

CONNECT

Statement of Community Involvement

Union Park, Block 4, North Hyde Gardens, Hayes

Prepared for Ark UP4 Ltd

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1. Introduction

1.1 Union Park 4

This Statement of Community Involvement (SCI) has been prepared by Connect Public Affairs (hereafter 'Connect') on behalf of Ark UP4 Ltd (hereafter 'Ark', or 'the Applicant') in support of a planning application for the development of Union Park, Block 4, North Hyde Gardens, Hayes in the London Borough of Hillingdon ('the Site').

Union Park, Block 4 ("UP4") is the fourth phase of development at Union Park, North Hyde Gardens, Hayes, UB3 4DG. Situated in an existing brownfield industrial site and with an existing connection to the National Grid, UP4 is in an advantageous location for data centre growth.

The transformative nature of the Union Park project was recognised by the Hillingdon Council's Business Engagement and Partnership team at the time of the first phase of development. The proposals were supported by the Hayes Town Partnership, the Canal Partnership and Hillingdon Chamber of Commerce, with each organisation recognising the economic, societal and environmental benefits that would flow from the scheme.

The scheme comprises a fourth block, which will connect directly onto the western edge of Data Centre Block 3, alongside associated energy infrastructure, security measures, and car parking and access.

1.2 Connect Public Affairs

The Applicant instructed Connect Public Affairs, an expert community consultation and engagement consultancy, to lead the public consultation programme aimed at understanding the priorities of local stakeholders. Connect collected responses and feedback on Ark's development plans at Union Park which has been detailed in section 5 of this report.

1.3 The Applicant

Ark Data Centres was established in 2005 to deliver secure and efficient data centres within purpose-built developments. Ark's data centres are built and operated to the highest industry standards, ensuring their customers' data is always secure.

Importantly, Ark retains long-term ownership of its data centres. This ensures that high management standards are maintained, and that Ark can play an active role in the communities where their data centres are situated.

Ark has been active in the borough for a number of years and specifically has been involved in the Union Park project since 2019. Throughout this time, Ark has been able to provide various employment and apprenticeship opportunities to residents in the borough, as well as building partnerships with local educational institutions to promote pathways to employment.

1.4 Overview of the proposals

Full planning permission is sought for an extension to the Union Park data centre campus. This will consist of a data centre, energy centre, ancillary office block, extended vehicular loop road, green / blue infrastructure, and security fencing.

The application proposes:

Data Centre Building - The proposed fourth block will connect directly onto the western edge of Data Centre Block 3. The intention is for the data centre to have a maximum height of 35m, mirroring that of Data Centre Block 3. The intention for the façade is to draw on the approach for Data Centre Block 2, using cladding panels connected to each other at right angles to create a point that sticks out. Three sets of these will be located vertically above one another with the angle of each set differing to that of the ones above and below it;

Ancillary Block – This is conjoined and immediately west of the Data Centre Building. It provides the required support and office space. It is to be glazed with glazing panels separated with dark vertical fins on the southern elevation to reduce solar glare. It is envisaged that roof space will be used for PV panels and brown / green roofing;

Energy Centre - An energy centre is proposed to be physically connected to the western edge of the ancillary block. The energy centre will have a maximum height of 28m. The intention is to draw upon the design approach of the three already permitted energy centres, using vertical fins with perforations and orientated in a way to allow views through the façade in some areas (with the use of back lighting adding interest). Darker cladding is to be used then for the Data Centre Building, extending the 'light-dark' pattern across all of the data centre buildings and contrasting with the lighter colour;

Security Measures - Clearly ensuring a high level of security is key for the successful operation of a data centre (and designation of data centres as Critical National Infrastructure only increases these requirements) and the intention is that the permitted fence lines will effectively be extended around the proposed development. No visitor reception centre is required to serve this block whilst the permitted western vehicular lock entrance will be used;

Car Parking and Access - The proposal is for the permitted circulation road, which runs around the western edge of Data Centre Block 3, to be extended further westwards to that it continues around the proposed fourth data centre and energy centre before turning back eastwards and re-connecting to the main access and egress into the wider site at North Hyde Gardens Road Bridge. A secondary vehicular limb bypassing the security gate is required for very infrequent plant replacement.

Landscaping – Conjoining Data Centre Block 4 with Data Centre Block 3 and pushing development as close to the railway line as possible leaves two primary areas of Data Centre Block 4 landscaping. Due to the security requirements of Ark and their future occupier, these areas of land are to be located within the secure fence line.

1.5 Purpose of the statement of community involvement

This Statement of Community Involvement has been prepared to outline the pre-application engagement programme undertaken by the Applicant, in relation to the development of Union Park 4. It seeks to assist LB of Hillingdon in evaluating the Applicant's planning application and should be reviewed in conjunction with all other supporting documents. The Applicant's approach to consultation was predicated on the nature of the area within which the Site is located and the Applicant's role as the long-term operator of the proposed development.

1.6 Our strategy and objectives

As the long-term operator of the Site, a key objective of the consultation process was to continue to build upon the existing positive relationships with neighbours and stakeholders.

The Union Park project first began in 2019, with three phases of development being consulted upon and delivered.

With this existing evidence base, the Applicant initially focused on identifying local stakeholders who would take an interest in the proposals. This was based on those who had demonstrated an interest in the previous phases. Thereafter, they proactively sought to engage with these various stakeholders, brief them on the proposals for the Site and the Applicant's role as the long-term operator, and seek their feedback.

To supplement this programme of targeted stakeholder engagement, the Applicant undertook a thorough consultation programme that engaged with residents as well as community and business stakeholders.

Of key importance, the Applicant was acutely aware of the new residential development opposite the Site. The new development has recently been constructed and was not established during the previous phases. The Applicant was committed to proactively looking to consult these new residents and they were targeted through an extensive leaflet drop, which is detailed further below.

The consultation programme took place between November and December 2024 to give consultees sufficient time to review, feedback on, and influence the proposals.

The Applicant elected to host a public consultation event on November 27th, 2024. Prior to the exhibition, Connect distributed leaflets to 2,400 addresses to invite residents to the event and notify them of the application. This leaflet was accompanied by a link to a publicly accessible website, freepost address and email address.

The public consultation event was attended by members of the surrounding community. It served as a setting for those interested to review the proposals, learn more about Ark's plans, and share their feedback with the on-hand project team. Connect thereafter collated the verbal and written comments received and prepared analysis on this feedback. This SCI will summarise how the submitted planning application addresses the public responses to the exhibition and wider community engagement programme.

Whilst the SCI details pre-application engagement and consultation activity, the Applicant is committed to maintaining ongoing engagement with the various stakeholders with whom they have interacted throughout the development process. This can be evidenced by the Applicant's work and relationships they have built up in the community over the past three years.

2. Planning policy and consultation

2.1 Overview

This consultation programme has been developed in line with guidance established in LB Hillingdon's Statement of Community Involvement (2021), the UK Government's National Planning Policy Framework (2024), and the National Planning Practice Guidance (2014, updated in 2019).

The precedent for development is established in The London Plan (2021) and London Borough of Hillingdon's Local Plan (2012 – 2026), which identifies the Site as a Strategic Industrial Location (SIL). SILs are designated in the London Plan, a spatial development strategy setting out an economic, environmental, transport and social framework for the development of London. The Site is designated as part of the Springfield Road Strategic Industrial Location in The London Borough of Hillingdon's Local Plan (2012 – 2026).

On September 12th, 2024, the UK Government announced the categorisation of data centres as Critical National Infrastructure (CNI). This represented the first CNI designation since 2015 and will provide data centres with additional Government support in recovering from and anticipating critical incidents.

2.2 Local policy

This consultation programme has been designed per the guidance outlined in LB Hillingdon's Council's Statement of Community Involvement (2021). The document encourages applicants to engage with the owners, occupiers of neighbouring land, and wider community during the pre-application stage.

Paragraph 6.5.2 of The London Borough of Hillingdon's Statement of Community Involvement states:

"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. It will also assist in resolving any objections and conflicts prior to a formal application being submitted. Engaging in consultation on proposals which have already been developed to a point where it is difficult to take other views on-board would be a less meaningful exercise."

In section 6.5.3 of Hillingdon's SCI, Applicants are encouraged to adopt the following methods of community engagement:

- *"A dedicated website for the development"*
- *Making development briefs available to the public*
- *Holding a public consultation*
- *Providing feedback on consultation*
- *Advertising in areas local to the development (e.g. local libraries, community centres)"*

2.3 National policy

The Government's National Planning Policy Framework encourages pre-application consultation.

Within the national policy document, the paragraph labelled 40 states:

“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”.

Paragraph 42 states:

“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”

Similarly, the National Planning Practice Guidance notes the benefits of effective pre-application community consultation. It states that:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”

3. Stakeholder Engagement

Connect developed a stakeholder matrix to underpin the Applicant's process of political and community engagement. The matrix was based on an existing evidence base of those who have previously expressed an interest in the Union Park project, as well as new stakeholders who might take an interest in the proposals.

This matrix identified key groups to consult on the emerging proposals, including residents, site neighbours, elected officials and community organisations. The exercise allowed Ark to adopt a strategic approach to engagement and continue to build strong existing relationships with political, business and community stakeholders.

3.1 Stakeholder mapping

The stakeholder mapping exercise identified the following key stakeholders:

- **Council Leadership:**
 - Councillor Ian Edwards (Leader of LB Hillingdon)
 - Councillor Jonathan Bianco (Deputy Leader of the Council and Cabinet Member for Property)
 - Councillor Eddie Lavery (formerly Cabinet Member for Residents' Services, now Cabinet Member for Community and Environment)
 - Councillor Steve Tuckwell (Cabinet Member for Planning, Housing and Growth)
- **Ward Councillors:**
 - Councillor Tony Gill (Pinkwell ward)
 - Councillor Kuldeep Lakhmana (Pinkwell ward)
 - Councillor Gursharan Mand (Pinkwell ward)
- **Member of Parliament:**
 - John McDonnell MP (Member of Parliament for Hayes & Harlington)
- **Greater London Authority Representatives:**
 - Bassam Mahfouz AM (Greater London Assembly Member for Ealing and Hillingdon)
- **Hillingdon Business Groups:**
 - Hayes Town Partnership
 - Canal and Rivers Trust Partnership
- **Residents:**
 - Residents outlined in the distribution map found in section 4

3.2 Summary of meetings with key stakeholders *(Full detail of response to feedback is detailed in section 5.4.)*

15 September 2024 – Ward councillor Tony Gill and Gursharan Mand

The Applicant met Cllr Tony Gill and Gursharan Mand during a site visit to Union Park in late September.

The visit was very positive and the councillors welcomed the Union Park project and the plans coming forward for UP4.

Councillors were particularly receptive to the use of data centres on-site and recognised it as a good location for growth.

During the meeting, councillors welcomed the design of the development and the employment opportunities created.

Furthermore, they noted that they were happy with the construction process on the other phases, and they hadn't received any complaints.

16 October 2024 – Cabinet Member for Community and Environment Eddie Lavery and Director of Planning Julia Johnson

The Applicant met with Cllr Eddie Lavery and Director of Planning at LBH, Julia Johnson. The meeting was positive and the LBH representatives welcomed the investment being put forward by Ark Data Centres within the borough. They recognised the positive work the Applicant had undertaken with phases one, two and three.

Both Cllr Lavery and Ms. Johnson welcomed the proposed level of engagement that the Applicant was proposing to undertake.

As part of the discussion, the LBH representatives referenced that massing and appearance will form a fundamental part of the discussion with the planning team.

23 October 2024 – Deputy Leader of the Council Jonathan Bianco

The Applicant met with Cllr Jonathan Bianco and ran through the existing development and proposed development of UP4. This meeting was also due to be attended by Cllr Ian Edwards, Leader of the Council. However, he was unable to attend.

Positive feedback was given on the works undertaken to date and the continued investment into the borough.

10 December 2024 – Cabinet Member for Planning and Economic Growth Steve Tuckwell

The Applicant met Cllr Steve Tuckwell during a site visit to Union Park in early December. The Councillor was accompanied by a colleague, Morgan Einon,

Cllr Tuckwell and Mr Einon were re-introduced to Ark as a business and taken through the current development of UP1-3 and the proposed development of UP4 before being taken on a site tour.

Cllr Tuckwell and Mr Einon recognised the site as a good location for development and were particularly focused on the economic and employment impacts. They highlighted inward investment and job opportunities to the borough as key and felt that both the existing development and the proposed development achieved this.

The visit was very positive and the plans for the development of UP4 were welcomed.

4 March 2025 – David Brough, Chair of Hayes Town Partnership and the Canal and Rivers Trust

The Applicant met with David Brough. Mr. Brough is the Chair of the Hayes Town Partnership and the Canal and Rivers Trust.

The Applicant invited Mr. Brough to a site visit and presented the forthcoming block four scheme, as well as showing him around the existing site.

Mr. Brough welcomed the plans and the level of economic investment coming forward, particularly highlighting the strong work Ark has undertaken on previous phases of the development.

4. Community engagement

4.1 Engagement with site neighbours: leaflets

The Applicant kept site neighbours informed of their development proposals and encouraged their participation in the consultation process. On 11 November 2024, 2,400 leaflets were hand-delivered to residents and neighbouring businesses within the allotted radius as outlined below. An image of the leaflet used is reproduced in Appendix 1.

The below image, reproduced under Appendix 4, show the addresses that received a leaflet on behalf of the Applicant.

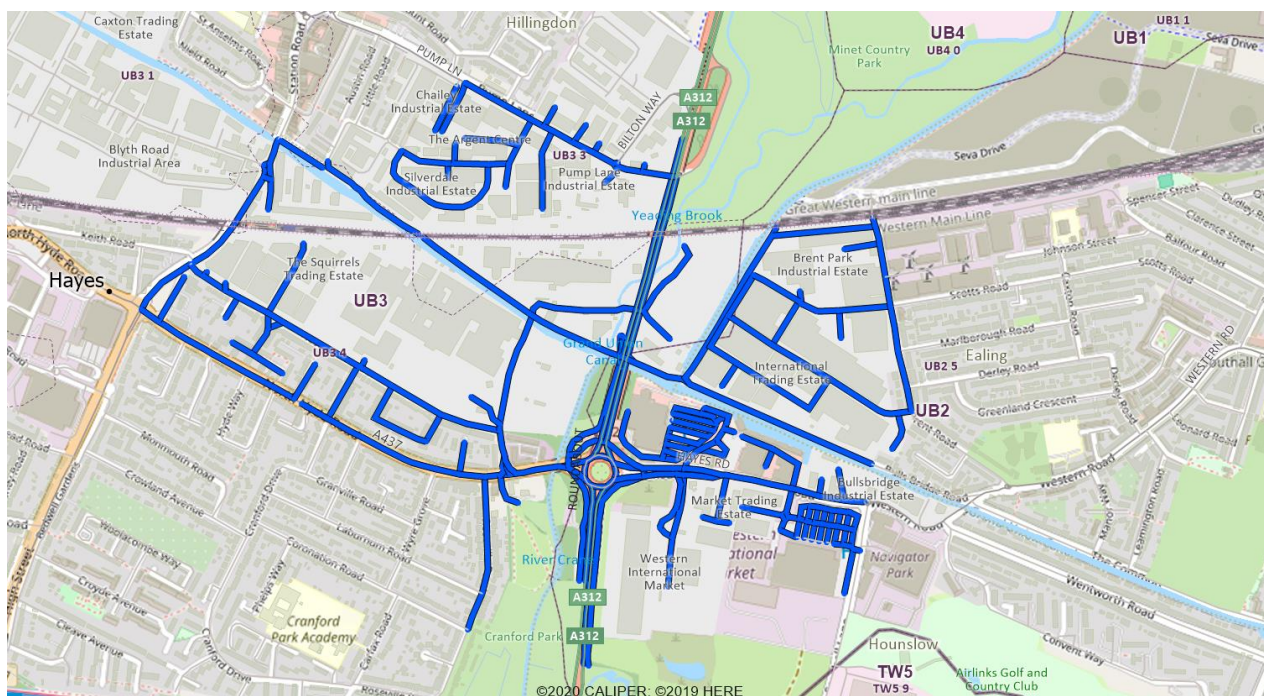


Image: Map of leaflet distribution carried out on 11 November 2024.

This leaflet outlined Ark's proposals for the Site and also contained an invitation to the public consultation event on Wednesday 27 November from 15.30 to 19.30. The event was to be held at the Crane Community Centre in Hayes.

The purpose of this leaflet-drop was to encourage as many neighbouring residents and businesses as possible to participate in the consultation process and the exhibition event. It also endeavoured to ensure that those who may be digitally excluded had equal opportunity to participate in the consultation activities.

By distributing the leaflets over two weeks in advance of the public exhibition, the Applicant provided due notice of the event to maximise potential attendance. The leaflet highlighted that the event would provide attendees with the opportunity to review the development proposals and speak with the Applicant. Attendees would also have the chance to complete a written feedback form to share any thoughts or suggestions they might have.

Alongside this, the leaflet encouraged recipients to provide their initial thoughts on the Union Park plans by visiting www.ark-unionpark.co.uk and completing the online feedback form.

4.2 Online presence

A website – www.ark-unionpark.co.uk – was launched on Monday 11 November. This provided users with an introduction to the Applicant's proposals for the Site, advised on how to provide online feedback, and publicised the upcoming exhibition event. The website can be found under Appendix 2.

Website users could share their thoughts and comments via the website's online Feedback Form, which is placed under Appendix 5.

The Feedback Form included a disclaimer in compliance with the UK General Data Protection Regulation (GDPR) 2018 and invited respondents to provide comments on the application. Participants were asked to provide their full name, address, phone number, and email address. The form only included an open comments section.

4.3 Public consultation event



Public consultation event for Union Park 4, 27 November 2024.

This venue was chosen for its proximity to the proposed development site and the ease of access it offered nearby residents and site neighbours. Seven public exhibition boards were situated around the room for those attending to view; they introduced the Site, proposals, and construction timeline. The boards also featured CGI representations of the proposals and outlined the varied benefits of the Applicant's plans. Complete recreations of the public exhibition boards are included in Appendix 3.

As outlined above, the public consultation event took place on the 27 November. Representatives of the project team were on hand throughout the exhibition to talk through the information on the presentation boards, answer questions, and provide further feedback as requested. In order to best facilitate any queries,

members of the team present included representatives of Ark Data Centres (Applicant), Savills (Planning Consultant), HDR (Technical Consultant), Studio NWA (Architects) and Connect (Community Engagement Consultant).

Two members of the public attended the exhibition. Attendees reviewed the public exhibition boards, spoke with members of the project team, and shared their thoughts on the Applicant's proposals for Union Park.

They were provided the opportunity to complete one of the available Feedback Forms before leaving the consultation event. A reproduction of the Feedback Form can be found under Appendix 5.

4.4 Summary of public consultation process

- 2,400 leaflets distributed to residents
- 35 unique visitors to the Ark Union Park 4 website
- Two attendees at the public consultation event
- Three responses using the electronic form
- Engagement with key local stakeholders and several meetings with councillors: Pinkwell ward councillors, Cllr Ian Edwards, Cllr Jonathan Bianco, Cllr Steve Tuckwell, Cllr Eddie Lavery and Julia Johnson (Director of Planning)

5. Consultation feedback

5.1 Virtual feedback

The applicant encouraged feedback through its website, email address and freepost address. In total, three people responded virtually.

The responses did not object in principle to the proposals. The specific areas of feedback are reported below:

Topics of feedback	Response
Noise and length of works on the existing construction site	The Applicant provided direct channels of communication between residents and site managers. Additionally, following this feedback the Applicant has have commissioned a regular construction newsletter to provide updates on the works and various points of contact.
The impact of the project on the canal path	The Applicant has paid a total of £31,000 in Section 106 contributions to the Canal and River Trust's Cycleways via the multiple applications that Ark has made at Union Park. The programmes will deliver enhancement works to two sections: (1) Bulls Bridge to the Hayes Railway Bridge and (2) Shackles Dock to Station Road. Ark has also installed an access ramp connecting from the Union Park site to the towpath on the northern side of the canal to the east of the North Hyde Garden Road Bridge. This ramp is to be constructed from a permanent material and provides a DDA compliant linkage. The location of the access ramp on the eastern side of the North Hyde Garden Road Bridge was the preferred location for the Canal and Rivers Trust.
Sought employment opportunities with Ark Data Centres.	Noted by Applicant.

5.2 Consultation event feedback

Rather than completing a Feedback Form, attendees chose to give verbal feedback on Ark's development proposals. This reflected the conversational nature of the public exhibition and that members of the project team were on hand to answer any queries that visitors may have. The Applicant was likewise equipped to provide further technical information when requested.

5.3 Community feedback

Topics of feedback	Response
The height of the buildings and their impact on the view from residential properties in the immediate area	The development proposes a variety of building heights across the proposals. Planning policy encourages the intensification of industrial uses in SILs and, for small and constrained sites such as this, this is achieved by increasing density and height. The design approach has sought to push the tallest parts of the building northwards closer to the railway line and further from residential receptors.

	The Design approach seeks to soften and add interest to the appearance of the proposed building.
Employment opportunities created by Union Park	The Union Park project represents over £1bn of investment within the LBH and will create 350 highly skilled new jobs once operational. The block four site will generate £300m of investment, as well as creating jobs in the construction and operational phase of the development.

5.4 Stakeholder feedback

Topics of feedback	Response to feedback
Supportive of the investment into LB Hillingdon	Noted by Applicant.
The number of new jobs and skills opportunities created by the project.	At its peak, the development supports circa 1,200 construction jobs. This includes apprenticeships in partnership with Uxbridge College, whilst the length of time of the construction process is such that there is upskilling over an extended period of time. Up to 350 operational jobs would be provided as part of the permitted data centre campus and the proposed development will further boost this.
The impact of the construction on local residents, particularly those living in the new neighbouring development	The Applicant has passed along contact details for those onsite managing construction. Additionally, the Applicant intends to create a construction newsletter to provide regular updates to local residents.
Appearance and massing of new buildings on the site	The Applicant updated the proposed design of the fourth block following feedback at a pre-application meeting. The design team issued an updated design for the CGIs of the project.
Appropriate grid and energy facilitation for an extension of the existing site	The Applicant has secured sufficient existing connection to the grid from the Site. Additionally, the Applicant highlighted that all of Ark's data centres operate with 100% renewable energy.

6. Conclusion

Through the pre-application consultation process, the Applicant has sought to demonstrate their commitment to community and stakeholder engagement.

Given the industrial and commercial nature of the area in which the Site is located, the Applicant gave significant weight to a local stakeholder engagement programme. This focussed on briefing, meeting and building relationships with key local stakeholders.

Ark Data Centres conducted an engagement and meeting programme with both local ward councillors and LB Hillingdon leadership. The meetings were positive and helped to facilitate useful feedback for this application, but also to strengthen the relationship with key stakeholders as the project progresses. The Applicant remains committed to creating and maintaining positive stakeholder relationships across Hillingdon as the Union Park project continues.

To supplement the wider stakeholder engagement pre-application consultation programme, the Applicant conducted a public consultation process. Whilst engagement from local residents in the consultation process was relatively low during the previous phases, it was paramount to the Applicant that residents were able to partake in the consultation process, if they so wished.

Of particular importance to the Applicant was ensuring that the new residents of the Barratt estate were fully consulted and offered the opportunity to feedback. With this in mind, the Applicant commissioned a leaflet drop exercise to 2,400 residents in the vicinity of the Site.

Furthermore, the Applicant created a website which was made freely accessible to the local community. This was shared in advance with the ward councillors for the Site. On the website, stakeholders were able to view further information about the proposals and leave their feedback. Furthermore, contact details were provided and stakeholders were able to contact the project team.

Throughout this consultation period, five members of the public provided feedback during the public consultation. This was as expected and indicates a general lack of concern for the proposals. The Applicant will continue to review feedback, particularly following the statutory consultation period after submission, and will continue to pursue a proactive approach to engagement.

It is the Applicant's intention and commitment to continue to engage where appropriate, including with the stakeholders they have already interacted with.

The Applicant remains committed to updating the community when relevant, and it is the Applicant's intention to provide updates through the accessible community website.

Appendices

1. Leaflet

Have your say



Thank you for taking the time to come to our consultation, please ask any outstanding questions to the project team who are present.

Please take the time to fill out a feedback form and convey your thoughts to the project team as part of our consultation process. The consultation will finish on Monday 02 December, 2024.

Ark will continue to work with the community, local businesses and stakeholders to regenerate the area in a sensitive manner that provides benefits to the community.

Contact us



ArkUP4@connectpa.co.uk



www.ark-unionpark.co.uk

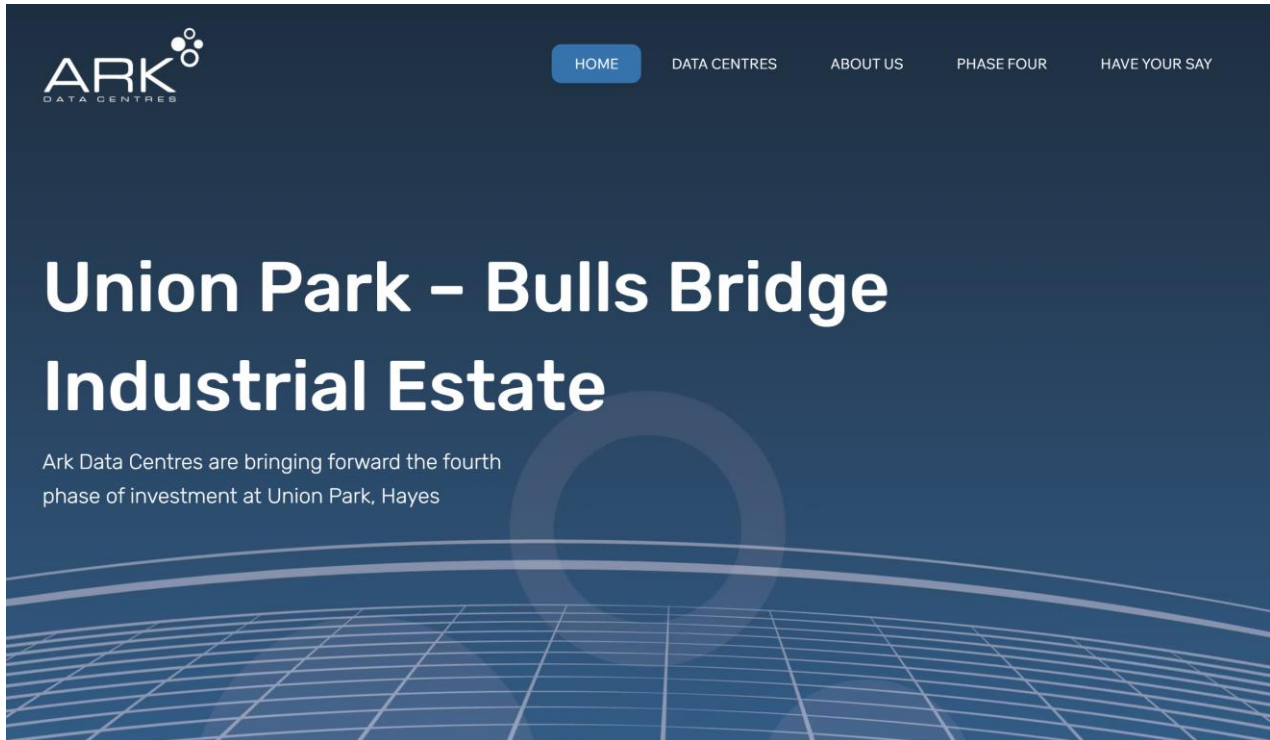


0800 029 7171



Ark UP4
Freepost: Connect Consultation
Millbank Tower, London SW1P 4QP

2. Website



With construction of UP2 and UP3 underway, the project has reached a major milestone in recent months, with UP1 becoming occupied and operational.

Ark is pleased to be bringing forward another milestone in the Union Park project, realising the final stage of investment with the creation of building four (UP4). This latest stage will help to cement Hillingdon's place as a global leader of state-of-the-art modern data facilities.

Having recently been designated as Critical National Infrastructure, data centres are central to the functioning of social and business interactions, the NHS, British digital economy and national defence.



Ahead of the submission of the final phase, Ark will be consulting residents on the plans. An event will be held at Crane Community Centre at Fuller Way, Hayes, Middlesex, UB3 4LW on 27 November, 15:30-19:30. This will provide a chance for residents to meet the project team and share their views on the proposals.

Please explore our website for more information about data centres, Union Park and the plans coming forward.



CONTACT

PHONE: 0800 029 7171

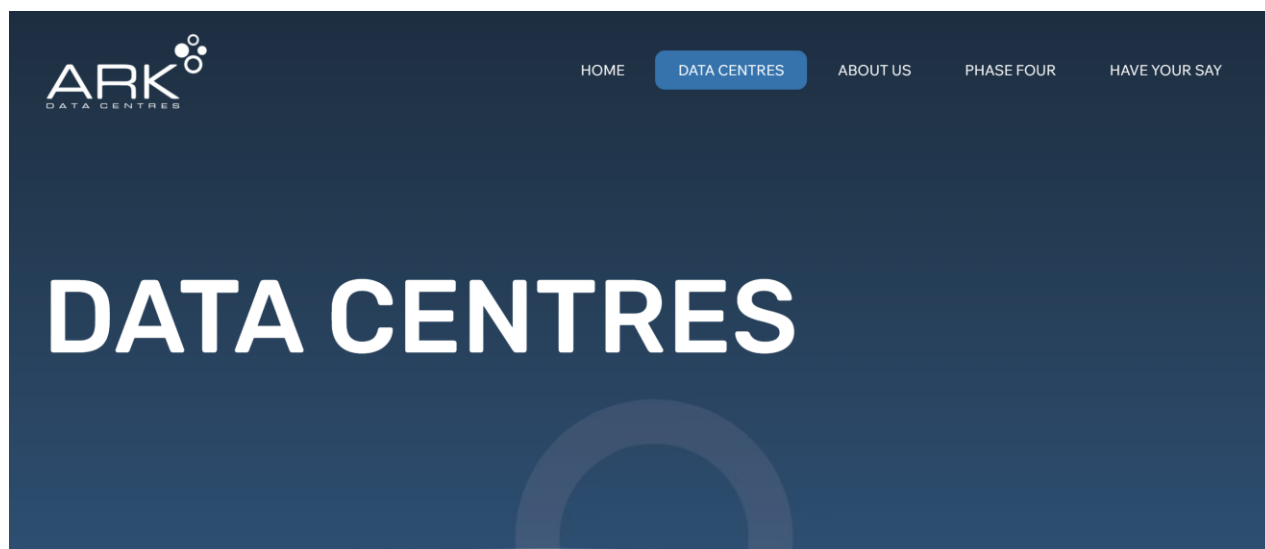
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What are data centres?

At its simplest, a data centre is a physical facility that organisations use to house their critical applications and data. A data centre's design is based on a network of computing and storage resources that enable the delivery of shared applications and data.

Without many of us even knowing, data centres have become the heartbeat of the many applications and transactions we carry out in our daily lives.

Almost anything that involves a smartphone, computer or any other electronic device requires a data centre to ensure that it functions correctly. From social media, to working from home or using contactless payments, data centres are at the core of their functionality.

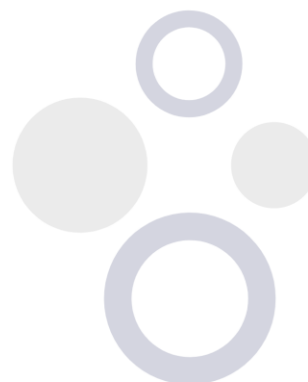
Critical infrastructure

Union Park, like other data centres, is an essential component for the functioning of the modern economy. Despite this, the actual number of data centres in the UK is relatively low.

Data centres have a pivotal role to play in supporting the UK to achieve its ambition to create the new high skilled tech jobs of the future. But they are much more than that – data centres are critical infrastructure for the functioning of everyday social and business interactions. It is for these reasons why the UK Government announced earlier this year that it would class data centres as Critical National Infrastructure.

The growth of data generated by business, academic institutions and the population including through social networking, video on-demand TV and body worn video used by the police has driven the demand for data storage and processing requirements. According to the latest data, Whatsapp users send 1 billion messages per day and Mastercard credit cards are used in about 18 billion transactions worldwide, which is only a drop in the ocean of data being generated.

The critical role of data and data centres was brought into even sharper focus during Covid-19 restrictions. Huge sections of the population were required to make the switch to working and socialising remotely, much of which has carried through beyond the pandemic to be part of the normal functioning of society and the economy.



CONTACT



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ABOUT US

Ark Data Centres was established in 2005 to deliver secure and efficient data centres within purpose-built developments. Ark do far more than hold data: they enable businesses and the public sector in every action, interaction and decision.

Ark's data centres are built and operated to the highest industry standards, ensuring their customers' data is always secure.



Importantly, Ark retains long-term ownership of its data centres which ensures that high management standards are maintained, and that Ark can play an active role in the communities where their data centres are situated. This includes providing various employment and apprenticeship opportunities and building partnerships with local educational institutions to promote pathways to employment in the technology sector.



Ark's clients include major cloud providers, telecommunications providers and financial institutions, as well as a partnership with the Cabinet Office through Crown Hosting Data Centres. Through Crown Hosting Data Centres, Ark has ensured that the public's experience of IT has been enhanced, has reduced risk for government and is designed to allow the public sector to access services at a fraction of the cost of their competitors and to drive down their own carbon footprint.



CONTACT

PHONE: 0800 029 7171

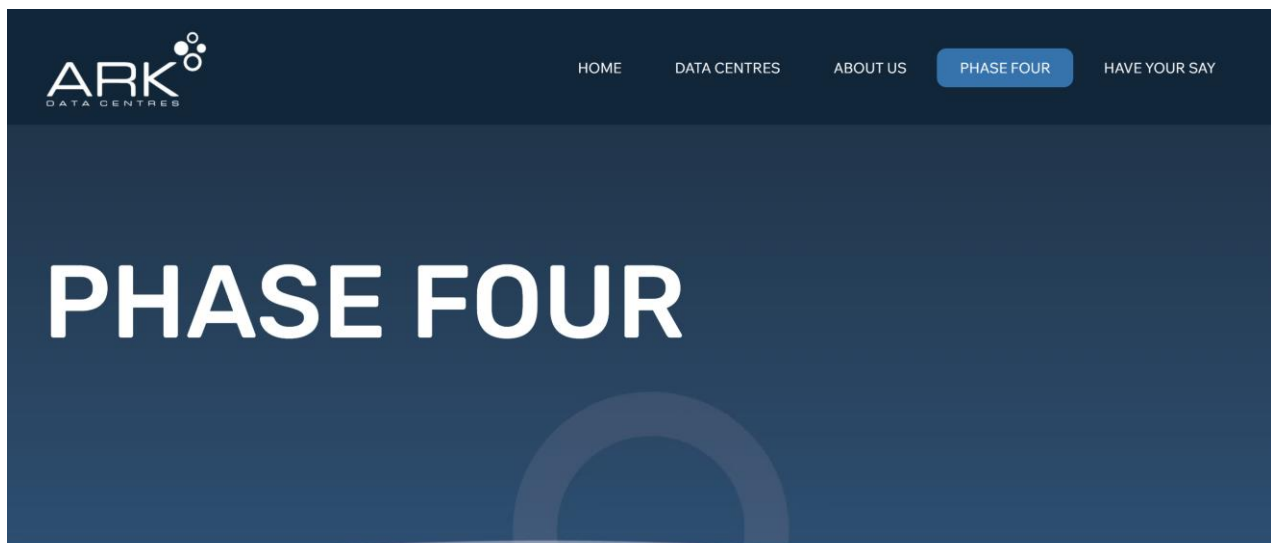
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Located to the west of Union Park, UP4 will include a further data centre building and energy centre, with conjoined ancillary.

It will build upon the existing campus of data centre capability already existing in Union Park and remark the final phase of investment in the project.

Like UP1, UP2 and UP3, UP4 is located within the designated Strategic Industrial Location (SIL) under the Mayor's London Plan (2021), which encourages the intensification of industrial designated of industrial sites.

With an existing connection to the National Grid, UP4 is situated in an advantageous location for data centre growth.

As part of the planning application, scale and design of UP4 will give careful consideration to the new residential development being delivered at the former Nestle site.

Sustainability will continue to be at the forefront of UP4. Union Park is pioneering new approaches to environmentally sustainable development, including the use of heat exchanges - where cold air from outside is used to reduce the heat of air inside the centre. Other methods of sustainability at Union Park include rainwater harvesting, solar generation, green walls and roofs and green travel plans for employees based at their centres.

UP4 will continue to strengthen biodiversity across the site, with significant new tree planting and landscaping along the river, canal, and tow path planned as part of the overall development at Union Park.

Union Park: The vision

Union Park will be a data centre facility set across four separate blocks with associated energy centres, office space and landscaping.

Union Park represents a significant and continued investment in Hillingdon by Ark Data Centres. The portfolio of data centres across Union Park will present opportunities for Hillingdon to be a pioneer in providing new high skilled, digital, IT and engineering jobs for local people.

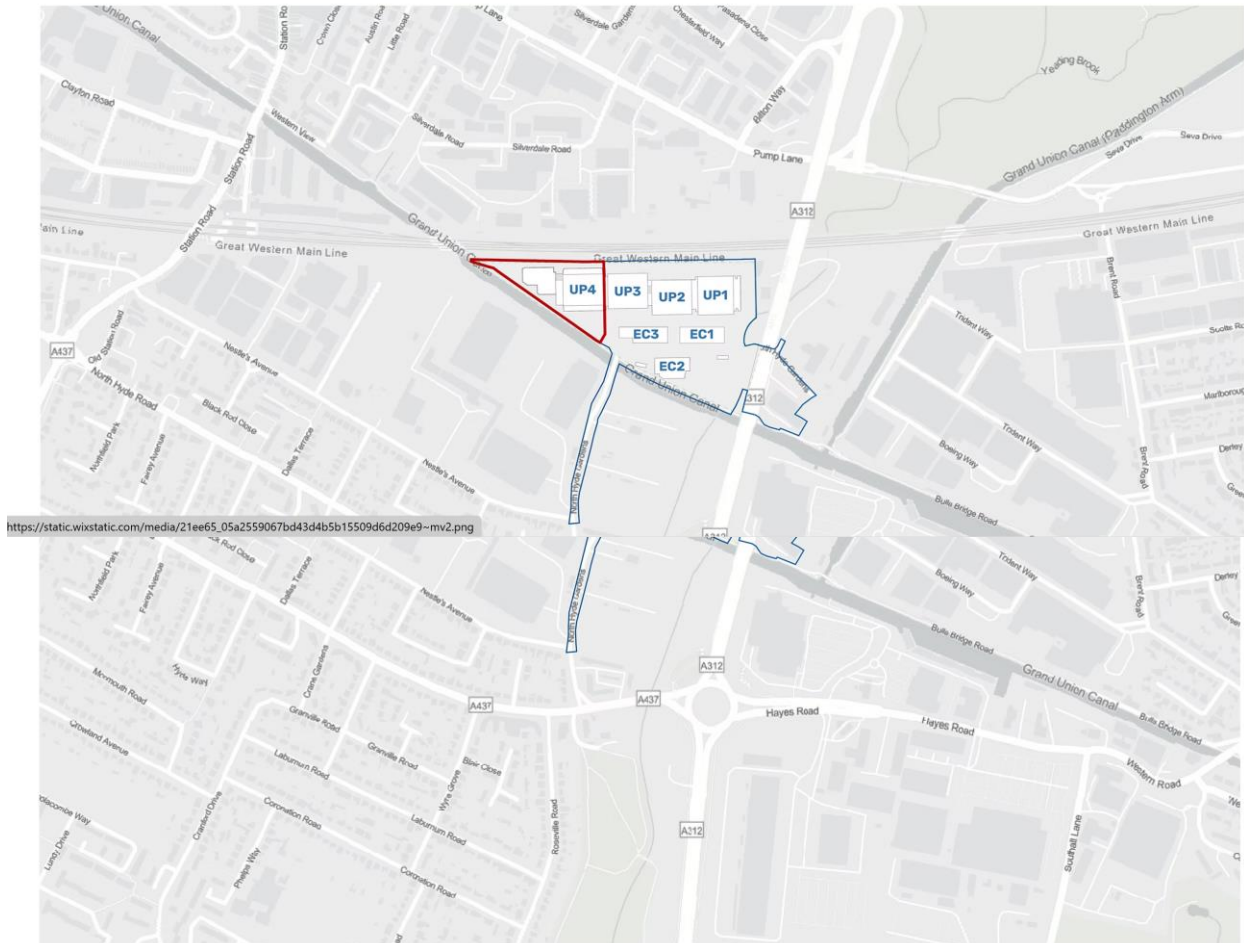
Overall, the project represents private sector investment in excess of £1 billion, and at completion will have delivered over 350 highly skilled jobs and training opportunities for local residents.

The new jobs created will deliver more highly skilled roles and higher wages which will make an invaluable contribution to the local economy, as well as delivering essential national infrastructure.

The transformative nature of the project was recognised by the Hillingdon Council's Business Engagement and Partnership team at the time of the first phase of development, and the proposals were supported by the Hayes Town Partnership, the Canal Partnership and Hillingdon Chamber of Commerce. Each organisation recognising the economic, societal and environmental benefits that would flow from the scheme.

The transformative nature of the project was recognised by the Hillingdon Council's Business Engagement and Partnership team at the time of the first phase of development, and the proposals were supported by the Hayes Town Partnership, the Canal Partnership and Hillingdon Chamber of Commerce. Each organisation recognising the economic, societal and environmental benefits that would flow from the scheme.

Within Union Park already five construction apprenticeships are being undertaken by residents amounting to around 200 weeks of training in partnership with Uxbridge College.



Site map. EC - Energy Centre

CONNECT

Statement of Community Involvement
Union Park, Block 4, North Hyde Gardens,
Hayes, Ark UP4 Ltd



CONTACT

PHONE: 0800 029 7171

EMAIL: ArkUP4@connectpa.co.uk

FREEPOST: Ark UP4, Freepost: CONNECT CONSULTATION,
Millbank Tower, 21-24 Millbank, London, SW1P 4QP



[HOME](#)

[DATA CENTRES](#)

[ABOUT US](#)

[PHASE FOUR](#)

[HAVE YOUR SAY](#)

HAVE YOUR SAY

Ark will continue to work with the community, local businesses and stakeholders to regenerate the area in a sensitive manner that provides benefits to the community.

We are inviting residents to meet the team and

First name*

Last name*

Email address*

Phone number

We are inviting residents to meet the team and learn more about what has been delivered so far, and the future of the project. **An event will be held at Crane Community Centre on 27 November between 15:30 and 19:30.** Please come meet the team, learn more about what has been delivered so far and what is coming forward in the future with UP4.

If you would like to speak with a member of the project team, please contact us on the details below:

Phone: 0800 029 7171

Email: ArkUP4@connectpa.co.uk

Freepost: Ark UP4, Freepost: CONNECT CONSULTATION, Millbank Tower, 21-24 Millbank London, SW1P 4QP

Enter your address

Please share any thoughts or feedback you have about Union Park or our latest development phase

Data protection

Connect are working on behalf of Ark Data Centres to collect information relating to Union Park. We value your privacy and the data collected through this feedback form will only be used to inform Ark Data Centres's development proposals. We will keep your personal data until the completion of the planning process.

We will always treat your personal data with the utmost care and take all appropriate steps to protect it. You can view our Privacy Policy at <https://www.ark-unionpark.co.uk/privacy> or you can request a copy by emailing us at GDPR@connectpa.co.uk or calling us on 020 7592 9592.

- ☐ I agree for you to process my data in line with the [Privacy Policy](#). *
- ☐ I agree that Connect can use the data provided in this feedback form to contact me about the Union Park development proposals. *
- ☐ I agree that Connect can share the data provided in this form with Ark Data Centres and that Ark Data Centres can contact me about Union Park. *

Submit

CONTACT

PHONE: 0800 029 7171

EMAIL: ArkUP4@connectpa.co.uk

FREEPOST: Ark UP4, Freepost: CONNECT CONSULTATION, Millbank Tower, 21-24 Millbank, London, SW1P 4QP



[Privacy Policy](#)

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3. Consultation boards

Welcome to our consultation



Thank you for attending our consultation event to learn more about the plans for a fourth data centre block at the Union Park data centre campus. The purpose of this event is to give residents and local businesses the opportunity to learn more about the site and what we are proposing.

Please take some time to read through the information before filling out the feedback form provided.

We want your views

Ahead of submitting a planning application to Hillingdon Council, we want to hear your views. All feedback will be carefully considered and reviewed by the project team before the plans are finalised and submitted to Hillingdon Council. Feedback provided will be reported in a Statement of Community Involvement submitted as part of the planning application.



Computer Generated Image of the proposals

About Ark Data Centres

Ark Data Centres was established in 2005 to deliver secure and efficient data centres within purpose-built developments. Ark do far more than hold data: they enable businesses and the public sector in every action, interaction and decision.

Ark's data centres are built and operated to the highest industry standards, ensuring their customers' data is always secure.

Importantly, Ark retains long-term ownership of its data centres which ensures that high management standards are maintained, and that Ark can play an active role in the communities where their data centres are situated. This includes providing various employment and apprenticeship opportunities and building partnerships with local educational institutions (such as UTC Heathrow) to promote pathways to employment in the technology sector.

Ark's clients include major cloud providers, telecommunications providers and financial institutions, as well as a partnership with the Cabinet Office through Crown Hosting Data Centres. Through Crown Hosting Data Centres, Ark has ensured that the public's experience of IT has been enhanced, has reduced risk for government and is designed to allow the public sector to access services at a fraction of the cost of their competitors and to drive down their own carbon footprint.

Boosting growth in Hillingdon



West London is already a significant location for data centres, encouraged by the growth of Britain's digital economy and the rise of cloud computing. Our proposals will help to secure Hillingdon's status as a key strategic hub for this critical infrastructure, attracting further investment and creating new skilled jobs.

Union Park will help cement Hillingdon as a global leader for state-of-the-art modern data facilities and play a pivotal role to play in the future of the UK.

What are data centres?

At its simplest, a data centre is a physical facility that organisations use to house their critical applications and data. A data centre's design is based on a network of computing and storage resources that enable the delivery of shared applications and data.

Data centres were recently designated Critical National Infrastructure and are essential for the functioning of everyday social interactions, the NHS, British digital economy and national defence.

Without many of us even knowing, data centres have become the heartbeat of the many applications and transactions we carry out in our daily lives.

Almost anything that involves a smartphone, computer or any other electronic device requires a data centre to ensure that it functions correctly. From social media, to working from home or using contactless payments, data centres are at the core of their functionality.

According to the latest data, WhatsApp users send 1 billion messages per day and Mastercard credit cards are used in about 18 billion transactions worldwide, which is only a drop in the ocean of data being generated.



Union Park project

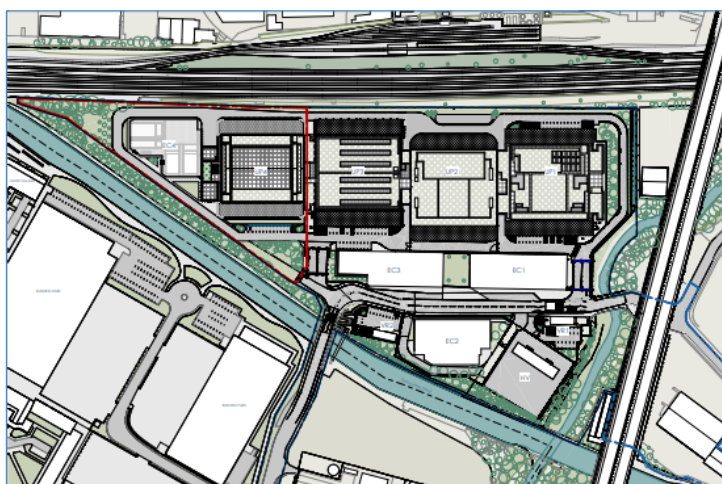


Union Park will be a data centre facility set across four separate buildings with associated energy centres, office space and landscaping.

With construction for phases two and three underway, the project reached a major milestone in January with phase one now fully operational and occupied.

In line with this milestone, Ark will be bringing forward the fourth phase of investment within Union Park. Union Park 4 (UP4) will be located to the west of the site and was the former Addison Lee building, now being used as a construction compound.

The transformative nature of the Union Park project was recognised by the Hillingdon Council's Business Engagement and Partnership team at the time of the first phase of development, and the proposals were supported by the Hayes Town Partnership, the Canal Partnership and Hillingdon Chamber of Commerce. Each organisation recognising the economic, societal and environmental benefits that would flow from the scheme.



Site map

Our proposals will play a key role in securing Hillingdon's and Hayes' role as one of the key strategic locations for this national critical infrastructure.



The project represents over £1 billion investment in Hayes



Block 4 in itself will generate £300 million investment



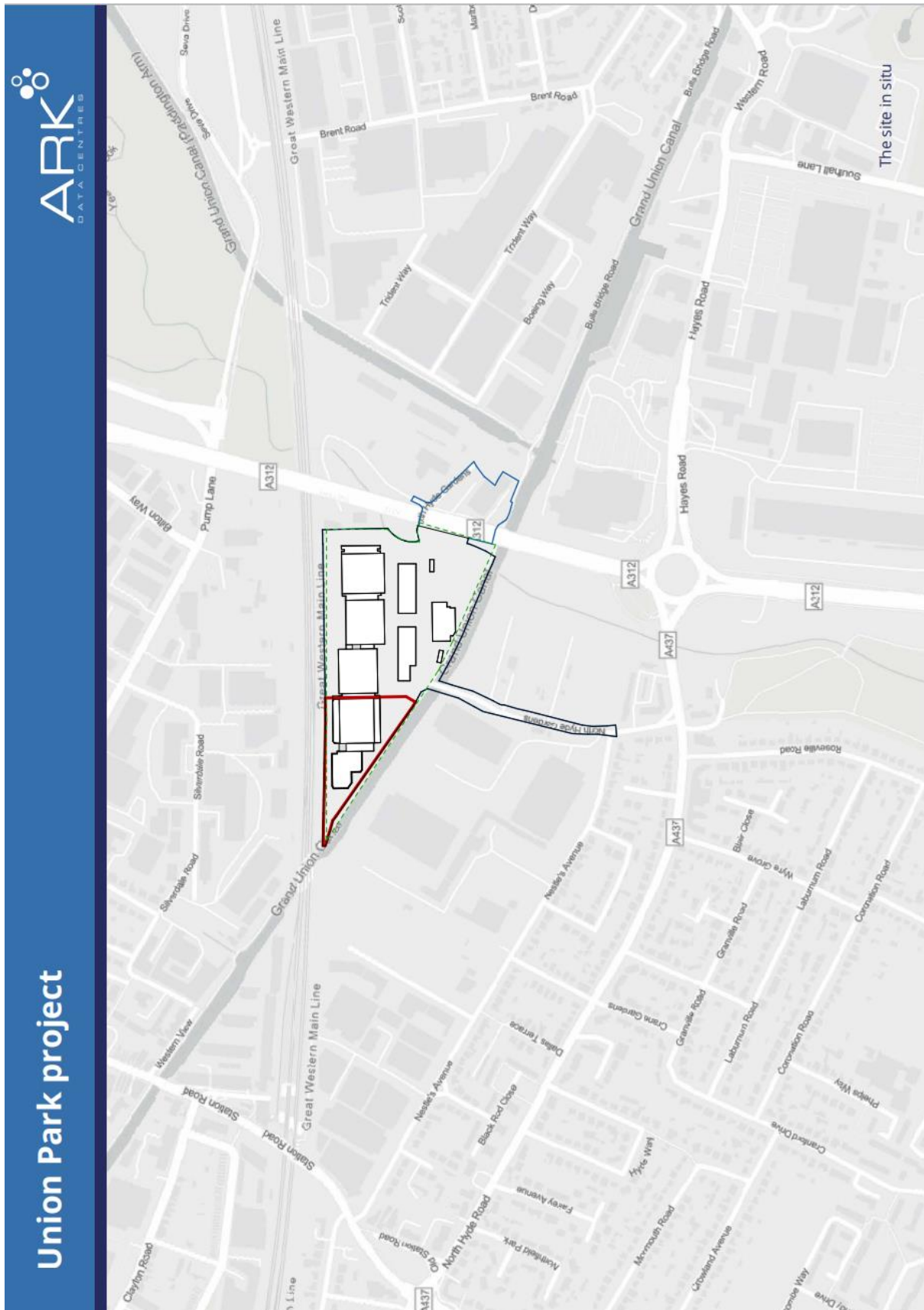
Union Park will create at least 350 highly skilled new jobs



Apprenticeship training for local people



All of Ark's facilities operate with 100% renewable energy



Our proposals



UP4 will be bringing forward the fourth and final phase of investment at Union Park.

UP4 will be located to the west of Union Park, UP4 will include a further data centre building and energy centre, with conjoined ancillary.

Like UP1, UP2 and UP3, UP4 is located within the designated Strategic Industrial Location (SIL) under the Mayor's London Plan (2021), which encourages the intensification of industrial designated of industrial sites.

With an existing connection to the National Grid, UP4 is situated in an advantageous location for data centre growth.

As part of the planning application, scale and design of UP4 will give careful consideration to the new residential development being delivered at the former Nestle site.

As part of any planning application, a construction management plan will be submitted that will set out how the delivery of the development will be managed to mitigate against any impacts to residents.

It is anticipated that phase four will be delivered in the following timescales:

September 2023	Pre-application meetings
November 2024	Public consultation begins
January 2025	Submission of application
June 2025	Determination
October 2025	Completion of UP3
November 2025	Commencement of UP4
February 2026	Completion of UP2
November 2028	Completion of UP4

Pioneering sustainability



Sustainability is at the forefront of Ark's business model and its developments. By offering the most advanced access to data storage and processing particularly via cloud computing, Union Park provides the infrastructure necessary to achieve significant cost and environmental benefits for its occupiers and the communities they operate in.

This will lead to the rationalisation of data centre provision, where clients can 'buy in' to centres at the forefront of environmental sustainability rather than running their own older centres.

Union Park is pioneering new approaches to environmentally sustainable development including the use of heat exchanges where cold air from outside is used to reduce the heat of air inside the centre, rainwater harvesting, solar generation, green walls and roofs, the use of hydrotreated vegetable oil as stand-by generator fuel, and the purchasing of 100% renewable energy.

As part of the plan for Union Park, Ark is currently working with Hillingdon Council and the Canal and Rivers Trust to deliver a canal access ramp to help create a safe walking and cycle route from Hayes and Harlington station. Furthermore, Ark will actively encourage those who work at the data centre to use public transport, and to cycle and walk. For instance, Ark currently runs a shuttle bus service to Hayes & Harlington station from the site for its construction workers.

Ark will continue to develop the proposals for phase four in conjunction with the Canal and Rivers Trust and the Hillingdon Canals Partnership and has already provided a S106 contribution to the Council's ambition for a cycling 'quietway' scheme that makes use of this section of the towpath.

Due to the nature of the development of a data centre, and the lack of material production within the facility, there will be minimal HGV movements and lower levels of traffic intensification compared to traditional industrial and commercial uses.



Have your say



Thank you for taking the time to come to our consultation, please ask any outstanding questions to the project team who are present.

Please take the time to fill out a feedback form and convey your thoughts to the project team as part of our consultation process. The consultation will finish on Monday 02 December, 2024.

Ark will continue to work with the community, local businesses and stakeholders to regenerate the area in a sensitive manner that provides benefits to the community.

Contact us



ArkUP4@connectpa.co.uk



www.ark-unionpark.co.uk



0800 029 7171



Ark UP4
Freepost: Connect Consultation
Millbank Tower, London SW1P 4QP

[illegible]

5. Feedback form



Union Park 4 Feedback Form

Thank you for taking the time to look through our proposals for Union Park 4.

Please do let us know if you have any comments by filling in this feedback form. Your views are important to us and will be considered by the project team.

You can either put this form in the feedback box provided today or you can send it back to us using our contact details. We would be delighted to hear from you.

CONTACT US

If you would like to submit your thoughts on the proposals, or if you have any suggestions regarding our proposals please contact:

Post:

Union Park 4, Ark Data Centres
Freepost: Connect Consultation Millbank Tower, London
SW1P 4QP

Phone:

0800 029 71 71

Email

ArkUP4@connectpa.co.uk

NAME	
ADDRESS	
TELEPHONE	
EMAIL	
ARE YOU A	<input type="checkbox"/> Local Resident <input type="checkbox"/> Councillor <input type="checkbox"/> Local Business <input type="checkbox"/> Community Representative <input type="checkbox"/> Other (please specify below)

Connect are working on behalf of Ark Data Centres to collect information relating to the Union Park 4 development proposals. We value your privacy and the data collected through this feedback form will only be used to inform Ark Data Centre's application for the site. We will keep your personal data until the completion of the planning process.

We will always treat your personal data with the utmost care and take all appropriate steps to protect it.

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Please tick below as appropriate:

- ☐ I agree for you to process my data in line with the Privacy Policy
- ☐ I agree that Connect can use the data provided in this feedback form to contact me about the Union Park 4 development proposals

Please turn over.



Union Park 4 Feedback Form

Feedback Form

Please share any thoughts or feedback you have about Union Park 4: