

13 December 2024



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Dear Michael,

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## UNIT 1 HEATHROW INTERCHANGE, BULLSBROOK ROAD, HAYES

We write to you on behalf of our client Colt Data Centres (Colt), in support of a full planning application for the for the redevelopment of Unit 1 of Heathrow Interchange ('the site') to deliver a substation to support Hayes Data Centre Campus.

The proposed description of development is provided below:

*"Redevelopment of the site to deliver a substation in connection with the permitted and emerging Data Centre Campus".*

### Overview of Development

The Applicant, Colt Data Centres (Colt), has secured planning permission for the redevelopment of the former Trinity Data Centre, Veetec Building, and Tudor Works sites at Beaconsfield Road to deliver two data centre buildings, fuel tanks, and a substation (ref. 38421/APP/2021/4045). Pre-application discussions are ongoing with LBH in connection to proposals to redevelop Hayes Bridge Retail Park and Heathrow Interchange to deliver an extension to the data centre comprising of a further three data centre buildings and a technology start-up.

To provide power on a temporary (and short term) basis to the already permitted two data centre buildings at Beaconsfield Road and to provide the permanent power solution to the data centre campus that is proposed as part of the redevelopment Hayes Bridge Retail Park and Heathrow Interchange, an additional substation is required.

The fact that it is required to provide a temporary power solution to the already permitted data centre buildings means that it needs to come forward separately and in advance of the Hayes Bridge Retail Park and Heathrow Interchange planning application.

This planning application therefore relates to a proposal for the redevelopment of Unit 1 of Heathrow Interchange to deliver a substation that would serve the additional data centre buildings that would be brought forward through the redevelopment of Hayes Bridge Retail Park and Heathrow Interchange.

### Application Documents

This application is supported by the following documents:

- **Application Form and Certificates;**
- **CIL Form 1;**
- **Planning Statement**, prepared by Savills;

- **Site Location Plan**, prepared by NWA Architects;
- **Existing and Proposed floorplans, elevations and sections**, prepared by NWA Architects;
- **Landscape Masterplan and Sections**, prepared by Murdoch Wickham;
- **Design & Access Statement (including Landscape details)**, prepared by NWA Architects;
- **Archaeology Assessment**, prepared by Mola;
- **Arboricultural Impact Assessment**, prepared by Aspect Arboricultural;
- **Contamination Preliminary Risk Assessment**, prepared by Arup;
- **Drainage Strategy**, prepared by Arup;
- **Ecology Appraisal**, prepared by Aspect Ecology;
- **Biodiversity Net Gain Assessment**, prepared by Aspect Ecology;
- **Fire Strategy & Fire Safety Statement**, prepared by Arup;
- **Flood Risk Assessment**, prepared by Arup;
- **Heritage Statement**, prepared by Iceni;
- **Infrastructure Power Position Statement**, prepared by Arup;
- **Lighting Strategy**, prepared by Arup;
- **Noise impact Assessment**, prepared by Arup;
- **Transport Assessment**, prepared by Arup; and
- **Utilities Statement**; prepared by Arup.

### **Summary**

The requisite application fee for this submission has been paid to the Planning Portal under separate cover and should be transferred to you shortly.

We trust that the enclosed is in order and look forward to receiving confirmation that the application has been validated.

Please feel free to contact me or my colleague, Nick Heard ([NHeard@savills.com](mailto:NHeard@savills.com)) should you have any queries.

Yours sincerely,



**Emily Brosnan**  
Senior Planner