

5 August 2025

London Borough of Hillingdon  
Environment and Community Services  
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**savills**

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Dear Sir / Madam

**APPLICATION TO DISCHARGE CONDITION 41 OF PLANNING PERMISSION 75111/APP/2020/1955**

**LAND BETWEEN BULLS BRIDGE INDUSTRIAL ESTATE AND NORTH HYDE SUBSTATION, NORTH HYDE GARDENS, HAYES, UB3 4QQ**

Savills is instructed by Ark Data Centres Ltd (or 'Ark') to submit various applications required to discharge conditions attached to the planning permission for the redevelopment of Bulls Bridge Industrial Estate to deliver a data centre campus (ref. 75111/APP/2020/1955).

Condition 41 requires that prior to the completion of above ground works, a written update on discussions relating to potential opportunities for the export of heat to interested neighbouring sites, shall be provided to the Local Planning Authority and the Greater London Authority. The update should include evidence of correspondence with any interested neighbouring site owners on this matter and confirm whether it will be feasible, or not, to pursue a possible connection to a District Heating Network.

Accordingly, please find enclosed the following documentation:

- Site Location Plan;
- Summary of Findings District Heating, Union Park (prepared by: Connect); and
- Waste Heat Recovery and District Heat Network Connection Viability Study (prepared by: HDR).

The report prepared by HDR concludes that, although a Waste Heat Recovery System could offer free cooling and contribute to long-term sustainability benefits, the absence of a viable District Heating Network within the vicinity of the development makes implementation currently unfeasible. Furthermore, a leaflet drop to owners and occupiers near Union Park regarding the potential to export waste heat from the data centre yielded no serious interest.

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the application has been received at the earliest opportunity.



Yours faithfully

A handwritten signature in blue ink that appears to read "Savills".

**Alice Gardner**  
Senior Planner