure is located within Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site.

The Applicant will work with the telecommunications companies during the detailed design state to agree the nature and extent of any diversion and/or protection works and ensure continuity of services to local residents.

4.2 Servicing Strategy

4.2.1 Development Demand Assessment

It is anticipated that the Applicant will require 4No. diverse Outside Plant (OSP) pathways provided by 2No. independent service providers (2No. pathways from each) in line with best practice for a supporting a facility of this nature. Typically, the pathways are provided from North, East, South, West directions or as close as feasible.

4.2.2 Availability of Telecommunication Services

At this stage, discussions have not been held with telecommunications service providers to ascertain the availability of suitable infrastructure in the vicinity of the Site. At the next stage of design, the Applicant shall engage with their preferred service providers to request additional information on service and infrastructure availability, including the condition and capacity of their Outside Plant (OSP) networks and any diversionary works required to meet their requirements.

5. Gas

5.1 Existing Cadent Infrastructure

5.1.1 Record Information

Cadent operate and maintain the gas distribution infrastructure for North London and is responsible for the provision of new gas connections, disconnections and alteration for businesses within their network area.

The asset location record drawings received from Cadent Gas indicate that they have a 12” low pressure gas main in Sipson Road. This gas main is connected to a 75mm low pressure gas main, also in Sipson Road which serves the adjacent properties.

The Cadent asset record plans have not been included within this report.

5.1.2 Diversions and Easements

The Cadent Gas asset location record drawings do not identify an existing gas pipeline within the site boundary however, there is a potential that the gas main within Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site.

The Applicant will work with Cadent during the detailed design phase to ensure continuity of services to local residents while any necessary protection and / or diversion works are undertaken.

5.2 Servicing Strategy

5.2.1 Development Demand Assessment

The Applicant is aiming to deliver a sustainable, low carbon scheme and as such has no plans to utilise gas within the proposed Development. Therefore, no new gas infrastructure will be brought to the Site as part of the proposed Development.

5.2.2 Availability of Gas Capacity

No discussions have been held with Cadent, due to the proposed Development not requiring a gas connection.

6. Foul Sewage Assessment

6.1 Existing Thames Water Infrastructure

6.1.1 Record Information

Thames Water are a statutory sewage authority, collecting foul sewage from 15 million customers and transporting it to one of their 354 sewage treatment plants for processing. They also collect surface water and convey it to local rivers and watercourses. Sipson falls within the area which Thames Water are responsible for serving.

The asset location record drawings received from Thames Water (a copy of their overview asset location record drawing is included in Appendix C), indicate that they have a 525mm diameter foul sewer in Sipson Road to the west of the Site. They also have a 300mm diameter foul sewer adjacent to Sipson Road at the south of the Site, where there is also a short section of foul sewer entering the Site with a symbol denoting ‘Undefined End’. This will require further investigation during the next stage of design.

With the exception of the short section of foul sewer to the south of the site, the asset location record drawings do not identify any connections from the existing site on to the Thames Water network however, unless the existing Garden Centre has a septic tank, it is likely that there is a connection from the Site to the Thames Water foul sewer network. This will require further investigation during the next stage of design and if found, will require disconnection from the Thames Water network unless it can be proved to be suitable for the proposed development.

6.1.2 Diversions and Easements

There is a potential that the Thames Water foul sewerage infrastructure within Sipson Road may need to be protected and / or diverted to allow for the proposed main entrance into the development site. If a foul drainage connection from the existing garden centre and the Thames Water foul sewer network is found, this may also need to be abandoned.

The Applicant will work with Thames Water during the detailed design phase to ensure continuity of services to local residents while any necessary protection and / or diversion works are undertaken.

6.2 Servicing Strategy

6.2.1 Development Demand Assessment

New privately owned and maintained underground foul drainage networks will be constructed throughout the proposed development and, subject to discussions with Thames Water, will connect to the existing Thames Water foul sewer in Sipson Road. Using Flows and Loads (British Water) the daily domestic wastewater volumes and flowrates for a population of 102 staff, with no canteen are estimated to be as follows:

- 102 x 50l/head/day = 5.1m³ peak daily volume.
- With an 18-hour working day, this gives an average flow of 0.08l/s[BM4.1] and a peak flowrate of 0.5l/s.

It is expected that the proposed Development will discharge foul sewage into the existing foul sewer in Sipson Road using a gravity connection.

6.2.2 Availability of Foul Sewage Capacity

At this design stage, discussions on a connection have not commenced with Thames Water however, given the low peak rate and volume there would be a low risk that Thames Water would not approve a connection. The Applicant will submit an enquiry to Thames Water during the detailed design phase as the foul water volume calculations are refined. They will also work with Thames Water to identify any necessary reinforcement works that may be required to the existing foul sewerage infrastructure to accept wastewater from the proposed development and will seek to agree a delivery strategy for these improvements.

7. Surface Water Management

For details on the surface water drainage strategy, reference should be made to the Flood Risk and Drainage Strategy report, included within the Outline planning application.

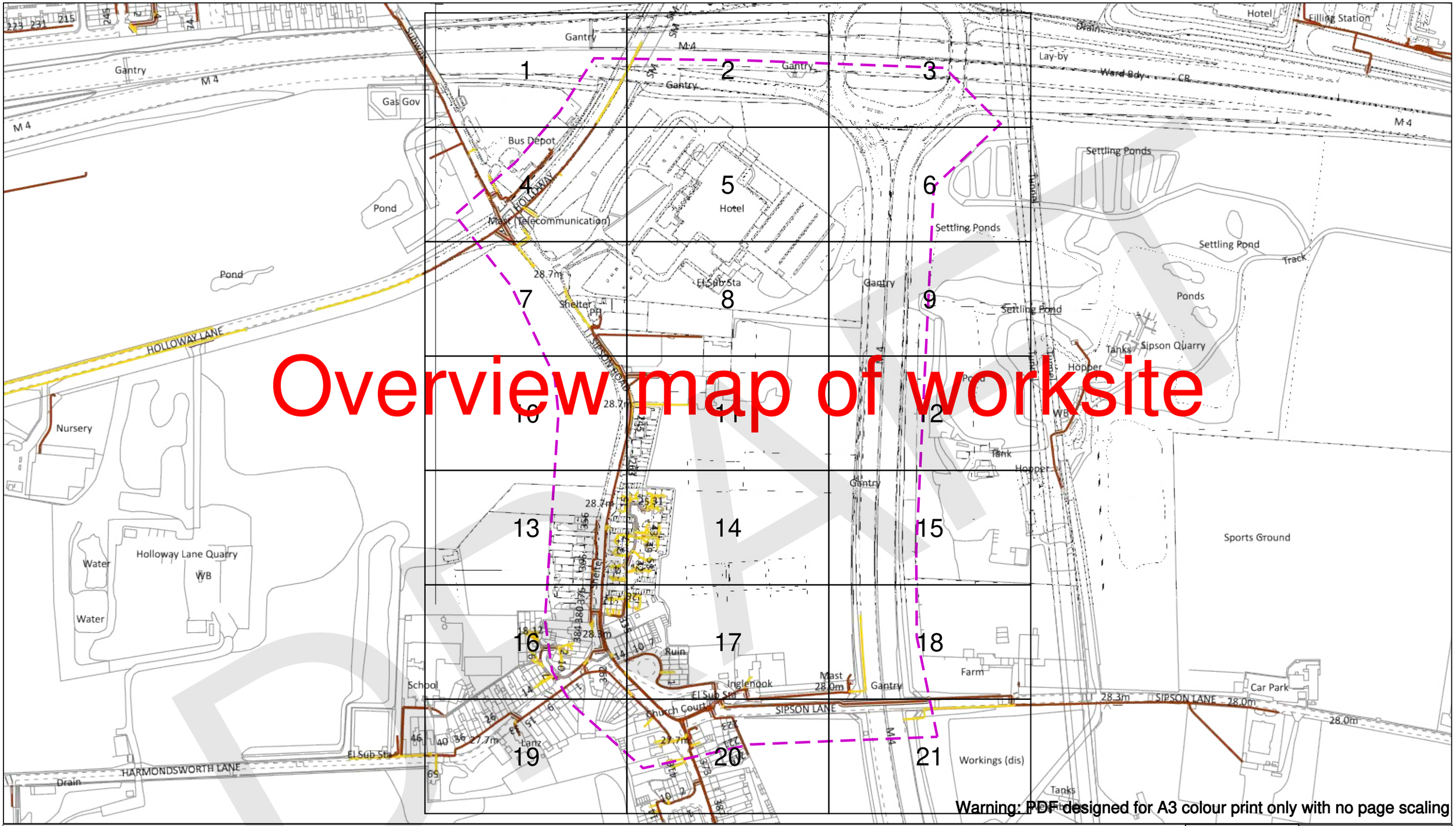
8. Conclusion

During development of the concept design for the proposed development asset information has been obtained from the Statutory Undertakers with services infrastructure in the vicinity of the Site, which has shown that:

- A 12” existing watermain is located near the eastern site boundary. This infrastructure has been considered during preparation of the concept design and will be retained in the current location if the proposed Development is approved.
- There are a number of services in Sipson Road, which supply properties in the area. Although these services are located outside of the Site, protection or diversion of this infrastructure may be required to form the proposed vehicular entrance to the proposed development.
- The proposed development is not expected to utilise natural gas therefore the proposed development should not affect existing gas customers.
- It is anticipated that the electricity supply to the proposed development will be taken directly from the National Grid substation at Lelaham and will therefore not affect the existing properties that are supplied by the electricity infrastructure owned by SSEN.
- The water demand for the proposed development is expected to be low, due to the use of air handling equipment to cool the IT infrastructure.
- Applications for connections to the existing services infrastructure will be submitted to the relevant statutory undertakers during the next stage of design. The Applicant will also work with the utility companies to identify any necessary reinforcement works that may be required to the existing infrastructure to supply the proposed development and will seek to agree a delivery strategy for these improvements.

Appendix A

SSEN Overview Asset Location Record Drawings



Date Requested: 27/01/2026
Job Reference: 40228023
Site Location: 507303 178123
Requested by:
Miss Tara McCallion
Your Scheme/Reference:
Sipson Road

Scale: 1:3588 (When plotted at A3)

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

N E S W

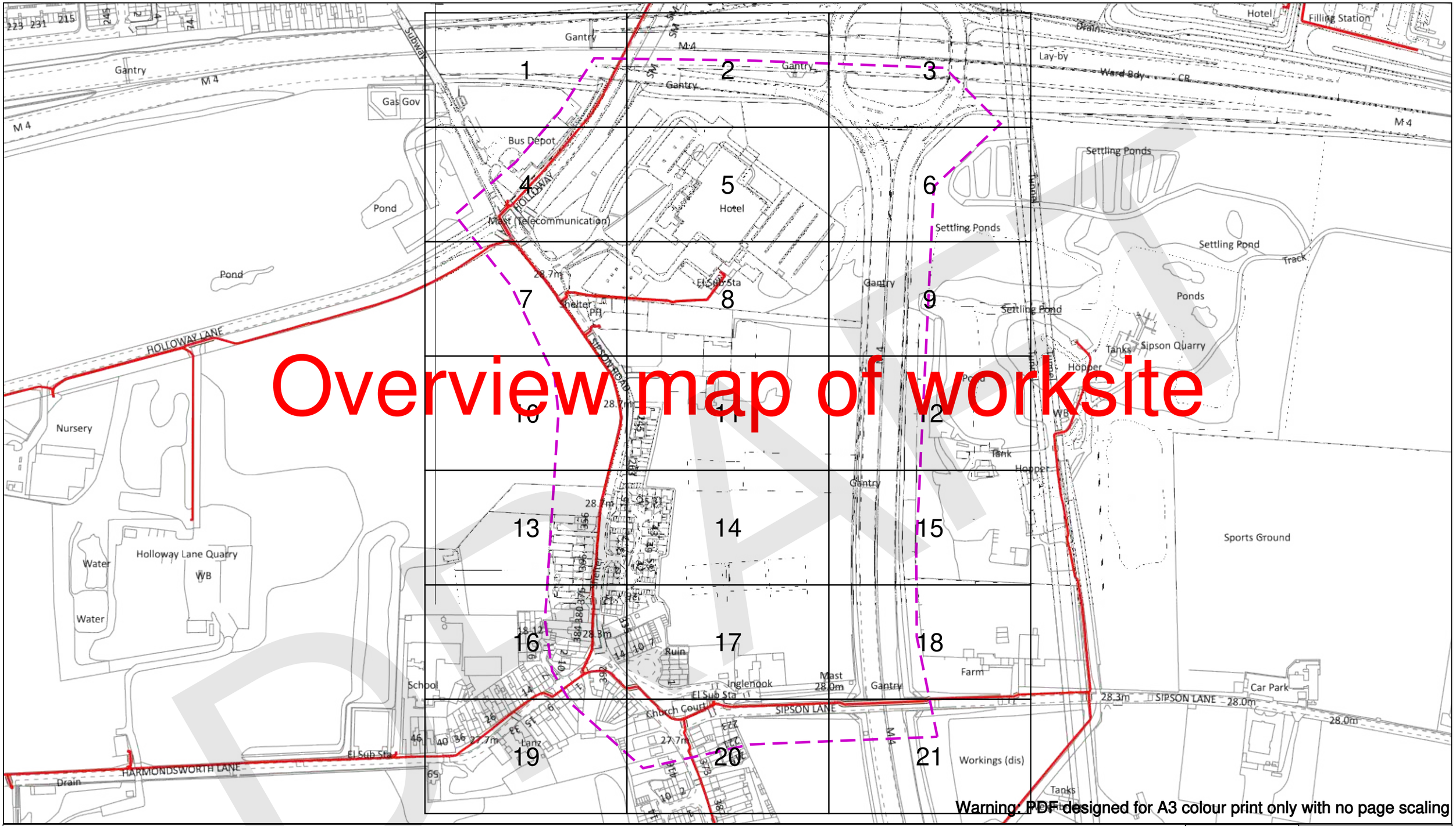
Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

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General Enquiries: 0800 048 3516

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Dig Sites Area: Line:

Date Requested: 27/01/2026
Job Reference: 40228023
Site Location: 507303 178123
Requested by:
Miss Tara McCallion
Your Scheme/Reference:
Sipson Road

Scale: 1:3588 (When plotted at A3)

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)

LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID

	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2-3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

Distribution Structures [Electric]

- Pole, Existing Location
- Pole, Existing Location - Single
- Pole, Existing Location - H
- Duct Route
- Cross Section Route

Scottish & Southern Electricity Networks

Southern Electric Power Distribution plc
Registered Office: No.1 Forbury Place
43 Forbury Road Reading RG1 3JH
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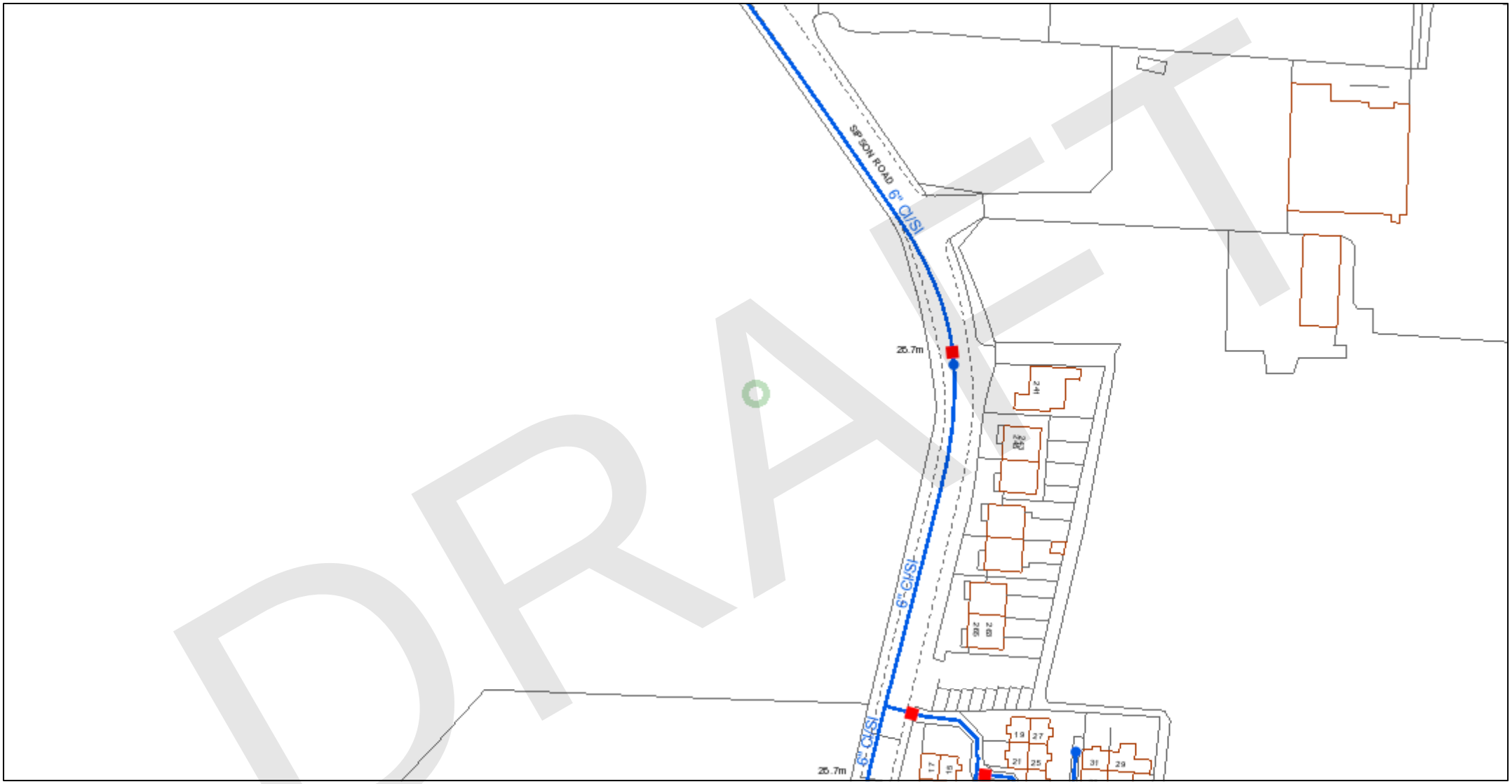
Appendix B

Affinity Water Overview Asset Location Record Drawings

Affinity Water

5

Created on - 1/27/2026



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The actual position of apparatus must be determined on site by making hand dug trial holes. The Company requires a minimum of two working days notice of the intention to excavate trial holes.
Except where prior written permission has been obtained, it is an offence under Section 174 of the Water Industry Act 1991 to operate or interfere with any valves, hydrants or other apparatus vested in Affinity Water.

N

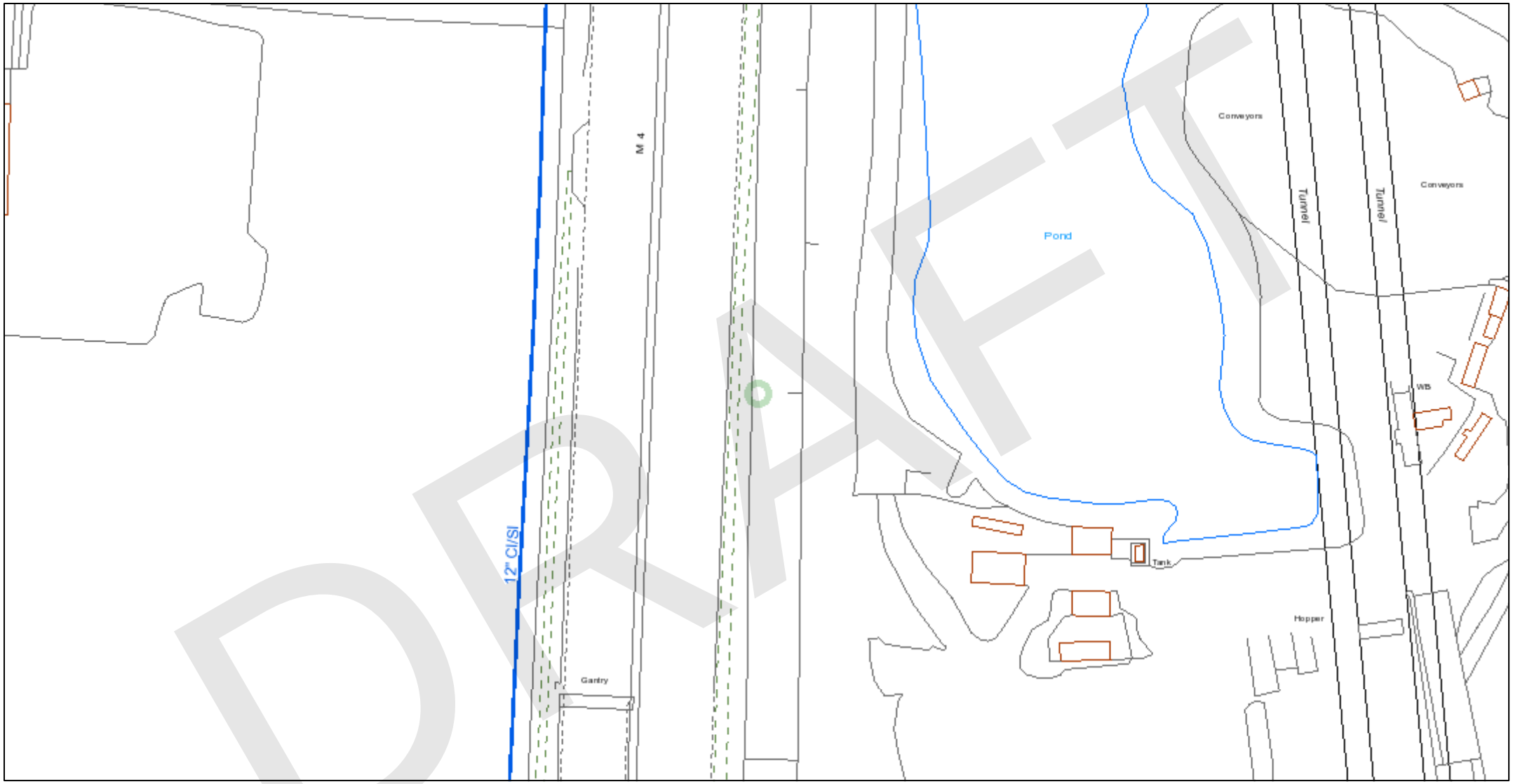
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- Distribution Main
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

Affinity Water

6

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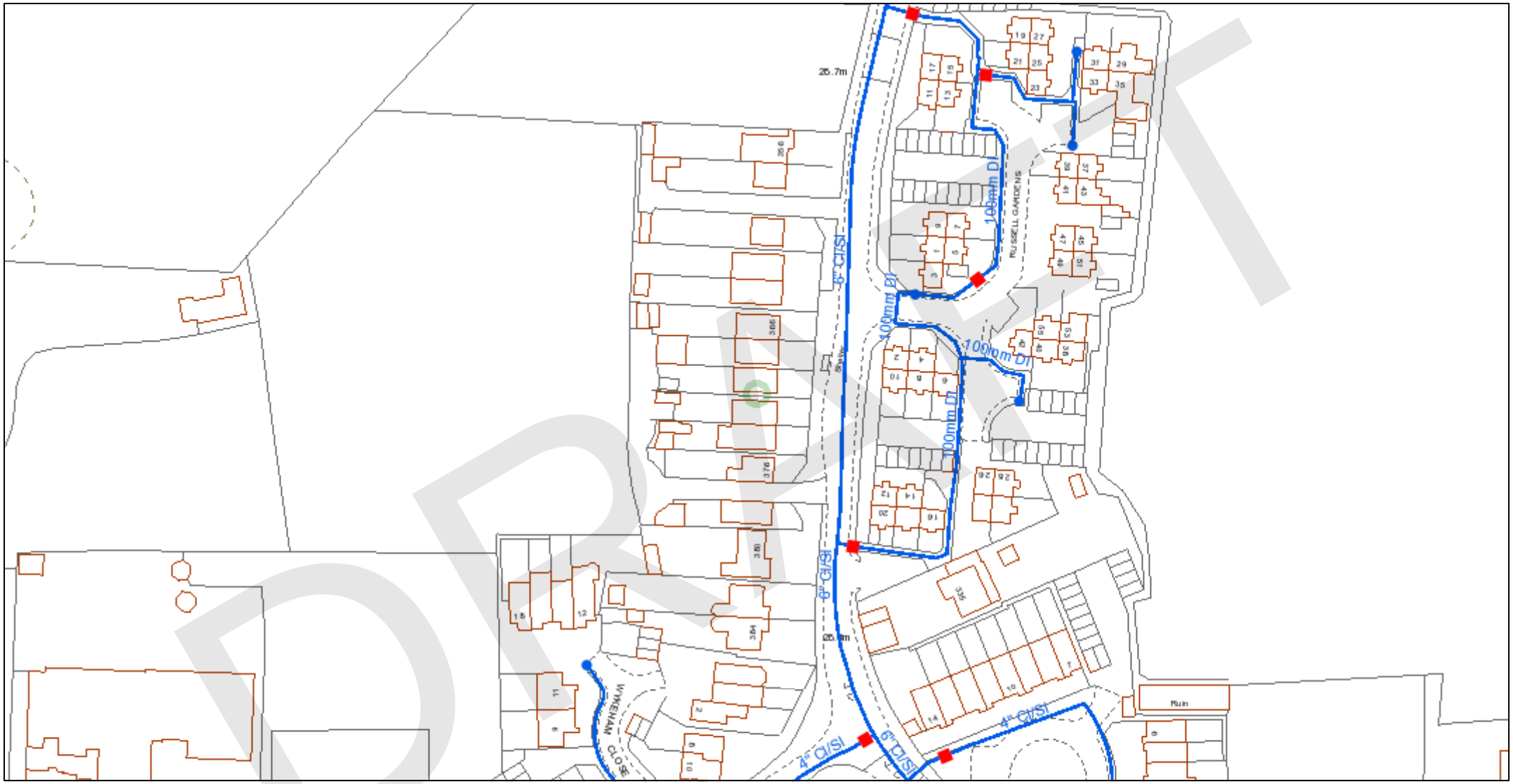
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- Distribution Main
- Asbestos Distribution Main
- Abandoned Main
- Asbestos Abandoned Main
- Adit / Tunnel
- Cable
- Searched Location
- Hydrant
- Fitting
- Easement
- Company Boundary

Affinity Water

7

Created on - 1/27/2026



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Therefore the Company accepts no responsibility in the event of inaccuracy. Service pipes are not necessarily shown on this plan. Cover is normally 915mm for mains and 750mm for communication pipes but this may vary.
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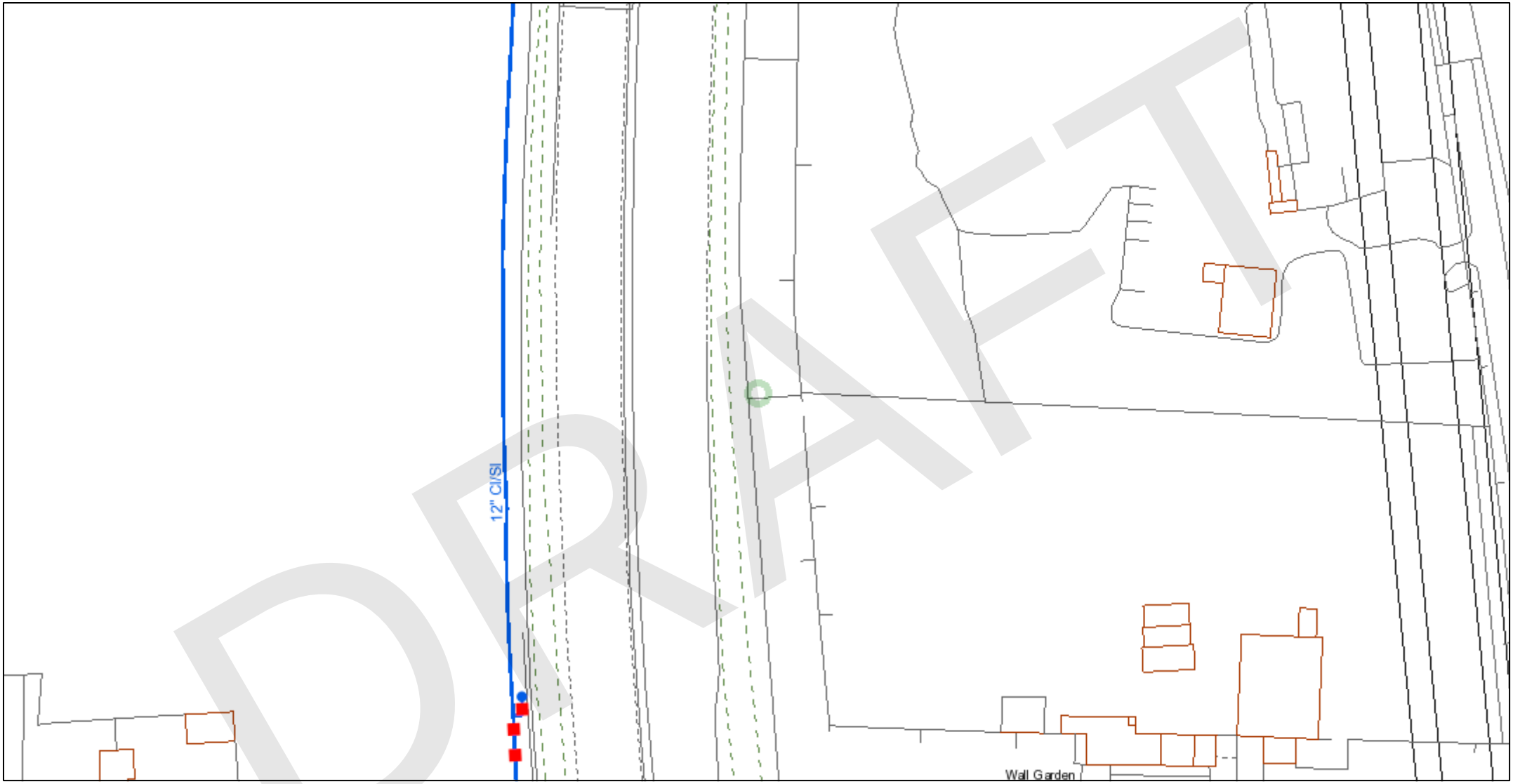
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AffinityWater

8

Created on - 1/27/2026



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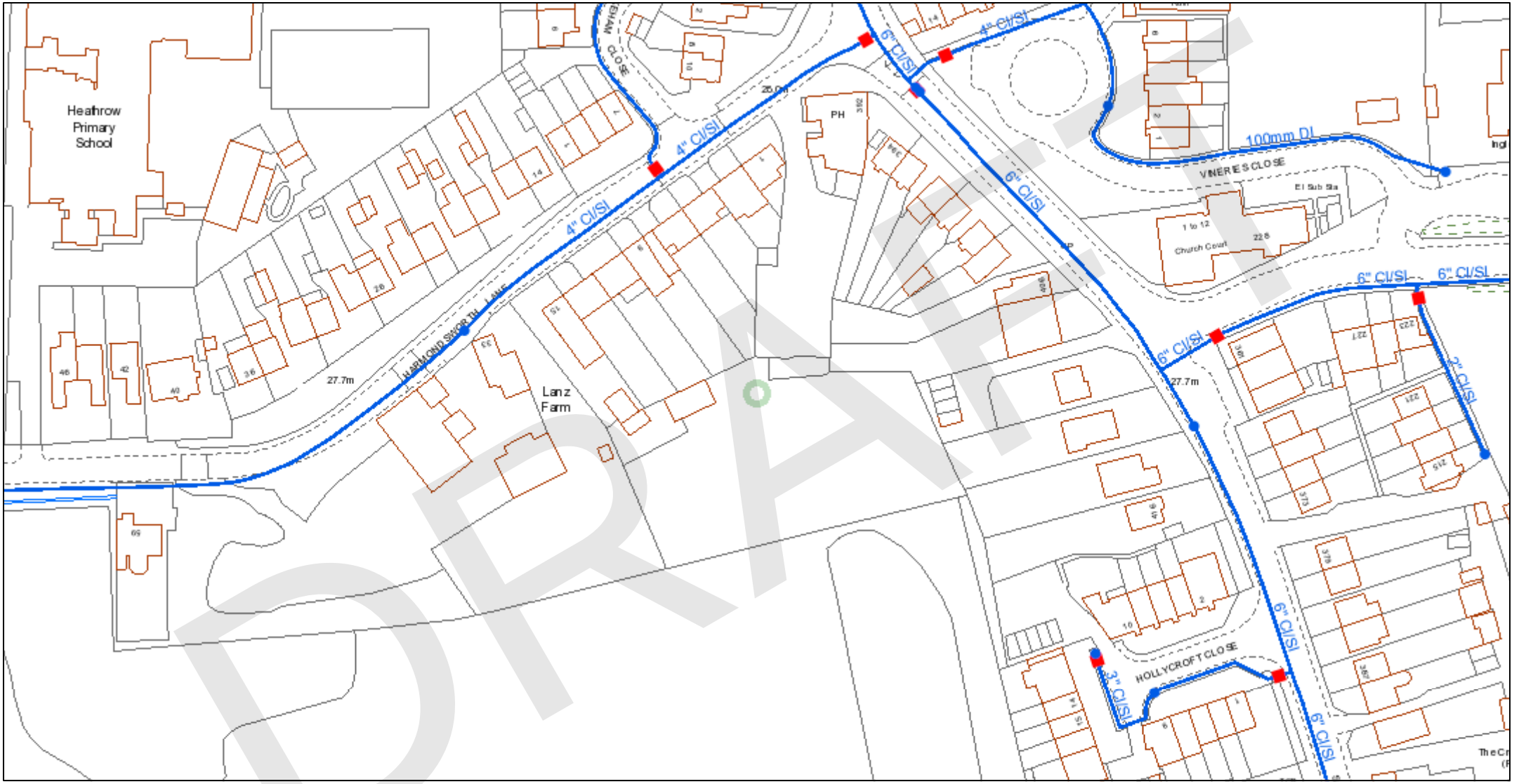
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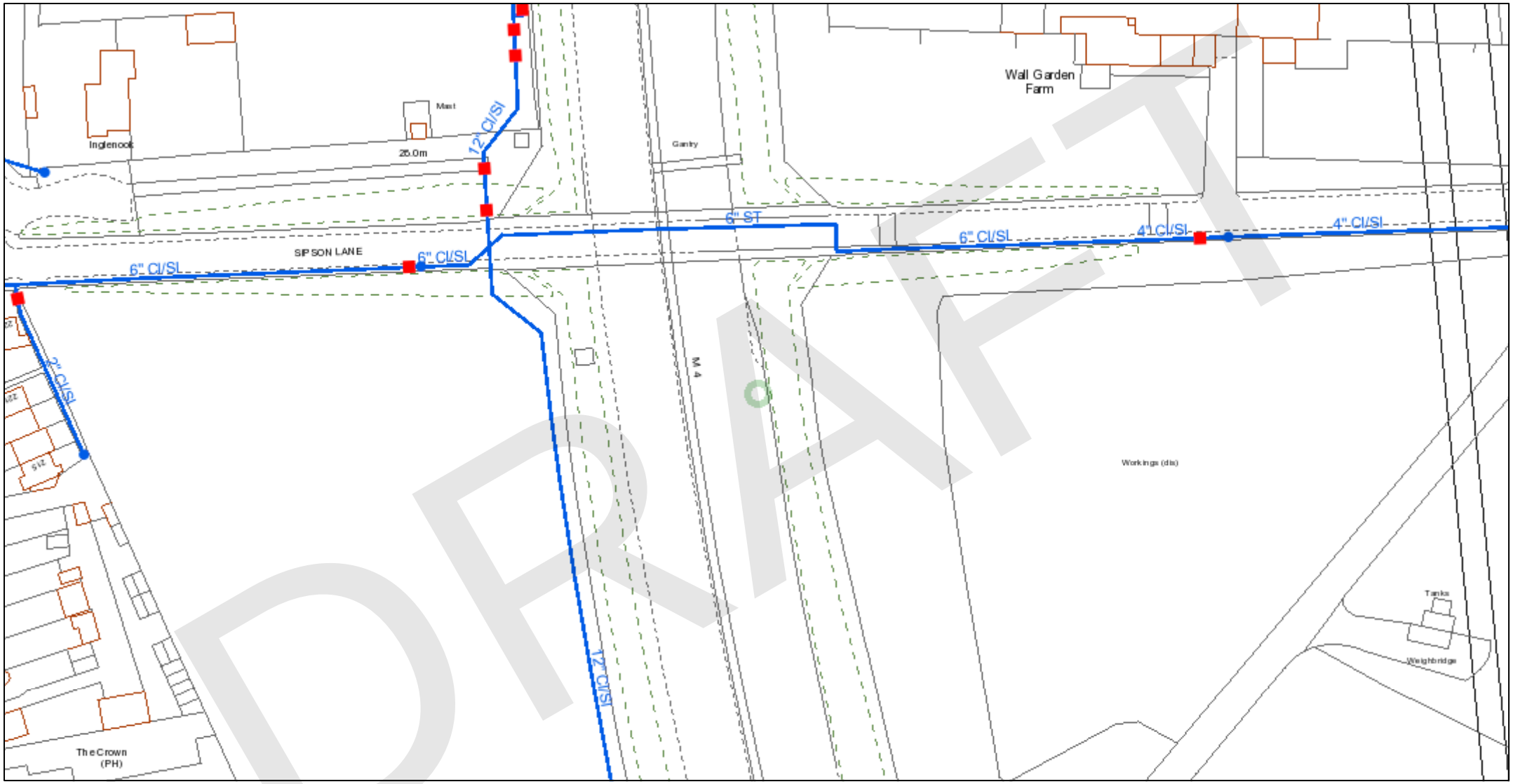
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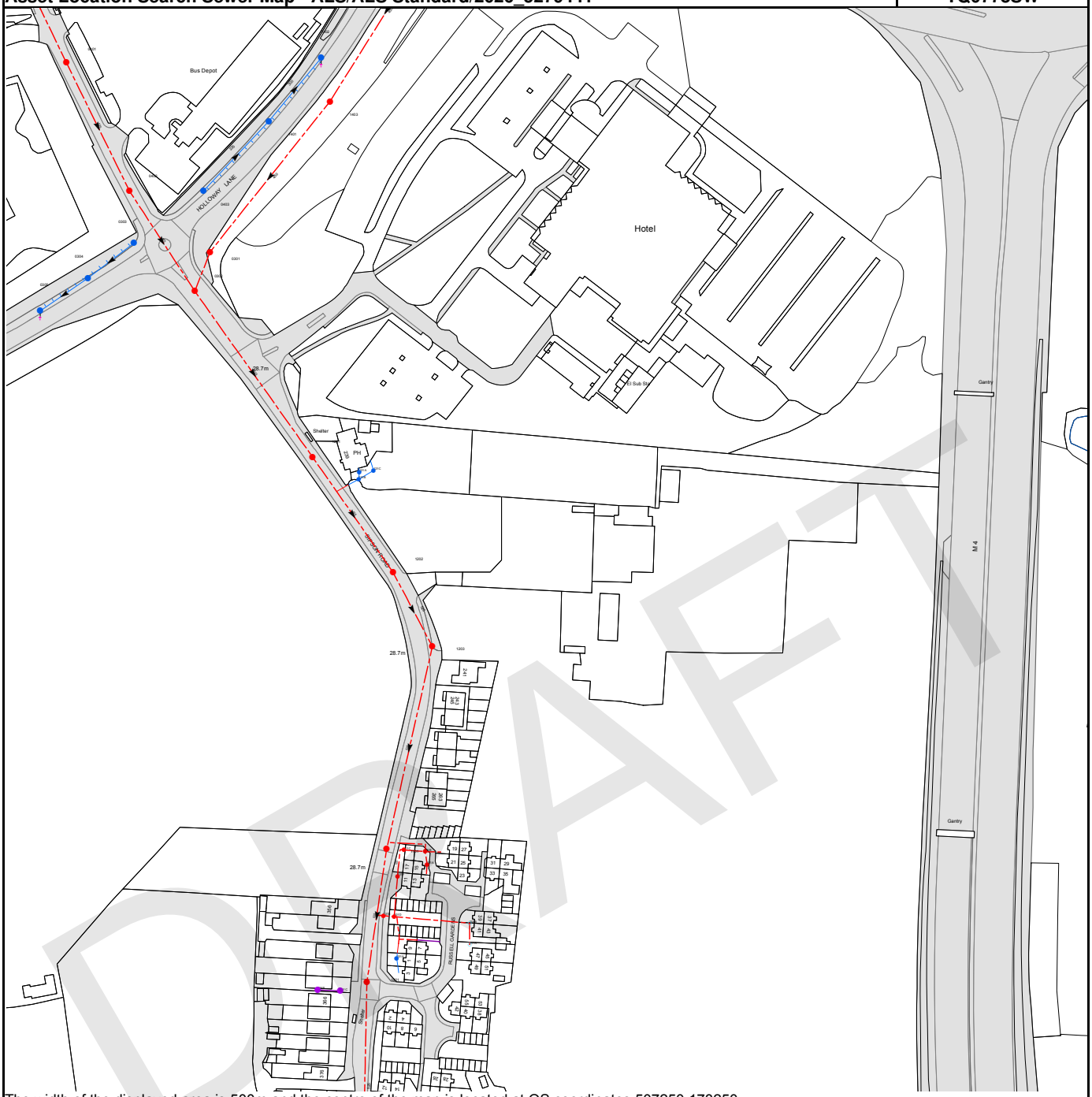
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Appendix C

Thames Water Overview Asset Location Record Drawings

Asset Location Search Sewer Map - ALS/ALS Standard/2026_5279441	TQ0778SW

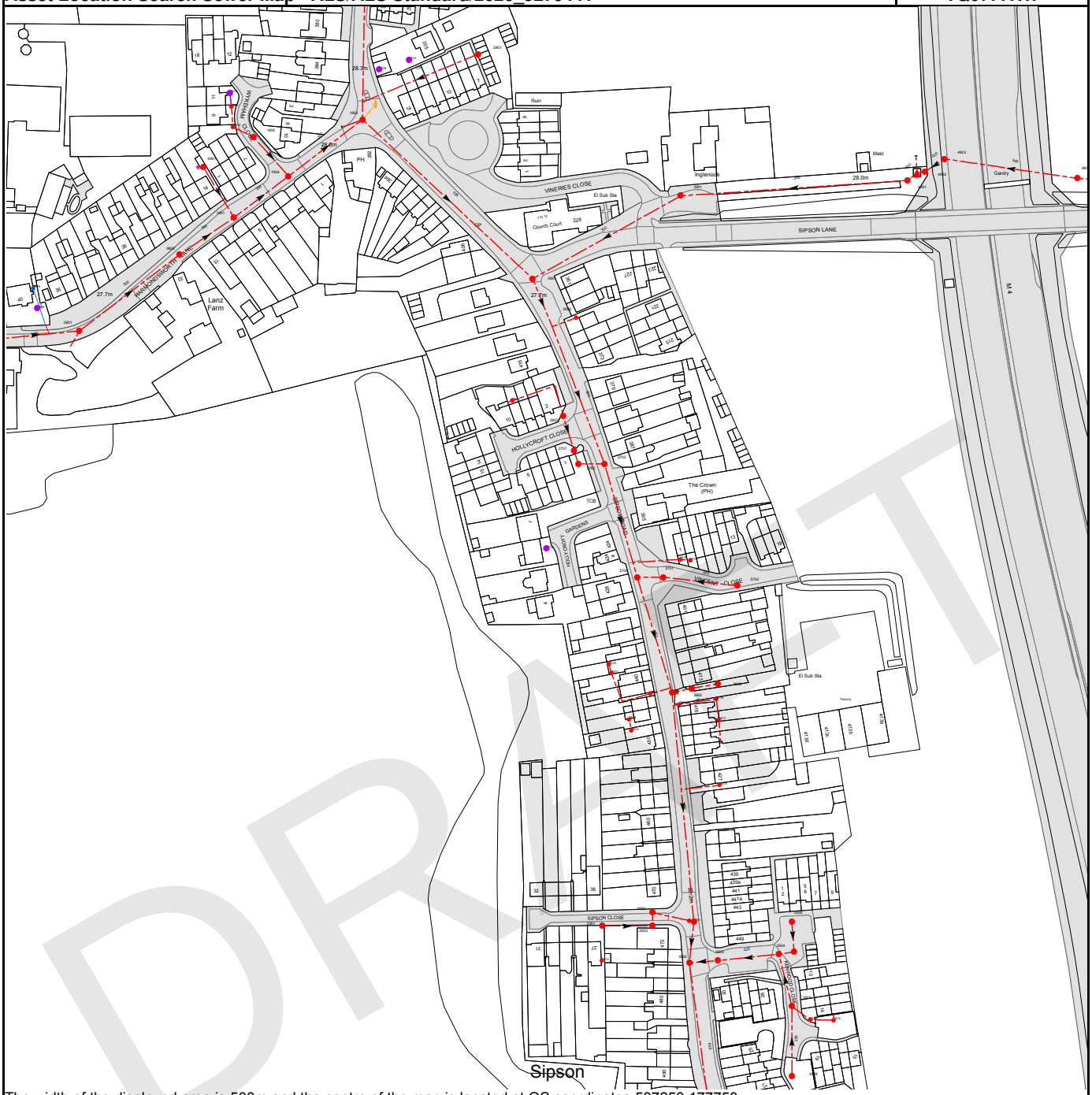


The width of the displayed area is 500m and the centre of the map is located at OS coordinates 507250,178250

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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Asset Location Search Sewer Map - ALS/ALS Standard/2026_5279441 | **TQ0777NW**



The width of the displayed area is 500m and the centre of the map is located at OS coordinates 507250,177750

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