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savills

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Dear Michael,

HAYES BRIDGE RETAIL PARK AND HEATHROW INTERCHANGE, UXBRIDGE ROAD, HAYES, UB4 0RH

We are writing on behalf of our client, Colt Data Centres (Colt), to support a planning application for enabling works at the above site.

Below I set out an overview of the site context, the scope of the proposed enabling works, a formal description of development, and a summary of the documents submitted in support of the application.

Background

The Site

The site sits as part of a wider commercial area which is broadly bound to the north by Uxbridge Road, the west by Springfield Road (and Minet Country Park), to the east by the Yeading Brook, and to the south by Beaconsfield Road. The broader area comprises of a mix of commercial operations with retail uses located predominantly in the northern part and industrial, storage, and manufacturing operations across much of the central and southern areas. A site location plan is provided in Figure 1 below.

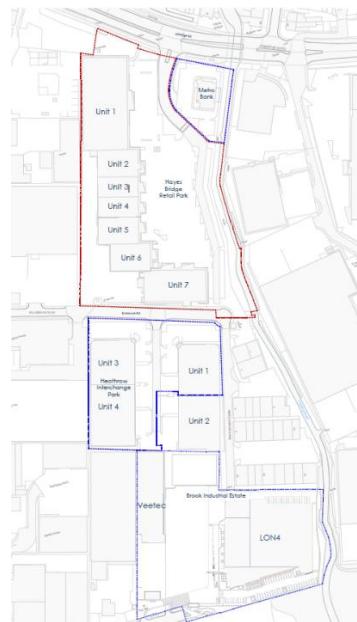


Figure 1: Site Location plan (Studio NWA, 2025)

On the northern side of Bullsbrook Road is Hayes Bridge Retail Park. Hayes Bridge Retail Park consists of a terrace of seven retail units and a standalone commercial bank (Metro Bank) set around a central surface car park which is accessed from the Uxbridge Road. Hayes Bridge Retail Park benefits from prior approval for the demolition of the existing retail units (ref. 1911/APP/2025/398, approved March 2025).

To the south of Bullsbrook Road and Hayes Bridge Retail Park is Heathrow Interchange. Heathrow Interchange consists of a series of industrial units. Prior notification for the demolition of units 1, 3 and 4 was approved in October 2024 (ref. 71554/APP/2024/2490) and March 2025 (ref. 71554/APP/2025/466). Unit 2 is outside of Colt's ownership and is excluded from the site boundary. Planning permission has also been secured by Colt for a substation in this location (ref. 71554/APP/2025/47, March 2025).

Colt secured a resolution to grant planning permission for the redevelopment of Hayes Bridge Retail Park and Heathrow Interchange to deliver a data centre campus, as approved at Planning Committee on 2 October 2025 (ref. 78343/APP/2025/719). A site plan is provided below.

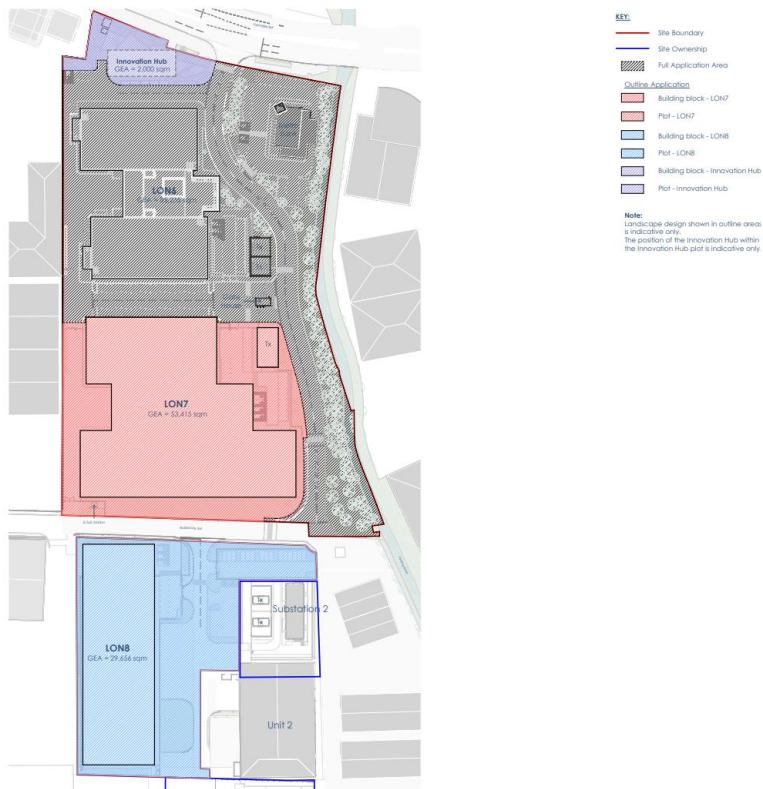


Figure 2: Parameter Site Plan - Plots/Blocks (Studio NWA, 2025)

Overview of Development

Colt is submitting this planning application for enabling works in advance of the formal decision notice for the data centre campus to reduce the construction programme to lessen any potential impacts on the local area, and to help deliver critical infrastructure.

Demolition of all buildings has been approved under the prior notification of demolition (ref. 1911/APP/2025/398) permitted in March 2025.

The scope of the proposed enabling works are summarised below:

- Removal of existing concrete slabs and foundations, which will be crushed for reuse.
- Removal of existing hardstanding and hard landscaping features.
- The site will be excavated to a depth of 2 metres, then reinstated and capped in accordance with the demolition and enabling works specification.
- Removal and diversion of below-ground services / existing utilities.
- Installation of temporary hoarding.
- Installation of a temporary substation to support construction. This substation will be dismantled once the temporary supply is no longer required.

The Bullsbrook Road substations will remain fully operational and accessible throughout the duration of the enabling works. Metro Bank and its utilities will remain operational.

Description of Development

The description of development is provided below:

“Proposed enabling works (site clearance and ground preparation).”

Application Documents

This application is supported by the following documents:

- **Application Form and Certificates;**
- **CIL Form 1;**
- **Site Location Plan**, prepared by Studio NWA Architects;
- **Drawings**
 - Transformer Elevations (TR18 SSE)
 - Enabling Works Schematic (LONUX-CDL-EW-XX-SD-E-60001)
 - Proposed Enabling Works Plan (LONUX-ARUP-PL-ZZ-DR-S-10806)
 - Substation and LV Switchroom Foundations (LONUX-ARUP-PL-ZZ-DR-S- 10805)
 - Existing Utilities Disconnection Plan (LON6-CDL-EW-XX-DR-C-90203)
 - Existing Utilities Removal and Diversion Plan (LON6-CDL-EW-XX-DR-C-90301)
- **Ecological Appraisal**, prepared by Aspect Ecology
- **Geoarchaeological Watching Brief Report**, prepared by Museum of London Archaeology (MOLA)
- **Ground Investigation Report**, prepared by Concept
- **Ground Contamination Risk Assessment and Remediation Strategy**, prepared by Arup;
- **Management and Logistics Plan**, prepared by Macegreen Consulting;
- **Tree Protection and Technical Note, Tree Schedule and Tree Constraints Plan**, prepared by Aspect Arboriculture;
- **Utility Survey**, prepared by Greenhatch Group



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 are in order and look forward to receiving confirmation that the application has been validated. In the meantime, please feel free to contact me or my colleague, Emily Brosnan (emily.brosnan@savills.com) should you have any queries.

Yours sincerely,

A handwritten signature in black ink that reads "Savills".

Nick Heard
Associate Director

enc: As above