

LINK PARK

Heathrow

Link Park Heathrow LLP are pleased to present our developing proposals for Link Park Heathrow, Thorney Mill Road, Heathrow, UB7 7EZ.

The site is currently home to a mix of B8 storage and aggregates handling, but has far greater potential as a site for a high-tech data centre. A development of this kind would boost the local economy, help consolidate Buckinghamshire and the surrounding area as a lead location for this industry, and provide a more appropriate use for the site considering the surrounding area.

At this early stage of developing our plans, we wanted to share how we have reached this conclusion, whilst setting out our proposals' many potential benefits to the area.



We want to hear your thoughts on our emerging proposals. Visit **linkparkheathrow.com** to view our plans in more detail, and let us know what you think.

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The Site

Link Park is predominantly within Buckinghamshire Council, although a small part lies within the London Borough of Hillingdon. As well as the main site consisting of approximately 11.5 acres, there is also a large area of adjoining woodland, comprising 21.5 acres.

The site has a long history of industrial-commercial use, beginning with sand and gravel extraction, followed by the storage and processing of railborne aggregates using a railhead taken off the adjoining branch line into the Northern corner of the site. It is currently home to several different industries, including the leasing of construction vehicles, infrastructure construction and development, the storage of replacement vehicles for insurance claims, and aggregate importation by rail, and distribution by HGV vehicles.

The site has historically been restricted to HGV movements between 6am and 6pm, and in October 2019 a resolution to granted planning permission regularised B8 use, and imposed a restriction of 204 HGV movements per day. The S106 agreement relating to this is currently with solicitors. These HGV movements form a significant amount of the traffic moving through Iver and Richings Park.

The development of a data centre on the site will, almost completely, eliminate the present impact on the surrounding area of HGV movements whilst providing a considerable boost to the local economy.



The Site Under its Current Use

Data Centres

A data centre is a secure facility that houses Information Technology (IT) infrastructure, such as data storage or computer processing power.

The main purpose of a data centre is to store and process data, in a similar way to IT rooms in offices, which in many cases they replace. This ranges from simple storage of backups to the housing of mission-critical digital apparatus to keep a company or Government department operational in the event of a failure elsewhere. As well as eliminating the need for larger offices that include room for data storage and processing, and therefore larger rent costs for businesses, storing data offsite provides additional security and reliability.

With the increased importance of IT to the economy, demand for data centres has grown exponentially, and has surged as a result of the current pandemic. Data centres underpin almost every aspect of modern life, but to many, their purpose and importance to society is obscure. So, what is a data centre, and why do they matter, especially in a post COVID world?



In short, data centres provide the space, power and cooling for our network infrastructure. They house large groups of computer servers, designed for remote storage, processing and the distribution of data at scale.

Data now forms the most mobile commodity in existence and is critical to the new economy, with 'invisible' data centres operating as an integral part of every click, swipe or tap we make online. On average, each new data centre adds up to \$700 million to each global economy.

A site requires a number of specific factors for it to be suitable as a data centre, including:

- Access to a large amount of reliable electricity power, which is available at Iver Lalehan and North Hyde substations, and additionally through a National grid 275KVA cable located nearby.
- A location close to main markets, which allow clients to visit the site easily, but not so close that electricity or internet issues will affect both the data centre and the client site. This usually means a travel time of approximately sixty minutes.
- A fast and reliable internet connection, or the capacity for one, available nearby from the Grand Union Canal and the West Coast Mainline.
- A minimal risk of flooding, like Link Park Heathrow, which is on raised ground.

Link Park is most unusual in that it fulfils all of these requirements and provides an exceptional opportunity to meet the demand for large-scale data centres which, whilst already significant, will only grow in the years to come.

Our Proposals

The change from the current mix of storage and aggregates to a high-tech data centre deals with a number of issues for the local community caused by the site's current uses.

The decrease in HGV traffic would not only solve congestion issues. Air quality would improve, noise would be reduced and roads would become safer.

Unlike the current use of the site, external lighting would not be necessary and the new development would not be visible in long distance views. In addition to these factors, our proposals would bring additional benefits to the local area:

- We estimate that ninety jobs would be created in onsite control and maintenance, as well as security, as part of the proposals. Additionally, a significant number of jobs will be indirectly created, through both the construction process and the additional capacity for the data needs of companies that the data centre would facilitate.
- The huge demand for data centres of this capacity points to the viability of the proposals. With this, business rates income would increase dramatically with the new usage, whilst at the same time the impact on council services such as highway maintenance and waste disposal would be lessened.
- Alongside a number of developments in nearby Slough, a data centre of this capacity will help to consolidate this area of the country as a market leader in data services in the UK, and in Europe more widely.

We believe that this site provides a rare opportunity to make a significant boost to the local economy, whilst providing a use for the site that better reflects its location.

Get in touch:

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