

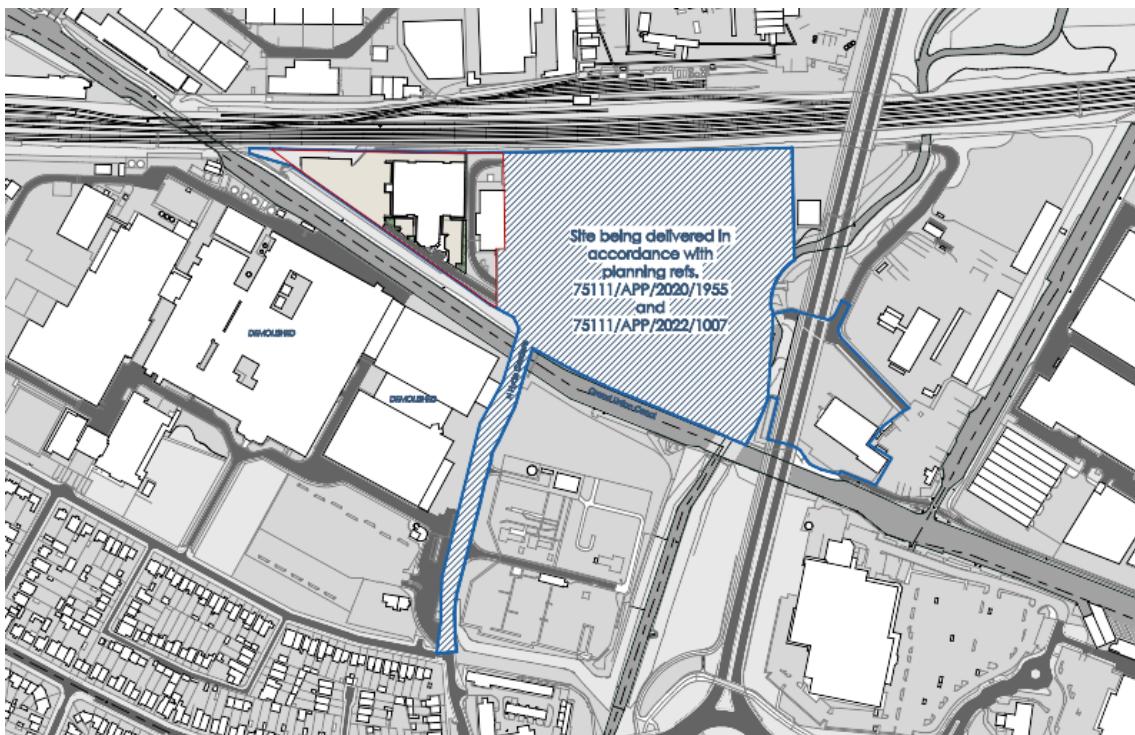
# 1 Introduction

## 1.1 Introduction

1.1.1 Ark UP4 Ltd ('Ark') (the Applicant) has submitted a planning application to the London Borough of Hillingdon ('LBH') seeking full planning consent for the development of a data centre. The planning application is for the redevelopment of the site to deliver an extension to existing data centre campus consisting of (a) a data centre building (b) energy, power, and water infrastructure, (c) internal roads, (d) site security arrangements, (e) hard and soft, green landscaping, and (f) other ancillary and auxiliary forms of development.

1.1.2 The location and the extent of the site is identified by the red line shown on Figure 1.1 below (see separate Figure 2.1 to view full size drawing, ref. NWA-0474-SW-ZZ-DR-A-010000-SW). In total, the Site covers an area of 1.26 hectares (ha).

**Figure 1.1 Site Location Plan**



1.1.3 There is an existing building on site, which has a total area of circa 3,500sqm of floorspace and was formerly occupied by Addison Lee for the repair, maintenance, and replacement of private hire vehicles, sits centrally within the Site. Addison Lee has vacated the site and the building is currently used by Ark and their contractors as a construction base whilst the adjacent permitted scheme is being constructed. Prior approval has been granted for the demolition of this building under ref. 56402/APP/2025/235 and it is anticipated that this building will be demolished whilst the application is being considered.

## 1.2 Planning Context

- 1.2.1 Since 2021, Ark has been developing the Union Park data centre campus on the site of the former Bulls Bridge Industrial Estate. Once completed, the campus, as approved, will provide approximately 60,000sqm of data centre floorspace comprising of a data centre building split into three conjoined articulated blocks, three standalone energy centres, a substation, and two visitor reception centre.
- 1.2.2 The first data centre building (UP1), energy centre (EC1), and visitor reception centre (VRC1) have been completed and are already occupied by a hyperscale data centre operator whilst the further two data centres (UP3 and UP3), energy centres (EC2 and EC3), and visitor reception centre (VRC2) are at an advanced stage of construction, due to be completed later this year and also to be occupied by hyperscale operators.
- 1.2.3 The redevelopment of the former industrial estate represents one of the most significant economic development projects within the Borough. Once operational, the facility will provide much needed data centre capacity to respond to an evidenced and ever growing UK and global need. It will attract, and the first data centre building to be occupied already has attracted, globally known and instantly recognised technology companies to have a presence within the Borough, whilst also directly providing hundreds of high skilled jobs within the digital economy onsite. The construction effort associated with a project of this scale is vast – both in terms of the number of construction staff that are required and associated supply chain, but also its duration which is likely to be over a period of circa seven years in total.
- 1.2.4 Ark has now acquired the former Addison Lee building within Bulls Bridge Industrial Estate, directly to the west of the already permitted Union Park data centre campus. Addison Lee has long vacated the site and, whilst currently used as part of the construction of the Union Park data centre campus, the site is an underutilised parcel of land that, by virtue of its shape, size, and boundaries, is challenging to redevelop and has no long term alternative future use.
- 1.2.5 Ark's proposal is to redevelop the site to deliver a fourth data centre block that is to be directly connected to the western edge of UP3. By virtue of the scale and quantum of floorspace that Ark is proposing, the development would result in the intensification of industrial uses (and data centres have been considered as Class B8 uses) within a Strategic Industrial Location, extending the construction period and its associated economic dividend by approximately three further years whilst also increasing the number of operational jobs.

### 1.3 Environmental Impact Assessment

- 1.3.1 Environmental Impact Assessment (EIA) is a process that formally considers the construction and operational aspects of a proposal that may have significant effects on the environment. The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to mitigate adverse effects: information that is taken into account in the planning decision.
- 1.3.2 This document is the ES submitted with the planning application for the Proposed Development and sets out the results of the EIA undertaken. This ES is prepared in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). A separate Non-Technical Summary (NTS) provides a summary of the main findings of the ES.
- 1.3.3 The Proposed Development falls within Schedule 2 Section 10(a) of the EIA Regulations as an "Industrial estate development projects". The criterion to be considered for Part 10 (a) Industrial Estate Development Projects is given in column 2 as "the area of the development exceeds 5 hectares."

- 1.3.4 The Proposed Development may also be considered to fall under Part 13(b) of Schedule 2 (changes and extensions to Schedule 2 developments) if the LPA considers this project to be an extension of the already consented data centre development, however the criteria for Part 13(b) would be the same as Part 10(a).
- 1.3.5 The area of this development proposal is on a site of around 1.26ha which is below the 5ha threshold. However, when considered in combination with the adjacent site to the east, the total area of both developments exceeds this. Although the development to the east is not part of the Proposed Development and has planning consent for data centres under applications 75111/APP/2020/1955 and 75111/APP/2022/1007, the potential cumulative impacts led to an agreement with the LPA that the proposed development qualifies as EIA development.
- 1.3.6 A formal scoping exercise is not being undertaken, however through discussions with the LPA, a clear steer has been provided on the required scope.
- 1.3.7 Notwithstanding this, separate technical discussions have been held as part of the pre-application consultation to confirm the assessment scope for the topics scoped into the EIA.
- 1.3.8 An EIA has been undertaken for the Proposed Development described in Chapter 2. Subsequently, when the Council is deciding whether to grant planning permission, it can do so in the full knowledge of any significant effects predicted, and take this into account in the decision-making process.

## 1.4 Environmental Statement Structure

- 1.4.1 This ES comprises the Main Report, Figures, supporting Appendices and a separate NTS. Following this introduction and description of the site, the ES Main Report is organised as follows:
  2. Site and Local Context
  3. Proposed Development
  4. Consultation, alternatives and design evolution
  5. Approach to Assessment
  6. Air Quality
  7. Climate Change
  8. Summary of mitigation, residual effects and interaction effects
- 1.4.2 Chapter 2 provides a description of the Site and its surroundings, and Chapter 3 explains each element of the Proposed Development and defines the physical and operational aspects assessed by the EIA. The alternative options considered during the site selection and environmental influences on the design process are explained in Chapter 4. Chapter 5 sets out the approach taken to the assessment.
- 1.4.3 Environmental issues assessed in the EIA process are then reported in Chapters 5 to 6, with the majority of associated figures provided as separate files (PDF), although some are set within the text of the Chapters. Chapter 7 provides a summary of the proposed mitigation, residual and interaction effects.

## 1.5 The Project Team

- 1.5.1 Those working on the EIA of the Proposed Development are as follows:

- Savills: EIA co-ordination; Climate Change; and
- Phlorum: Air Quality.

1.5.2 The EIA has been coordinated by Savills with the technical assessments and input undertaken by the project team. An outline of the qualifications/experience of the assessors to demonstrate competency in accordance with the EIA Regulations is provided in **Appendix 1.1**.

## **1.6 Availability of environmental information**

1.6.1 The Environmental Statement and other planning application documents can be viewed on the Council's planning applications website, which shall include an opportunity to make representations. The link to website is as follows:

<https://www.hillingdon.gov.uk/article/6379/Search-planning-applications>

1.6.2 A printed copy of the NTS can also be obtained free of charge from Savills.

## **1.7 Consultation**

1.7.1 Should interested parties wish to make representations on the content of this ES, they should be made in writing to:

*Planning Department  
Hillingdon Council Civic Centre  
High Street  
Uxbridge  
UB8 1UW*

1.7.2 Alternatively, representations can be made online by following instructions at:

<https://www.hillingdon.gov.uk/article/6379/Search-planning-applications>